

City Council Meeting Agenda



February 11, 2025

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Amendment No. 1 - 02/07/25 - Agenda Item 7G

Mayor

Amy Bublak

Council Members

Kevin Bixel
Cassandra Abram

Erika Phillips
Rebecka Monez
(Vice Mayor)

City Manager

Reagan M. Wilson

City Clerk

Nichole Fiez

City Attorney

George A. Petrulakis

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agenda item or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL AND DECLARATION OF CONFLICTS**
4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

This is the time for the City Council to remove items from the agenda or to change the order of the

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CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, February 11, 2025**

Next City Council Resolution: 2025-021

Next Ordinance: 1326-CS

agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

5. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

A. Presentation: Active Military Banner Retirement Recognition (Packwood)

B. Presentation: Fresno State Parent University - Certificates (Sims)

6. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the City Council on any item of interest to the public that is within the subject matter jurisdiction of the City Council and to address the Council on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the City Council, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

7. CONSENT CALENDAR

Information concerning the consent items listed hereinbelow has been forwarded to each Councilmember prior to this meeting for study. Unless the Mayor, a Councilmember or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Council. The action taken by the Council in approving the consent items is set forth in the explanation of the individual items.

A. Motion: Accepting the Weekly demands of January 17, 2025 through January 23, 2025 in the amount of \$2,219,519.84, January 24, 2025 through January 30, 2025 in the amount of 1,626,905.52, Payroll EFT December 2024 in the amount of 2,597,014.12, and the Investment and Cash Report for December 2024 in the amount of 264,820,701.66

B. Motion: Accepting the Minutes of the January 28, 2025 Regular City Council meeting

C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title

D. Resolution 2025-XXX: Approving Amendment No. 5 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$596,557.66 to be funded by Fund 115 "Measure A – Roads" for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2A for City Project No. 23-067, Bid Package 1"

Resolution 2025-XXX: Approving Amendment No. 8 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$370,914.63 to be funded by Fund 115 "Measure A –

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Roads” for Bid Package 1 for City Project No. 23-068 as “NV5 CM Task Order No. 3A for City Project No. 23-068, Bid Package 1”

- E. Resolution 2025-XXX: Adopting the updated “CDBG and CDBG-CV Policy and Procedure Manual” for the Housing Division (Figueroa)
- F. Resolution 2025-XXX: Rescinding Resolution 2013-061 and Adopting the Amended Powers, Duties, and Procedures for Conducting Turlock Planning Commission (Werner)
- G. Resolution 2025-XXX: Approving the establishment of a new job description for an Assistant Municipal Services Director to include the reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director effective February 11, 2025, salary range revision for Chief Building Official and amend the Management Salary Schedule effective February 11, 2025, and appropriate \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" from February 11, 2025 through June 30, 2025 (Dhami)
- H. Resolution 2025-XXX: Approving revisions to the job description and salary range for Police Records Supervisor from 25.7 to 30.4, Police Records Technician Senior from 19.3 to 23.6, and Police Records Technician from 17.3 to 21.0 and amending the Turlock City Employees Association Salary Schedule effective February 11, 2025, appropriating \$45,568 to salary and various benefit account numbers in 110-20-205 “Police Support Operations” from February 11, 2025 through June 30, 2025 and retitle of the supervisor position (Dhami)
- I. Resolution 2025-XXX: Approving the Tentative Agreement updating the Memorandum of Understanding ("MOU") between the City of Turlock (“City”) and Turlock Management Association-Public Safety (“TMAPS”), covering the period of July 1, 2024 through June 30, 2025 and appropriating \$155,159 in Fiscal Year 2024-2025 as follows: \$35,858 to 110-20-200 "Police Special Operations" in various salary and benefit accounts; \$69,615 to 110-20-210 "Police Field Operations" in various salary and benefit accounts; \$16,702 to 118-20-210 "Measure A-Police Field Operations" in various salary and benefit accounts; \$22,384 to 110-30-300 "Fire Operations" in various salary and benefit accounts; \$10,600 to 118-30-300 "Measure A-Fire Operations" in various salary and benefit accounts (Dhami)

8. FINAL READINGS

9. PUBLIC HEARINGS

- A. Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment 2024-01, Rezone 2024-02, VTSM 2024-02 (Bright Development); Adopting General Plan Amendment 2024-01 (Bright Development) to amend the land use diagram of the Turlock General Plan for the property located at 1601 W. Monte Vista Avenue, Stanislaus County APNs 087-012-053; Introduction and first reading of an ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02] (Werner)

Recommended Action:

Resolution 2025-XXX: Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment 2024-01, Rezone 2024-02, VTSM 2024-02 (Bright Development)

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Resolution 2025-XXX: Adopting General Plan Amendment 2024-01 (Bright Development) to amend the land use diagram of the Turlock General Plan for the property located at 1601 W. Monte Vista Avenue, Stanislaus County APNs 087-012-053

Ordinance 13XX-CS: Introduction and first reading of an ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-02]

To be considered at the February 25, 2025 City Council Meeting

Resolution 2025-XXX: Determining the approval for Planned Development 284 (Bright Development)

10. ACTION ITEMS

- A. Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" (Pezeshk)

Recommended Action: Resolution 2025-XXX: Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects"

11. CITY MANAGER REPORTS/UPDATES

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager's request.

- A. Monthly Department Reports

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

13. COUNCIL ITEMS FOR FUTURE CONSIDERATION

14. CLOSED SESSION

- A. Threat to Public Services or Facilities, Cal. Gov't Code §54957(a)
"This chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or their respective deputies, or a security consultant or a security operations manager, on matters posing a threat to the security of public buildings, a threat to the security of essential public services, including water, drinking water, wastewater

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treatment, natural gas service, and electric service, or a threat to the public's right of access to public services or public facilities."

Consultation with: Chief Hedden, Turlock Police Department

B. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)

"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."

Agency Designated Representative: City Manager Reagan Wilson

Employee Organization: Turlock Firefighters Association-Local 2434

C. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency." Potential Case(s): Two (2)

15. REPORTS FROM CLOSED SESSION

16. ADJOURNMENT

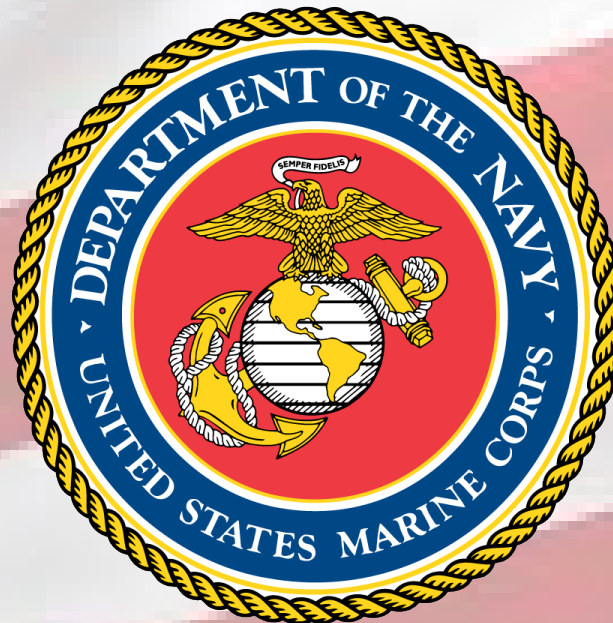
ACTIVE MILITARY BANNER PROGRAM 2023/24 RETIREMENT



**THANK YOU TO THE 2023/24
5 STAR SPONSOR**



JARED CHEWNING



MARCUS ROBINSON



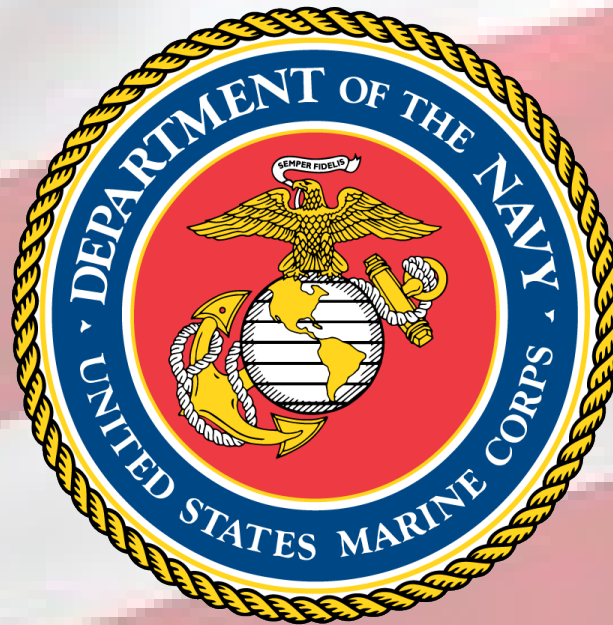
DRAKE MALIEPAARD



KELLEY COELHO



MASON MORENO



JUSTIN YNIQUEZ



ALAURA LUCERO



WILLIAM LADINE



JAMIE STROUP-KALINOWSKI



THOMAS HUSSELSTEIN



BRENT CURIEL



MATTHEW FARGO



ISSAC PEREZ



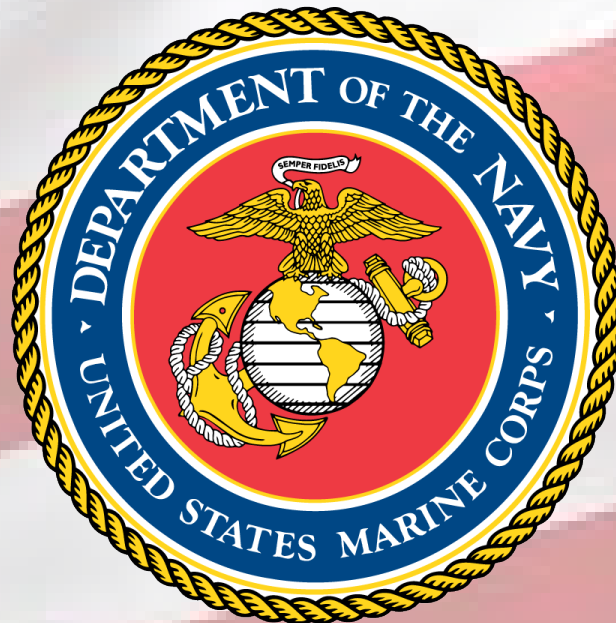
ANDREW J. WETHERN



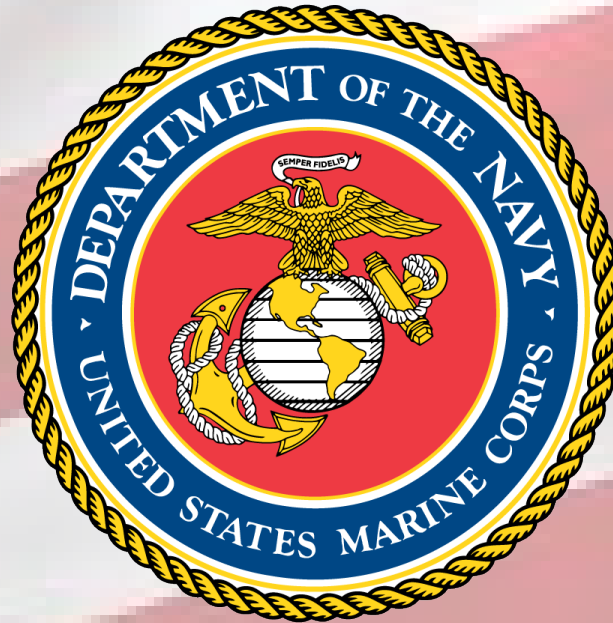
ASHLEY BAY



ALEX BRADLEY



NATHAN SCREEN



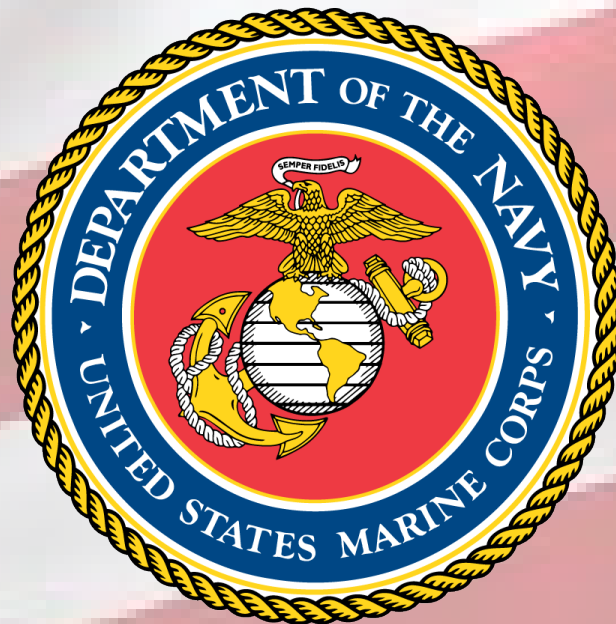
JACOB MOSS



DAVID SANDOVAL



ALLEN SENGCHIAM



MASON JAMISON



Agenda Item 5B

Presentation

Fresno State Parent University -Certificates

Payment Register

From Payment Date: 1/17/2025 - To Payment Date: 1/23/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>Check</u>									
146852	01/17/2025	Open			Accounts Payable	VERIZON WIRELESS	\$2,374.51		
	Invoice		Date	Description		Amount			
	6101461008		12/18/2024	642482150-00001 UTILITY WELL SITES-SIM CARD		\$523.45			
				USAGE 11/19-12/18					
	6100307827		12/03/2024	972530635-00029 UTILITIES (11/4-12/3)		\$1,308.52			
	6100307833		12/03/2024	972530635-00038 -SRWA Surface Pros(11.04.24 - 12.03.24)		\$444.57			
	6100307832		12/03/2024	972530635-00037-UTILITY METER WELL SITES - MASTER RADIO(11/4-12/3		\$42.55			
	6100307829		12/03/2024	972530635-00032 ELECTRICAL (11/4-12/3)		\$55.42			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)		\$40.01			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$579.63			
	420 - WATER			420.11000 (Cash)		\$1,244.65			
	450 - SRWA - Operations			450.11000 (Cash)		\$510.22			
146853	01/23/2025	Open			Accounts Payable	ABS DIRECT INC	\$7,500.00		
	Invoice		Date	Description		Amount			
	MP-20250121		01/21/2025	POSTAGE ADVANCE FOR FEB/MAR 2025		\$7,500.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$7,500.00			
146854	01/23/2025	Open			Accounts Payable	ALLEGIANCE INDUSTRIAL SUPPLY, LLC	\$3,033.68		
	Invoice		Date	Description		Amount			
	INV4726		12/23/2024	SHIPPING & RECEIVING GENERAL SUPPLIES		\$114.06			
	INV4753		01/03/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$100.48			
	INV4868		01/13/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$65.18			
	INV4734		12/20/2024	SHIPPING & RECEIVING GENERAL SUPPLIES		\$510.54			
	INV4755		01/03/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$676.86			
	INV4831		01/09/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$68.56			
	INV4832		01/09/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$608.30			
	INV4866		01/13/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$96.78			
	INV4869		01/13/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$33.63			
	INV4870		01/13/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$759.29			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$3,033.68			
146855	01/23/2025	Open			Accounts Payable	AMERICAN VALLEY WASTE OIL INC	\$194.00		
	Invoice		Date	Description		Amount			
	217753		12/20/2024	USED OIL NON RCRA HARADOUS WASTE LIQUID/OIL COLLECTION FEE		\$194.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$194.00			
146856	01/23/2025	Open			Accounts Payable	AMERINATN'L COMM SERVICE	\$18.00		
	Invoice		Date	Description		Amount			
	LPM-24-002536		01/08/2025	December 2024 Services		\$18.00			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$18.00			

Payment Register

From Payment Date: 1/17/2025 - To Payment Date: 1/23/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146857	01/23/2025	Open			Accounts Payable	ANDREW MIKKELSEN DBA CALSCADA LLC	\$6,050.00		
	Invoice		Date	Description		Amount			
	1123		12/15/2024	SCADA SERVICES		\$3,850.00			
	1125		12/15/2024	SCADA SERVICES		\$2,200.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$6,050.00			
146858	01/23/2025	Open			Accounts Payable	AssetWorks Inc	\$3,410.00		
	Invoice		Date	Description		Amount			
	SIN012983		12/31/2024	Pohli/Drewelow Dec. 1-14 2024		\$2,090.00			
	SIN012982		11/30/2024	Pohli/Drewelow Nov. 17-30 2024		\$1,320.00			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$1,295.80			
	505 - Fleet			505.11000 (Cash)		\$2,114.20			
146859	01/23/2025	Open			Accounts Payable	AT&T / CALNET 3	\$6,248.05		
	Invoice		Date	Description		Amount			
	MULTI 1/13/25		01/13/2025	Multiple COT accounts paid on 1/23/25 (DEC 2024- JAN 2025)		\$4,843.41			
	000022887822		01/13/2025	BAN #9391034901 (T1 LINE - 4-way split) 12/13/24- 1/12/25		\$155.55			
	000022887680		01/13/2025	BAN #9391034847 /City-wide system 2096682612957 -12/13/24-1/12/25		\$755.17			
	000022887676		01/13/2025	BAN #9391034842 / PSF Phones 2096323265 (12/13/24-1/12/25)		\$493.92			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$5,411.62			
	205 - Sports Facilities			205.11000 (Cash)		\$51.78			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$6.25			
	246 - Landscape Assessment			246.11000 (Cash)		\$6.25			
	255 - CDBG			255.11000 (Cash)		\$15.49			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$248.92			
	420 - WATER			420.11000 (Cash)		\$110.27			
	426 - Transit			426.11000 (Cash)		\$140.28			
	501 - Information Technology			501.11000 (Cash)		\$153.44			
	505 - Fleet			505.11000 (Cash)		\$103.75			
146860	01/23/2025	Open			Accounts Payable	AT&T MOBILITY	\$5,040.52		
	Invoice		Date	Description		Amount			
	6865X12272024		12/19/2024	POLICE NOV 20 - DEC 19		\$2,768.52			
	5677X12272024		12/19/2024	287262975677 / WQC/Utilities Phones/Data (12/19/24)		\$1,113.52			
	4173X12272024		12/19/2024	287310834173 / SIM CARDS FOR WQC-SRWA- PARKS		\$1,158.48			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,768.52			
	205 - Sports Facilities			205.11000 (Cash)		\$88.06			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,564.17			
	420 - WATER			420.11000 (Cash)		\$508.10			
	450 - SRWA - Operations			450.11000 (Cash)		\$111.67			

Payment Register

From Payment Date: 1/17/2025 - To Payment Date: 1/23/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146861	01/23/2025	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	\$1,227.68		
	Invoice		Date	Description		Amount			
	277647		01/13/2025	84494008 RETRACTOR KIT		\$1,334.13			
	277697		01/15/2025	BUCKLE KIT		\$266.83			
	CM277647		01/15/2025	credit on 84494008 RETRACTOR KIT		(\$400.24)			
	277711		01/15/2025	S)SENSOR		\$26.96			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,227.68			
146862	01/23/2025	Open			Accounts Payable	BRISCO ENTERPRISES INC	\$3,300.00		
	Invoice		Date	Description		Amount			
	45167		11/18/2024	SRWA - Laboratory Analysis for Lime Sludge		\$3,300.00			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$3,300.00			
146863	01/23/2025	Open			Accounts Payable	Brown Armstrong Accountancy Corporation	\$4,000.00		
	Invoice		Date	Description		Amount			
	278246		01/21/2025	2023 Audit		\$4,000.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,200.00			
	216 - Streets - Local Transportation			216.11000 (Cash)		\$1,000.00			
	255 - CDBG			255.11000 (Cash)		\$600.00			
	426 - Transit			426.11000 (Cash)		\$1,200.00			
146864	01/23/2025	Open			Accounts Payable	CALIFORNIA RURAL WATER ASSOCIATION	\$1,662.00		
	Invoice		Date	Description		Amount			
	20250101		01/16/2025	Annau CRWA Membership		\$1,662.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$1,662.00			
146865	01/23/2025	Open			Accounts Payable	CANAL VETERINARY HOSPITAL INC	\$128.55		
	Invoice		Date	Description		Amount			
	318558		05/03/2024	5 DOBIE PUPS		\$128.55			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$128.55			
146866	01/23/2025	Open			Accounts Payable	CAS CONSTRUCTION	\$3,145.00		
	Invoice		Date	Description		Amount			
	15205		11/11/2024	506 N Thor St (Rehab)-CAS Construction		\$3,145.00			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$3,145.00			
146867	01/23/2025	Open			Accounts Payable	CHAMPION INDUSTRIAL	\$2,548.56		
	Invoice		Date	Description		Amount			
	82148		01/04/2025	SRWA - HVAC Diagnose Error Code & Repair Fuse Box		\$437.50			
	82198		01/13/2025	SRWA - Champion Monthly PM/Scheduled Maintenance		\$2,111.06			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$2,548.56			

Payment Register

From Payment Date: 1/17/2025 - To Payment Date: 1/23/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146868	01/23/2025	Open			Accounts Payable	CHARTER COMMUNICATIONS	\$313.72		
	Invoice		Date	Description		Amount			
	0006514011525		01/15/2025	INTERNET AT CITY BLDGS; SENIOR CENTER; MARTY YERBY & RUBE BOESCH		\$313.72			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$313.72			
146869	01/23/2025	Open			Accounts Payable	Chemtrade Chemicals Corp DBA Chemtrade Chemicals	\$3,643.97		
	Invoice		Date	Description		Amount			
	90192606		01/14/2025	SRWA SUPPLY AND DELIVERY OF Aluminum Sulfate 1.14.25		\$3,643.97			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$3,643.97			
146870	01/23/2025	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	\$6,294.61		
	Invoice		Date	Description		Amount			
	5244270003		12/12/2024	First Aid & Safety Supplies Management		\$604.83			
	5241261621		11/22/2024	First Aid & Safety Supplies Management		\$2,015.95			
	5241261620		11/22/2024	First Aid & Safety Supplies Management		\$503.99			
	5241286301		11/22/2024	First Aid & Safety Supplies Management		\$649.90			
	5241261669		11/22/2024	First Aid & Safety Supplies Management		\$2,519.94			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$6,294.61			
146871	01/23/2025	Open			Accounts Payable	COPWARE INC	\$1,270.00		
	Invoice		Date	Description		Amount			
	87026		01/01/2025	LEGAL SOURCEBOOK MARCH 2025 - FEBRUARY 2026		\$1,270.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,270.00			
146872	01/23/2025	Open			Accounts Payable	CRAIG SAFETY GROUP	\$1,972.50		
	Invoice		Date	Description		Amount			
	22194		01/08/2025	FALL PROTECTION COMPETENT PERSONS TRAINING-CARLOS QUINTANA		\$397.50			
	22191		10/28/2024	STAND BY RESCUE		\$1,575.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,972.50			
146873	01/23/2025	Open			Accounts Payable	CULLIGAN INC	\$80.00		
	Invoice		Date	Description		Amount			
	Transit- 12 & 1		01/21/2025	Water Softener Exchange Service for Transit Dec 24 & Jan 25		\$80.00			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$80.00			
146874	01/23/2025	Open			Accounts Payable	CUSTOM LOCKSMITH & ALARM INC	\$41.28		
	Invoice		Date	Description		Amount			
	W132354		01/08/2025	CUSTOM LOCKSMITH - KEY RING AND TAG		\$41.28			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)		\$41.28			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146875	01/23/2025	Open			Accounts Payable	DOCUSCRIPT, LLC	\$627.04		
	Invoice		Date	Description		Amount			
	2768		12/31/2024	TRANSCRIPTION SERVICES FOR DECEMBER 2024		\$627.04			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$627.04			
146876	01/23/2025	Open			Accounts Payable	DOWNTOWN FORD SALES INC	\$44,984.93		
	Invoice		Date	Description		Amount			
	11079		01/15/2025	POL24-1404 2025 FORD EXPLORER ACTIVE 4X4 1		\$44,984.93			
	Paying Fund			Cash Account		Amount			
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)		\$44,984.93			
146877	01/23/2025	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	\$75.37		
	Invoice		Date	Description		Amount			
	S6324322.001		12/11/2024	ELECTRICAL SUPPLIES		\$75.37			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$75.37			
146878	01/23/2025	Open			Accounts Payable	ENTERPRISE HOLDINGS LLC	\$2,149.23		
	Invoice		Date	Description		Amount			
	37842928		12/31/2024	SIU RENTAL FOR DECEMBER 2024		\$2,149.23			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,149.23			
146879	01/23/2025	Open			Accounts Payable	EyeP Solutions Inc.	\$15,000.00		
	Invoice		Date	Description		Amount			
	24-869		12/30/2024	SRWA - Remote Access & Support Services for Gentec Surveillance		\$15,000.00			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$15,000.00			
146880	01/23/2025	Open			Accounts Payable	FAST TRACK CAR WASH, MADRUGA BROS ENT INC	\$343.00		
	Invoice		Date	Description		Amount			
	29228		12/31/2024	CAR WASH SERVICES - DECEMBER 2024		\$343.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$318.50			
	255 - CDBG			255.11000 (Cash)		\$3.50			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$17.50			
	420 - WATER			420.11000 (Cash)		\$3.50			
146881	01/23/2025	Open			Accounts Payable	FASTENAL COMPANY INC	\$2,731.01		
	Invoice		Date	Description		Amount			
	CATUR195692		01/06/2025	wire		\$1,457.52			
	CATUR195693		01/06/2025	fittings		\$1,170.46			
	CATUR195755		01/09/2025	AB410 MRSN RVT PKG Open End Blind Rivet Packaged		\$49.15			
	CATUR195793		01/13/2025	5/16-18x2.5 TRX FLOR Floorboard Thread Cutting Screw		\$53.88			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$656.98			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$431.53			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$657.00			
	420 - WATER			420.11000 (Cash)		\$328.50			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	426 - Transit			426.11000 (Cash)			\$657.00		
146882	01/23/2025	Open			Accounts Payable	FEDERAL EXPRESS	\$65.50		
	Invoice		Date	Description			Amount		
	8-743-43385		01/17/2025	SHIPPING CHARGES FOR 1/17/25			\$65.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$65.50		
146883	01/23/2025	Open			Accounts Payable	FISHER SCIENTIFIC PRO INC	\$162.63		
	Invoice		Date	Description			Amount		
	7880438		01/02/2025	CALCIUM CHLORIDE ACS LAB SUPPLIES			\$81.34		
	7863330		12/31/2024	SODIUM PHOSPHATE DIBASIC LAB SUPPLIES			\$53.40		
	7845547		12/30/2024	STARCH SOUBLE ACS - LAB SUPPLIES			\$27.89		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$162.63		
146884	01/23/2025	Open			Accounts Payable	GEOANALYTICAL LAB INC	\$854.60		
	Invoice		Date	Description			Amount		
	L5A0201		01/02/2025	PLANT COMPLIANCE BOD & TSS			\$442.20		
	K4L1707		12/17/2024	BIMONTHLY WASTEWATER ANALYSIS TOTAL PHOSPHOROUS			\$46.20		
	K4L0402		12/04/2024	BIMONTHLY WASTEWATER ANALYSIS TOTAL PHOSPHOROUS			\$46.20		
	K4L0307		12/03/2024	MONTHLY LABORATORY DILUTION			\$44.00		
	K4L1801		12/18/2024	WELL #38 RAW ANALYSIS-DIQUAT			\$276.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$578.60		
	420 - WATER			420.11000 (Cash)			\$276.00		
146885	01/23/2025	Open			Accounts Payable	GILLIG LLC	\$3,166.20		
	Invoice		Date	Description			Amount		
	41262063		01/14/2025	82-89415-001 1 EA RECEPTACLE, CNG NGV1 DEFUEL RECEPTA			\$406.95		
	41262062		01/14/2025	82-75964-000 1 EA VALVE ASSY, HEATER WATER			\$83.98		
	41262064		01/14/2025	82-70854-001 3 EA SPRING, AIR			\$1,154.56		
	41262758		01/16/2025	82-70854-001 4 EA SPRING, AIR			\$1,296.24		
	41263290		01/16/2025	51-71007-001 12 EA LAMP ASM,RED MARKER/CLEARANCE,DIALI			\$224.47		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			\$3,166.20		
146886	01/23/2025	Open			Accounts Payable	GOMES PROPANE	\$298.80		
	Invoice		Date	Description			Amount		
	12797		12/11/2024	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			\$89.67		
	12807		12/20/2024	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			\$49.04		
	12793		12/06/2024	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			\$50.49		
	12788		12/02/2024	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			\$43.07		
	12804		12/18/2024	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT			\$66.53		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			\$298.80		

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146887	01/23/2025	Open			Accounts Payable	GRAINGER INC, W W	\$4,616.24		
	Invoice		Date	Description		Amount			
	9371773921		01/14/2025	SRWA Supplies - Hex Socket Set & Hose Adapters		\$170.91			
	9366704915		01/09/2025	SRWA Supplies - Hose Adapters		\$30.83			
	9365844860		01/08/2025	SRWA Supplies - Safety Equipment Confined Space Winch		\$4,186.96			
	9365025270		01/08/2025	SRWA Supplies - Safety Equipment Confined Space Winch Bracket		\$227.54			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$4,616.24			
146888	01/23/2025	Open			Accounts Payable	GREEN HORIZON INC	\$855.00		
	Invoice		Date	Description		Amount			
	44940		01/01/2025	829/831 Vermont Ave., December 2024 Services		\$130.00			
	44941		01/01/2025	570 Jason Drive, December 2024 Services		\$100.00			
	44942		01/01/2025	1827 Shadow Park, December 2024 Services		\$130.00			
	44943		01/01/2025	2065 Cody Ct., December 2024 Services		\$165.00			
	44944		01/01/2025	901 High Street, December 24 Services		\$165.00			
	44945		01/01/2025	573 Birchwood Way, December 2024 Services		\$165.00			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$855.00			
146889	01/23/2025	Open			Accounts Payable	Guarantee Janitorial Service	\$6,441.56		
	Invoice		Date	Description		Amount			
	3076		01/01/2025	Bus Stop Cleaning and Waste Removal 12/1/24-12/31/24		\$6,441.56			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$6,441.56			
146890	01/23/2025	Open			Accounts Payable	Harris & Associates, Inc.	\$16,235.00		
	Invoice		Date	Description		Amount			
	64901		11/18/2024	Develop Impact Fee, AB 1600 & 5yr Reporting - 8/25/24 - 9/28/24		\$5,952.50			
	65446		11/26/2024	AB 1600 Annual & 5 Yr Reporting - 9/29/24-10/26/24		\$6,867.50			
	65620		12/11/2024	AB 1600 Annual & 5 Yr Reporting - 10/27/24 - 11/23/24		\$3,415.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$170.00			
	230 - NW Triangle Specific Plan			230.11000 (Cash)		\$669.37			
	305 - Capital Facility Fees			305.11000 (Cash)		\$12,048.76			
	307 - NE Turlock Master Plan			307.11000 (Cash)		\$669.37			
	308 - Turlock Regional Industrial Park			308.11000 (Cash)		\$669.37			
	309 - East Tuolumne Master Plan			309.11000 (Cash)		\$669.39			
	411 - Storm Drainage Construction			411.11000 (Cash)		\$669.37			
	414 - Sewer Line/Trunk Construction			414.11000 (Cash)		\$669.37			
146891	01/23/2025	Open			Accounts Payable	HD SUPPLY INC, DBA USABUEBOOK	\$942.90		
	Invoice		Date	Description		Amount			
	INV00584779		01/06/2025	SRWA supplies - DPD Dispenser & Ozone Ampules		\$942.90			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$942.90			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146892	01/23/2025	Open			Accounts Payable	HILMAR LUMBER INC	\$1,335.01		
	Invoice		Date	Description		Amount			
	699905		12/18/2024	WQC SUPPLIES PUMP MAINTNENCE		\$120.64			
	702832		01/10/2025	SUPPLIES FOR WQC		\$1,214.37			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,335.01			
146893	01/23/2025	Open			Accounts Payable	HSQ INC	\$1,302.00		
	Invoice		Date	Description		Amount			
	123411-7		12/19/2024	SUPERVISORY CONTROL & DATA ACQUISITION SYSTEM MAINTENANCE		\$1,302.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,302.00			
146894	01/23/2025	Open			Accounts Payable	INDUSTRIAL ELECTRICAL CO.	\$187.50		
	Invoice		Date	Description		Amount			
	PI-079837		12/17/2024	WATER WELL MOTOR REPAIR SERVICES		\$187.50			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$187.50			
146895	01/23/2025	Open			Accounts Payable	Infrerra Construction Mgmt Group, Inc	\$11,470.41		
	Invoice		Date	Description		Amount			
	24142		11/30/2024	SRWA - Construction Management 2024-25 November 2024		\$11,470.41			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$11,470.41			
146896	01/23/2025	Open			Accounts Payable	ITRON INC	\$12,376.50		
	Invoice		Date	Description		Amount			
	697767		01/12/2025	MAINTENANCE 2/1-4/30/25		\$2,657.52			
	683928		07/12/2024	HOSTING SERVICE 8/1 - 8/31/24		\$3,500.75			
	683829		07/12/2024	MAINTENANCE 8/1-10/31/24		\$2,507.44			
	697842		01/12/2025	HOSTING SERVICE 2/1 - 2/28/25		\$3,710.79			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$12,376.50			
146897	01/23/2025	Open			Accounts Payable	JORGENSEN & CO INC	\$394.88		
	Invoice		Date	Description		Amount			
	6166314		12/10/2024	FIRE STATION #1 - FIRE EXT ANNUAL MAINT (4) QTY		\$434.88			
	6168640		12/26/2024	CREDIT MEMO FOR INV#6166314		(\$434.88)			
	6168838		12/27/2024	FIRE STATION #1 - FIRE EXT ANNUAL MAINT (4) QTY		\$394.88			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$394.88			
146898	01/23/2025	Open			Accounts Payable	Linde Inc.	\$4,080.00		
	Invoice		Date	Description		Amount			
	47374427		01/10/2025	SRWA SUPPLY & DELIVERY OF LIQUID OXYGEN 1.10.25		\$4,080.00			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$4,080.00			

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146899	01/23/2025	Open			Accounts Payable	Mark Thomas & Company, Inc.	\$20,543.36		
	Invoice		Date	Description		Amount			
	53978		12/31/2024	23-031 Engineering Design Services Task Order 1-12/31/24		\$789.04			
	54038		12/31/2024	23-052 Mark Thomas Task Order No.2 Roads Prog-Geer Rd-12/2024		\$19,754.32			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$20,543.36			
146900	01/23/2025	Open			Accounts Payable	MARTIN MARIETTA MATERIALS INC	\$181.67		
	Invoice		Date	Description		Amount			
	44816817		01/14/2025	ASPHALT		\$90.08			
	44805953		01/10/2025	ASPHALT		\$91.59			
	Paying Fund			Cash Account		Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)		\$181.67			
146901	01/23/2025	Open			Accounts Payable	MIWALL CORPORATION	\$18,236.10		
	Invoice		Date	Description		Amount			
	1013543		01/06/2025	HORN 223 55GR FMJ TAP TRN 500		\$18,236.10			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$18,236.10			
146902	01/23/2025	Open			Accounts Payable	MOTOROLA INC	\$4,154.91		
	Invoice		Date	Description		Amount			
	8282015261		11/04/2024	APX VEHICLE RADIO CONVERSION KITS		\$4,154.91			
	Paying Fund			Cash Account		Amount			
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)		\$4,154.91			
146903	01/23/2025	Open			Accounts Payable	MWI VETERINARY SUPPLY CO DBA MWI ANIMAL HEALTH	\$95.38		
	Invoice		Date	Description		Amount			
	58697685		01/06/2025	EASOTIC OTIC SUSP FOR DOGS/EPI OTIC ADVANCED/RESCUE CONC 1 GAL		\$95.38			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$95.38			
146904	01/23/2025	Open			Accounts Payable	NESTLE WATERS NORTH AMERICA	\$494.59		
	Invoice		Date	Description		Amount			
	15A0033242330		01/08/2025	5 GALLON DRINKING WATER AND CUPS FOR FLEET & PFM		\$66.68			
	15A0033242363		01/08/2025	5 Gallon Nestle drinking water and plastic cups.		\$108.65			
	15A0033242389		01/08/2025	5 Gallon Nestle drinking water and plastic cups.		\$196.44			
	15A0033258518		01/08/2025	5 Gallon Nestle drinking water and plastic cups.		\$122.82			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$213.95			
	420 - WATER			420.11000 (Cash)		\$213.96			
	505 - Fleet			505.11000 (Cash)		\$66.68			
146905	01/23/2025	Open			Accounts Payable	NEXT LEVEL PARTS INC	\$3,177.75		
	Invoice		Date	Description		Amount			
	8577-438646		01/13/2025	20200 S/P Thread Chaser - Double-Ended for bot		\$12.34			
	8577-438650		01/13/2025	BELT,TENSIONER,PIGTAIL		\$98.46			

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	8577-438657		01/13/2025		ROTOR AND PADS		\$342.99		
	8577-438665		01/13/2025		BATTERY		\$418.58		
	8577-438669		01/13/2025		48505 7 WAY PLUG IN		\$14.11		
	8577-438680		01/13/2025		95207 14X1.25 METRIC TAP		\$10.90		
	8577-438689		01/13/2025		ROTOR AND PADS		\$382.65		
	8577-438727		01/14/2025		CQ-916 light bulb		\$4.45		
	8577-438725		01/14/2025		62271 Back-Up 4" Lamp - Clear - Torsion Mount		\$21.88		
	8577-438733		01/14/2025		P2078599137ACD EMERGENCY VEHICLE LAMP RELAY		\$327.45		
	8577-438756		01/14/2025		THERMOMETER GUN		\$93.37		
	8577-438818		01/15/2025		FILTERS		\$122.41		
	8577-438819		01/15/2025		2010-P BREAKAWAY SWITCH		\$16.90		
	8577-438531		01/15/2025		63500 OIL FILTER WRENCH		\$19.90		
	8577-438761		01/14/2025		HANDLE		\$13.33		
	8577-438828		01/15/2025		BELT AND TENSEIONER		\$127.87		
	8577-438827		01/15/2025		BELT TENSIONER		\$74.64		
	8577-438846		01/15/2025		DAY 80683 TEE CONN 5/8		\$5.15		
	8577-438857		01/15/2025		E3001415078HEL FUEL PUMP ASSEMBLY		\$327.48		
	8577-438862		01/15/2025		0MEG100.X MEGA Fuse - 32V 100A, 1 each, sold by ea		\$12.69		
	8577-438950		01/16/2025		filters		\$719.15		
	8577-438951		01/16/2025		filter		\$11.05		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$2,201.63		
	217 - Streets - Gas Tax				217.11000 (Cash)		\$240.77		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$11.05		
	426 - Transit				426.11000 (Cash)		\$724.30		
146906	01/23/2025	Open			Accounts Payable	NORTHSTAR ENGINEERING GROUP INC	\$13,635.20		
	Invoice		Date		Description		Amount		
	26665		12/31/2024		SR07, 21-021 Pedras Road Rehabilitation-12/31/24		\$12,704.50		
	26399		11/30/2024		SR07, 21-021 Pedras Road Rehabilitation-11/30/24		\$930.70		
	Paying Fund				Cash Account		Amount		
	215 - Streets - Grant Funded Projects				215.11000 (Cash)		\$13,635.20		
146907	01/23/2025	Open			Accounts Payable	NV5 INC.	\$16,061.25		
	Invoice		Date		Description		Amount		
	410829		08/31/2024		SR01, 19-48 Sewer Replacement in Alley 147 S Broadway-8/31/24		\$5,017.50		
	418787		10/31/2024		SR02, 23-040 Water Line Replacement 2024 Roads Prog-10/31/24		\$9,173.75		
	414165		09/30/2024		18-67 Materials Testing and Inspection Services- 9/30/24		\$1,870.00		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$5,017.50		
	420 - WATER				420.11000 (Cash)		\$11,043.75		
146908	01/23/2025	Open			Accounts Payable	Operational Technical Services, LLC	\$9,453.00		
	Invoice		Date		Description		Amount		
	4680		01/09/2025		SRWA - Senior Operator MC 1.08.25 - 1.09.25		\$1,644.00		
	4685		12/29/2024		SRWA - Senior Operator MC 12.25.24 - 12.29.24		\$7,809.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146909	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			\$9,453.00		
	01/23/2025	Open			Accounts Payable	OREILLY AUTO PARTS	\$380.49		
	Invoice			Date	Description		Amount		
	2800-103296			01/10/2025	credit on parts		(\$58.51)		
	2800-104382			01/14/2025	2335248 BELT TENSNER		\$45.62		
	2800-104702			01/15/2025	5CB40486 CTRL ARM ASY		\$261.24		
	2800-104767			01/15/2025	SYL 922 MINI BULB		\$13.17		
	2800-104846			01/15/2025	924-900 AIR BAG SW		\$118.97		
	Paying Fund			Cash Account			Amount		
146910	110 - General Fund			110.11000 (Cash)			\$261.52		
	420 - WATER			420.11000 (Cash)			\$118.97		
	01/23/2025	Open			Accounts Payable	P G & E	\$25,035.66		
	Invoice			Date	Description		Amount		
	010725 1827 Shad			01/07/2025	Acct# 6163835639-6 1827 Shadow Park		\$271.91		
	701 WLNT 1/10/25			01/10/2025	6224543828-8 / 701 S Walnut Rd		\$2,322.91		
	CNG 1/10/25			01/10/2025	8466606707-3 / 901 S Walnut Rd CNG		\$1,504.36		
	WLNT#A 1/10/25			01/10/2025	3794250242-0 / 701 S Walnut Rd Ste A / CNG Slow Fill Station		\$10,565.42		
	FIRE#4 1/14/25			01/14/2025	7556584382-0 / 2820 N Walnut-Fire #4		\$218.71		
	PSF 1/10/25			01/10/2025	8391988340-1 / 244 N Broadway-PSF		\$9,357.69		
146911	TRANSIT2 1/10/25			01/10/2025	9448303839-7 / 1418 N Golden State Blvd Ste 2		\$574.50		
	TRANSIT1 1/10/25			01/10/2025	0913752739-7 / 1418 N Golden State Blvd Ste 1		\$220.16		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$9,576.40		
	255 - CDBG			255.11000 (Cash)			\$271.91		
	426 - Transit			426.11000 (Cash)			\$11,360.08		
	505 - Fleet			505.11000 (Cash)			\$3,827.27		
	01/23/2025	Open			Accounts Payable	Perkins dba Zacks Handyman and Construction, Nathan Zackery	\$10,955.00		
	Invoice			Date	Description		Amount		
	20191373			01/13/2025	1355 Heather Noel Way (Rehab) Zacks Handy and Construction		\$8,955.00		
146912	20191521			01/13/2025	1355 Heather Noel Way (Rehab) Change Order #2		\$1,450.00		
	20191522			01/13/2025	1355 Heather Noel Way (Rehab) Change Order #1		\$550.00		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			\$10,955.00		
	01/23/2025	Open			Accounts Payable	PIRES, LIPOMI & BURKETT ARCHITECTURAL CORP	\$1,260.00		
	Invoice			Date	Description		Amount		
	6971			12/31/2024	SR03, 24-033 Transit Center EV Chargers-12/31/24		\$1,260.00		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			\$1,260.00		
	01/23/2025	Open			Accounts Payable	Platt Electric Supply	\$431.13		
146913	Invoice			Date	Description		Amount		
	5v78524			01/07/2025	SL WIRE FOR RESTOCK		\$431.13		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			\$431.13		

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146914	01/23/2025	Open			Accounts Payable	PRECISION CONCRETE CUTTING	\$6,113.72		
	Invoice		Date	Description		Amount			
	55439		12/31/2024	SIDEWALK OFFSET REPAIR 121824-122024		\$6,113.72			
	Paying Fund			Cash Account		Amount			
	301 - Capital Improvements			301.11000 (Cash)		\$6,113.72			
146915	01/23/2025	Open			Accounts Payable	PROVOST AND PRITCHARD ENGINEERING GROUP INC	\$1,044.00		
	Invoice		Date	Description		Amount			
	114124		09/30/2024	SR07, 23-046 Well 29 Chlorination-9/30/24		\$1,044.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$1,044.00			
146916	01/23/2025	Open			Accounts Payable	ROLAND PHD,JOCELYN E	\$1,500.00		
	Invoice		Date	Description		Amount			
	23568		01/10/2025	PRE-EMPLOYMENT PSYCH SCREENING		\$500.00			
	23532		12/27/2024	CONTRACT JANUARY 2025		\$1,000.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,500.00			
146917	01/23/2025	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	\$1,467.02		
	Invoice		Date	Description		Amount			
	3040151469		01/13/2025	164-R8129:FRD KEY PRE-CUT IPATS 90 DEG		\$304.15			
	3040164271		01/13/2025	64-R8129:FRD KEY PRE-CUT IPATS 90		\$418.21			
	3040202034		01/14/2025	8L3Z10849G:FRD INSTRUMENT CLUSTER		\$539.02			
	3040098074		01/15/2025	CC3Z2523201A:FRD REGULATOR - WINDOW		\$124.28			
	3040197066		01/15/2025	W714890S440:FRD NUT AND WASHER ASY HEX.		\$81.36			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,162.87			
	205 - Sports Facilities			205.11000 (Cash)		\$304.15			
146918	01/23/2025	Open			Accounts Payable	SAFE-T-LITE CO INC	\$1,330.10		
	Invoice		Date	Description		Amount			
	402077		01/21/2025	Fixed Route Bust Stop ID Plaques		\$1,330.10			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$1,330.10			
146919	01/23/2025	Open			Accounts Payable	SHARPENING SHOP	\$70.61		
	Invoice		Date	Description		Amount			
	434907		01/13/2025	YOUCAN CAP & SPRING KIT, KNOB, STARTER RECOIL		\$70.61			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$70.61			
146920	01/23/2025	Open			Accounts Payable	STATE WATER RESOURCE CTNL	\$90.00		
	Invoice		Date	Description		Amount			
	RAYMOND G. - D3		01/16/2025	APPLICATION FEE FOR D3		\$90.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$90.00			
146921	01/23/2025	Open			Accounts Payable	STATE WATER RESOURCES CONTROL BOARD	\$86,489.92		
	Invoice		Date	Description		Amount			
	lw-1050868		12/20/2024	WATER SYSTEM ANNUAL FEES 7/1/24 - 6/30/25		\$86,489.92			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146922	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$86,489.92		
	01/23/2025	Open			Accounts Payable	T I D	\$287,327.18		
	Invoice			Date	Description		Amount		
	083201 - JAN 25			01/10/2025	ACC#0832010000 - JAN 2025		\$8,400.09		
	183201 - JAN 25			01/10/2025	ACC#1832010000 - JAN 2025		\$12,228.98		
	283201 - JAN 25			01/10/2025	ACC#2832010000 - JAN 2025		\$14,085.99		
	383201 - JAN 25			01/10/2025	ACC#3832010000 - JAN 2025		\$4,364.90		
	483201 - JAN 25			01/10/2025	ACC#4832010000 - JAN 2025		\$168,302.33		
	683201 - JAN 25			01/09/2025	ACC#6832010000 - JAN 2025		\$5,702.11		
	773201 - JAN 25			01/17/2025	ACC#7732010000 - JAN 2025		\$9,755.08		
	873201 - JAN 25			01/09/2025	ACC#8732010000 - JAN 2025		\$7,871.34		
	973201 - JAN 25			01/10/2025	ACC#9732010000 - JAN 2025		\$56,616.36		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$21,838.69		
146923	205 - Sports Facilities			205.11000 (Cash)			\$770.60		
	216 - Streets - Local Transportation			216.11000 (Cash)			\$23,710.92		
	217 - Streets - Gas Tax			217.11000 (Cash)			\$174.33		
	246 - Landscape Assessment			246.11000 (Cash)			\$11,038.91		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$157,636.80		
	416 - Recycled Water Sales			416.11000 (Cash)			\$5,472.23		
	420 - WATER			420.11000 (Cash)			\$63,054.38		
	426 - Transit			426.11000 (Cash)			\$1,786.26		
	505 - Fleet			505.11000 (Cash)			\$1,844.06		
	01/23/2025	Open			Accounts Payable	THATCHER COMPANY OF CALIFORNIA INC	\$8,364.45		
	Invoice			Date	Description		Amount		
	2025250100237			01/15/2025	SODIUM BISULFITE		\$8,364.45		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$8,364.45		
146924	01/23/2025	Open			Accounts Payable	TURF STAR	\$127.53		
	Invoice			Date	Description		Amount		
	INV065244			01/15/2025	134-0860: ARTICULATION		\$104.56		
	INV065570			01/16/2025	134-0758: HINGE		\$22.97		
	Paying Fund			Cash Account			Amount		
146925	110 - General Fund			110.11000 (Cash)			\$127.53		
	01/23/2025	Open			Accounts Payable	TURLOCK CITY TOW INC	\$510.29		
	Invoice			Date	Description		Amount		
	2025-4161			01/07/2025	OVERPAYMENT FOR TCT DRIVER RENEWAL PERMITS		\$300.00		
	139055			12/19/2024	TOWING SERVICE FOR PD ON 12/19/24		\$46.17		
	140062			12/06/2024	TOWING SERVICE FOR TRANSIT ON 12/6/24		\$82.08		
	140222			12/04/2024	TOWING SERVICE FOR EVIDENCE ON 12/4/24		\$41.00		
	140362			12/05/2024	TOWING SERVICE FOR FIRE ON 12/5/24		\$41.04		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$428.21		
	426 - Transit			426.11000 (Cash)			\$82.08		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146926	01/23/2025	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	\$126.54		
	Invoice		Date	Description			Amount		
	0002979175		12/31/2024	SRWA - 6 yard Bin Service 1/01/25 - 1/31/25			\$126.54		
	Paying Fund			Cash Account			Amount		
146927	01/23/2025	Open			Accounts Payable	TYLER TECHNOLOGIES INC.	\$17,466.35		
	Invoice		Date	Description			Amount		
	045-497520		01/01/2025	Annual Software Support & Maintenance 2/1/25-1/31/26			\$17,466.35		
	Paying Fund			Cash Account			Amount		
146928	01/23/2025	Open			Accounts Payable	UMR	\$968.81		
	Invoice		Date	Description			Amount		
	TOSTA FEB 2025		01/01/2025	RETIREE HEALTH PREMIUMS FEBRUARY 2025			\$968.81		
	Paying Fund			Cash Account			Amount		
146929	01/23/2025	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	\$110,183.37		
	Invoice		Date	Description			Amount		
	PP4/CP 23-040		12/31/2024	23-040 Water Line Replacement for 2024 Rds Prog Constr-12/31/24			\$110,183.37		
	Paying Fund			Cash Account			Amount		
146930	01/23/2025	Open			Accounts Payable	UNITED RENTAL INC	\$526.78		
	Invoice		Date	Description			Amount		
	243126478-001		01/08/2025	SHIPPING & RECEIVING GENERAL SUPPLIES			\$526.78		
	Paying Fund			Cash Account			Amount		
146931	01/23/2025	Open			Accounts Payable	UNITED SITE SERVICES OF CALIFORNIA, INC.	\$837.25		
	Invoice		Date	Description			Amount		
	114-13986118		12/13/2024	PORTABLE TOILET RENTAL- CHRISTMAS PARADE 2024			\$624.73		
	Paying Fund			Cash Account			Amount		
146932	01/23/2025	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	\$31,181.27		
	Invoice		Date	Description			Amount		
	52690666		01/07/2025	SODIUM HYPOCHLORITE			\$16,602.78		
	52708241		01/14/2025	SODIUM HYPOCHLORITE			\$14,578.49		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$31,181.27		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146933	01/23/2025	Open			Accounts Payable	US BANK	\$1,259,718.75		
	Invoice		Date	Description		Amount			
	2786758		01/13/2025	TURLOCK PUBLIC FINANCING AUTHORITY WATER REV BONDS, SERIES 2017		\$1,259,718.75			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$1,259,718.75			
146934	01/23/2025	Open			Accounts Payable	VERIZON WIRELESS	\$6,526.99		
	Invoice		Date	Description		Amount			
	6102753207		01/03/2025	POLICE DEC 04 - JAN 03		\$3,868.21			
	6102753212		01/03/2025	Recreation 00028 Dec 2024 - Jan 2025		\$1,393.04			
	6102753217		01/03/2025	Maintenance 00036 Dec 2024-Jan 2025		\$833.02			
	6102753209		01/03/2025	Engineering 00023 Dec 2024-Jan 2025		\$432.72			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$5,243.74			
	205 - Sports Facilities			205.11000 (Cash)		\$38.01			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$220.11			
	246 - Landscape Assessment			246.11000 (Cash)		\$496.13			
	270 - Recreation Grants			270.11000 (Cash)		\$456.18			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$38.01			
	505 - Fleet			505.11000 (Cash)		\$34.81			
146935	01/23/2025	Open			Accounts Payable	Vestis Group Inc DBA Vestis Services LLC	\$5,722.38		
	Invoice		Date	Description		Amount			
	26839254		11/16/2024	SRWA - Jackets (BR, KS)		\$496.36			
	12/31/24		12/31/2024	UNIFORM RENTAL & LAUNDRY SERVICES - DECEMBER 2024		\$5,226.02			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,439.12			
	205 - Sports Facilities			205.11000 (Cash)		\$136.76			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$170.43			
	246 - Landscape Assessment			246.11000 (Cash)		\$251.67			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,406.21			
	420 - WATER			420.11000 (Cash)		\$255.96			
	426 - Transit			426.11000 (Cash)		\$97.28			
	450 - SRWA - Operations			450.11000 (Cash)		\$1,726.45			
	505 - Fleet			505.11000 (Cash)		\$238.50			
146936	01/23/2025	Open			Accounts Payable	Viking Shred, LLC	\$322.50		
	Invoice		Date	Description		Amount			
	51150113		01/07/2025	CITY WIDE SHREDDING - JANUARY 2025		\$322.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$292.50			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$30.00			
146937	01/23/2025	Open			Accounts Payable	VWR INTERNATIONAL INC	\$114.66		
	Invoice		Date	Description		Amount			
	8817921738		12/27/2024	VDH DEXTROSE ANHYDRS ACS 500GM		\$32.51			
	8817949567		12/27/2024	MEDIUM GRNLT LAURYL SULPHATE LAB SUPPLIES		\$82.15			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$32.51			

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	420 - WATER			420.11000 (Cash)			\$82.15		
146938	01/23/2025	Open			Accounts Payable	WARDEN'S OFFICE INC	\$504.85		
	Invoice		Date	Description			Amount		
	206911-00		01/08/2025	CUSTOM PLACARDS: TANK #'S, FILL STATIONS. WARNING, SOMIUM BISULF			\$504.85		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$504.85		
146939	01/23/2025	Open			Accounts Payable	WEST PUBLISHING CORPORATION	\$279.08		
	Invoice		Date	Description			Amount		
	851284148		12/31/2024	ONLINE SOFTWARE SUBSCRIPTION FOR 12/01/24 - 12/31/24			\$279.08		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$279.08		
146940	01/23/2025	Open			Accounts Payable	WOOD CONSTRUCTION INC, DA	\$70,515.83		
	Invoice		Date	Description			Amount		
	PP5/CP 23-030		01/14/2025	23-030 RWQCF In-Plant Waste Line Repair-12-31-24			\$70,515.83		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$70,515.83		
146941	01/23/2025	Open			Accounts Payable	CRUZ, FRANCISCA	\$100.00		
	Invoice		Date	Description			Amount		
	R24-007007		01/13/2025	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
146942	01/23/2025	Open			Accounts Payable	GACK, FRED	\$50.00		
	Invoice		Date	Description			Amount		
	2025-00110730		01/15/2025	A/C REFUND			\$50.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$50.00		
146943	01/23/2025	Open			Accounts Payable	Guerrero, Carlos	\$362.18		
	Invoice		Date	Description			Amount		
	ProfDev 24/25		01/10/2025	Professional Development 24/25			\$362.18		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$181.09		
	420 - WATER			420.11000 (Cash)			\$181.09		
146944	01/23/2025	Open			Accounts Payable	MALDONADO, AARON	\$288.00		
	Invoice		Date	Description			Amount		
	AARON MALDONADO		01/09/2025	COURSES: WATER DISTRIBUTION 1 / WATER TREATMENT 1			\$288.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$144.00		
	420 - WATER			420.11000 (Cash)			\$144.00		
146945	01/23/2025	Open			Accounts Payable	Montez, Alex	\$60.00		
	Invoice		Date	Description			Amount		
	OP 38409 T2		11/28/2024	SRWA - Reimbursement T2 Certification			\$60.00		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			\$60.00		

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146946	01/23/2025	Open			Accounts Payable	Montez, Alex	\$90.00		
	Invoice		Date	Description		Amount			
	OP 48429 D3		11/28/2024	SRWA - Reimbursement D3 Certification		\$90.00			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$90.00			
146947	01/23/2025	Open			Accounts Payable	NENA 9-1-1	\$152.00		
	Invoice		Date	Description		Amount			
	300081765		12/05/2024	MEMBERSHIP DUES 2025 - PUBLIC SECTOR		\$152.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$152.00			
146948	01/23/2025	Open			Accounts Payable	PACKWOOD, KAREN	\$700.00		
	Invoice		Date	Description		Amount			
	Prof Dev 24/25		11/17/2024	Professional Development FY 24/25		\$700.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$336.00			
	205 - Sports Facilities			205.11000 (Cash)		\$42.00			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$105.00			
	246 - Landscape Assessment			246.11000 (Cash)		\$105.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$112.00			

Type Check Totals:

AP - Accounts Payable Totals

97 Transactions

\$2,219,519.84

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	97	\$2,219,519.84	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	97	\$2,219,519.84	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	97	\$2,219,519.84	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	97	\$2,219,519.84	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	97	\$2,219,519.84	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	97	\$2,219,519.84	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	97	\$2,219,519.84	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	97	\$2,219,519.84	\$0.00

Payment Register

From Payment Date: 1/24/2025 - To Payment Date: 1/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>Check</u>									
146949	01/30/2025	Open			Accounts Payable	AFLAC	\$3,692.60		
	Invoice		Date	Description		Amount			
	521971		01/23/2025	INDIVIDUAL JANUARY 2025		\$3,692.60			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$3,692.60			
146950	01/30/2025	Open			Accounts Payable	ALLEGIANCE INDUSTRIAL SUPPLY, LLC	\$2,516.44		
	Invoice		Date	Description		Amount			
	INV4885		01/14/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$727.79			
	INV4884		01/14/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$706.06			
	INV4966		01/22/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$62.73			
	INV4226		10/24/2024	ALLEGIANCE - JANITORIAL SUPPLIES		\$101.02			
	INV4263		10/29/2024	ALLEGIANCE - JANITORIAL SUPPLIES		\$325.88			
	INV4976		01/23/2025	ALLEGIANCE - JANITORIAL SUPPLIES		\$592.96			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$2,516.44			
146951	01/30/2025	Open			Accounts Payable	AMERICAN WATER WORKS ASSOCIATION	\$222.00		
	Invoice		Date	Description		Amount			
	SO209145		01/10/2025	SRWA AWWA Membership - Deepak Saini		\$111.00			
	SO208491		01/10/2025	SRWA AWWA Membership - Ray Donato		\$111.00			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$222.00			
146952	01/30/2025	Open			Accounts Payable	AT&T California, AT&T Wholesale, AT&T DataComm	\$214.00		
	Invoice		Date	Description		Amount			
	01/18/2025		01/18/2025	Monthly Internet Service - 1/19/25-2/18/25		\$214.00			
	Paying Fund			Cash Account		Amount			
	501 - Information Technology			501.11000 (Cash)		\$214.00			
146953	01/30/2025	Open			Accounts Payable	BKS Law Firm, A Professional Corporation	\$1,400.00		
	Invoice		Date	Description		Amount			
	December 2024		01/09/2025	SRWA - Legal Services for 2024-25 December 2024		\$1,400.00			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$1,400.00			
146954	01/30/2025	Open			Accounts Payable	BOBO CONSTRUCTION INC	\$424,995.82		
	Invoice		Date	Description		Amount			
	PP10/CP 19-51B		12/31/2024	19-51B Columbia Pool Improvements Construction- 12/31/24		\$424,995.82			
	Paying Fund			Cash Account		Amount			
	301 - Capital Improvements			301.11000 (Cash)		\$424,995.82			
146955	01/30/2025	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	\$85.16		
	Invoice		Date	Description		Amount			
	277803		01/20/2025	84184399 (S) BLOCK		\$85.16			
	Paying Fund			Cash Account		Amount			

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From Payment Date: 1/24/2025 - To Payment Date: 1/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146956	426 - Transit			426.11000 (Cash)			\$85.16		
	01/30/2025	Open			Accounts Payable	BSK & ASSOCIATES	\$477.50		
	Invoice		Date	Description			Amount		
	0108381		12/31/2024	SR02, 14-44 Intersection Improv W Main St and S Tegner-12/31/24			\$477.50		
146957	Paying Fund			Cash Account			Amount		
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			\$477.50		
	01/30/2025	Open			Accounts Payable	BUREAU VERITAS NO AMERICA	\$14,245.75		
	Invoice		Date	Description			Amount		
146958	RI 24054395		12/09/2024	CBO SERVICES NOV 2024			\$10,048.00		
	RI 1104549		12/23/2024	PLAN CHECK SERVICES FOR BP#23-0923			\$720.00		
	RI 1104548		12/23/2024	PLAN CHECK SERVICES FOR BP#24-0093			\$441.00		
	RI 1104550		12/23/2024	PLAN CHECK SERVICES FOR BP#24-0575			\$1,452.00		
	RI 1104547		12/23/2024	PLAN CHECK SERVICES FOR BP#24-0029			\$1,237.50		
	RI 24055654		12/23/2024	PLAN CHECK SERVICES FOR BP#23-0982 REV			\$347.25		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$14,245.75		
	01/30/2025	Open			Accounts Payable	CAL COATING ASPHALT INC	\$55,783.24		
	Invoice		Date	Description			Amount		
146959	1		01/10/2025	24-038 Crack Sealing at Turlock Muni Airport FY 24/25 -1/10/25			\$55,783.24		
	Paying Fund			Cash Account			Amount		
	401 - Airport			401.11000 (Cash)			\$55,783.24		
	01/30/2025	Open			Accounts Payable	CALIFORNIA WATER EFFICIENCY	\$4,056.80		
146960	Invoice		Date	Description			Amount		
	MD-2025-805		01/01/2025	CalWep Dues			\$4,056.80		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$4,056.80		
146961	01/30/2025	Open			Accounts Payable	CCME, Inc.	\$7,209.91		
	Invoice		Date	Description			Amount		
	9		12/31/2024	23-031 CM for Roads Task Order No.1A Bid Package 1-12/31/24			\$7,209.91		
	Paying Fund			Cash Account			Amount		
146961	115 - Measure A - Roads			115.11000 (Cash)			\$7,209.91		
	01/30/2025	Voided	INCORRECT ENTRY	01/30/2025	Accounts Payable	CHAMPION INDUSTRIAL	\$23,841.36		
	Invoice		Date	Description			Amount		
	81737		11/22/2024	2 AC units down @ Senior Center			\$1,796.35		
	82163		01/09/2025	Boiler Repairs; Provided & Installed			\$4,882.53		
	82179		01/10/2025	PD; 2 Boilers are Down/No Heat			\$3,295.48		
	82195		01/13/2025	Pm; Section 2 - Quarterly & Section 3 - City Hall Server Room			\$13,867.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$16,299.36		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$4,978.00		
	420 - WATER			420.11000 (Cash)			\$326.00		
	426 - Transit			426.11000 (Cash)			\$841.00		
	501 - Information Technology			501.11000 (Cash)			\$844.00		

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From Payment Date: 1/24/2025 - To Payment Date: 1/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	505 - Fleet			505.11000 (Cash)			\$553.00		
146962	01/30/2025	Open			Accounts Payable	Coating Specialists and Inspection Services, Inc.	\$27,055.00		
	Invoice		Date	Description		Amount			
	16360		10/27/2024	SR01, 23-027 Secondary Clarifier No. 4 Recoating - 10/27/24		\$2,655.00			
	16427		11/24/2024	SR01, 23-027 Secondary Clarifier No. 4 Recoating - 11/24/24		\$15,550.00			
	16518		12/29/2024	SR01, 23-027 Secondary Clarifier No. 4 Recoating - 12/29/24		\$8,850.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$27,055.00			
146963	01/30/2025	Open			Accounts Payable	CONSTRUCTION MANAGEMENT ENTERPRISES dba CMIS	\$2,600.00		
	Invoice		Date	Description		Amount			
	202501		01/23/2025	Construction Management Master Software Access		\$2,600.00			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$2,600.00			
146964	01/30/2025	Open			Accounts Payable	CULLIGAN INC	\$184.50		
	Invoice		Date	Description		Amount			
	2024127304035421		12/31/2024	ACCT #180900 De-ionized water for WQC Lab		\$184.50			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$184.50			
146965	01/30/2025	Open			Accounts Payable	CURTIS & SONS INC, L N	\$1,407.01		
	Invoice		Date	Description		Amount			
	INV900216		12/26/2024	RESPONSE JACKET		\$545.88			
	INV902855		01/06/2025	NAVY BLUE RIGTECH PACK		\$273.04			
	INV899984		12/26/2024	HELMET		\$588.09			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,407.01			
146966	01/30/2025	Open			Accounts Payable	DFM Associates	\$76.04		
	Invoice		Date	Description		Amount			
	2025CAEC		01/23/2025	2025 California Elections Code Book		\$76.04			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$76.04			
146967	01/30/2025	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	\$1,935.33		
	Invoice		Date	Description		Amount			
	S6346534.001		01/15/2025	STREET LIGHT MATERIAL FOR RESTOCK & WIRE PULLING PROJECT AMAZON		\$169.48			
	S6340774.001		01/08/2025	OFFICE EQUIPMENT		\$179.39			
	S6341486.001		01/09/2025	DOTTIE TEKHW 1234 HEX HEAD		\$52.62			
	S6341993.001		01/09/2025	MULTIPLE ELCTRICAL SUPPLIES		\$1,533.84			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$179.39			
	246 - Landscape Assessment			246.11000 (Cash)		\$169.48			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,586.46			

City of Turlock

Payment Register

From Payment Date: 1/24/2025 - To Payment Date: 1/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146968	01/30/2025	Open			Accounts Payable	ENGINEERED FIRE SYST INC	\$1,187.50		
	Invoice		Date	Description		Amount			
	22017		01/01/2025	PLAN CHECKING SERVICE - DEC 2024		\$1,187.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,187.50			
146969	01/30/2025	Open			Accounts Payable	ENVIRONMENTAL RESOURCE ASSOCIATES	\$1,436.88		
	Invoice		Date	Description		Amount			
	098544		01/13/2025	SOURCEWATR MICROBE/POTABLEWATR COLIFORM MICROBE/ HETEROTROPHIC P		\$1,436.88			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$1,436.88			
146970	01/30/2025	Open			Accounts Payable	EQUIFAX	\$56.85		
	Invoice		Date	Description		Amount			
	2063716616		12/31/2024	December 2024 Services		\$56.85			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$56.85			
146971	01/30/2025	Open			Accounts Payable	FEDERAL EXPRESS	\$156.18		
	Invoice		Date	Description		Amount			
	8-750-63958		01/24/2025	SHIPPING CHARGES FOR 1/24/25		\$156.18			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$83.02			
	420 - WATER			420.11000 (Cash)		\$73.16			
146972	01/30/2025	Open			Accounts Payable	Filter Tech Systems	\$4,451.00		
	Invoice		Date	Description		Amount			
	9742		01/21/2025	SRWA - Servicing, Training, & Replacement bulbs for UV Units		\$4,451.00			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$4,451.00			
146973	01/30/2025	Open			Accounts Payable	FRANCHISE TAX BOARD	\$165.66		
	Invoice		Date	Description		Amount			
	011825ZAPIEN		01/23/2025	01182025 PAYROLL WITHHOLDING		\$165.66			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$165.66			
146974	01/30/2025	Open			Accounts Payable	FRANCHISE TAX BOARD	\$1,627.92		
	Invoice		Date	Description		Amount			
	011825WILSON		01/23/2025	01182025 PAYROLL WITHHOLDING		\$1,627.92			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$1,627.92			
146975	01/30/2025	Open			Accounts Payable	GEOANALYTICAL LAB INC	\$6,110.95		
	Invoice		Date	Description		Amount			
	L5A0708		01/07/2025	BIMONTHLY WASTEWATER ANALYSIS NITRATE +NITRATE AS N		\$66.00			
	L5A0602		01/06/2025	WEEKLY WASTEWATER SAMPLING AMMONIA		\$40.70			
	L5A0705		01/07/2025	MONTHLY WASTEWATER ANALYSIS THMs		\$176.00			
	L5A0707		01/07/2025	QUARTERLY WASTEWATER ANALYSIS DOC		\$49.50			
	K4L3001		12/30/2024	WEEKLY WASTEWATER SAMPLING AMMONIA		\$40.70			

Payment Register

From Payment Date: 1/24/2025 - To Payment Date: 1/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	L5A0723		01/07/2025		DRINKING WATER WELL ANALYSIS 524 (PCE)NITRATE		\$335.85		
	L5A0725		01/07/2025		DRINKING WATER WELL ANALYSIS NITRATE		\$32.00		
	L5A0726		01/07/2025		DRINKING WATER WELL ANALYSIS NITRATE		\$32.00		
	l5a0727		01/07/2025		WELL 31		\$32.00		
	L5A0728		01/07/2025		DRINKING WATER WELL ANALYSIS- 123 TCP		\$496.00		
	L5A0729		01/07/2025		DRINKING WATER WELL ANALYSIS NITRATE		\$32.00		
	L5A0804		01/08/2025		DRINKING WATER WELL ANALYSIS NITRATE		\$32.00		
	L5A0805		01/08/2025		DRINKING WATER WELL ANALYSIS NITRATE		\$32.00		
	K4L0504		12/05/2024		W38 BACKWASH		\$505.00		
	K4L1014		12/10/2024		WATER CHARACTERIZATION MONITORING		\$1,309.00		
	K4L1015		12/10/2024		WATER CHARACTERIZATION MONITORING		\$1,327.60		
	L5A0207		01/02/2025		CORROSION CONTROL WQP MON-TERMINAL TANK PUMP STATION		\$64.00		
	L5A0206		01/02/2025		WELL 38 MONTHLY ANALYSIS		\$359.10		
	L5A0205		01/02/2025		CORROSION CONTROL WQP MON SITES		\$619.50		
	L5A1407		01/14/2025		MONTHLY LABORATORY DILUTION WATER		\$44.00		
	L5A0724		01/07/2025		LABORATORY ANALYSIS SERVICES		\$32.00		
	L5A0906		01/09/2025		SRWA LABORATORY ANALYSIS SERVICES 1.09.25		\$180.00		
	L5A1304		01/13/2025		SRWA LABORATORY ANALYSIS SERVICES 1.13.25		\$45.00		
	L5A0814		01/08/2025		SRWA LABORATORY ANALYSIS SERVICES 1.08.25		\$139.00		
	L5A0710		01/07/2025		SRWA LABORATORY ANALYSIS SERVICES 1.07.25		\$45.00		
	L5A0603		01/06/2025		SRWA LABORATORY ANALYSIS SERVICES 1.06.25		\$45.00		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$3,009.50		
	420 - WATER				420.11000 (Cash)		\$2,647.45		
	950 - SRWA - JPA				950.11000 (Cash)		\$454.00		
146976	01/30/2025	Voided	INCORRECT VENDOR	01/30/2025	Accounts Payable	GILLIG LLC	\$3,340.87		
	Invoice		Date		Description		Amount		
	41263784		01/17/2025		51-54624-000 8 EA LAMP ASM, 12V STOP TURN TAIL RED W/ 0		\$402.96		
	41263782		01/17/2025		82-60186-000 12 EA ELEMENT, FILTER		\$488.55		
	41264571		01/21/2025		82-66480-000 4 EA CUSHION ASSEMBLY ERGO LIQUICELL		\$1,333.35		
	41264570		01/21/2025		82-15303-001 2 EA GASKET		\$14.57		
	41263783		01/17/2025		82-19647-003 1 EA SEAL ASM, INR		\$603.12		
	3040219341		01/17/2025		CV52055:FGD ELEMENT, CRN		\$175.76		
	41265040		01/22/2025		82-19647-003 2 EA SEAL ASM, INR		\$39.69		
	41265039		01/22/2025		51-71007-000 12 EA LAMP ASM,AMBER MARKER/CLEARANCE,DIA		\$226.28		
	41265038		01/22/2025		15-37992N000 1 EA LOUVER ASM, DOUBLE SQUARE		\$56.59		
	Paying Fund				Cash Account		Amount		
	426 - Transit				426.11000 (Cash)		\$3,340.87		
146977	01/30/2025	Open			Accounts Payable	Gladwell Governmental Services, Inc.	\$450.00		
	Invoice		Date		Description		Amount		
	5723		01/06/2025		Records Retention Legal Review, Update & Advise FY24-25		\$450.00		
	Paying Fund				Cash Account		Amount		

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From Payment Date: 1/24/2025 - To Payment Date: 1/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
146978	110 - General Fund			110.11000 (Cash)			\$450.00		
	01/30/2025	Open			Accounts Payable	GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	\$483.79		
	Invoice		Date	Description		Amount			
	C1047611		10/22/2024	TRACK PLATE		\$483.79			
146979	110 - General Fund			110.11000 (Cash)			\$483.79		
	01/30/2025	Open			Accounts Payable	GOMES & SONS INC, JOE M	\$25,976.79		
	Invoice		Date	Description		Amount			
	87413		01/15/2025	CUST #24090 - Fuel Expense for 1/1/25 - 1/15/25		\$25,976.79			
146980	110 - General Fund			110.11000 (Cash)			\$13,240.84		
	205 - Sports Facilities			205.11000 (Cash)			\$251.28		
	217 - Streets - Gas Tax			217.11000 (Cash)			\$2,331.28		
	246 - Landscape Assessment			246.11000 (Cash)			\$1,201.15		
	255 - CDBG			255.11000 (Cash)			\$39.45		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$2,635.20		
	420 - WATER			420.11000 (Cash)			\$2,299.66		
	426 - Transit			426.11000 (Cash)			\$3,437.35		
	450 - SRWA - Operations			450.11000 (Cash)			\$515.25		
	505 - Fleet			505.11000 (Cash)			\$25.33		
	01/30/2025	Open			Accounts Payable	GRAINGER INC, W W	\$2,396.45		
	Invoice		Date	Description		Amount			
	9368749736		01/10/2025	SHIPPING & RECEIVING GENERAL SUPPLIES		\$514.19			
	9368837762		01/10/2025	REFRIGIRATOR COMPACT 4.5 CU FT		\$411.52			
	9357700328		12/30/2024	FLOATER 3 STAR WHEEL DRIVE CHAIN		\$696.44			
	9340261164		12/09/2024	BALL VALVE3/4 IN NPT, DOUBLE ACTING, SS		\$575.46			
	9340541797		12/09/2024	TUBE AND VALVE BRUSH		\$23.41			
	9352026877		12/19/2024	FUSES		\$141.23			
	9374070176		01/15/2025	SRWA Supplies - Flat Head Screws		\$34.20			
146981	246 - Landscape Assessment			246.11000 (Cash)			\$141.23		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$2,221.02		
	450 - SRWA - Operations			450.11000 (Cash)			\$34.20		
	01/30/2025	Open			Accounts Payable	HD SUPPLY INC, DBA USABUEBOOK	\$120.67		
146982	Invoice		Date	Description		Amount			
	INV00593623		01/15/2025	WEF/ABC WW LAB ANALYST GUIDE TO PREPARING FOR CERTIFICATION		\$120.67			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$120.67		
146982	01/30/2025	Open			Accounts Payable	HILMAR LUMBER INC	\$192.72		
	Invoice		Date	Description		Amount			
	703600		01/15/2025	Supplies for Municipal Services		\$69.56			
	702095		01/06/2025	DENSAGEG PLUGGED DRAIN		\$105.12			
	700116		12/19/2024	MISC SUPPLIES WQC		\$18.04			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$192.72		

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146983	01/30/2025	Open			Accounts Payable	HOLT OF CALIFORNIA INC	\$5,209.23		
	Invoice		Date	Description		Amount			
	SW030134143		12/12/2024	FUEL FILTRATION ON ALL TANKS		\$5,209.23			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$5,209.23			
146984	01/30/2025	Open			Accounts Payable	JARVIS FAY LLP	\$3,380.00		
	Invoice		Date	Description		Amount			
	19765		12/31/2024	ENGINEERING - SPECIAL COUNSEL SERVICES		\$115.50			
	19867		12/31/2024	SPECIAL COUNSEL SERVICES (sewer)		\$3,264.50			
	Paying Fund			Cash Account		Amount			
146985	01/30/2025	Open			Accounts Payable	LEGACY HEALTH ENDOWMENT	\$100,000.00		
	Invoice		Date	Description		Amount			
	PCC2025-2		01/21/2025	LHE Person Centered Care Program		\$100,000.00			
	Paying Fund			Cash Account		Amount			
	119 - American Rescue Plan Act			119.11000 (Cash)		\$100,000.00			
146986	01/30/2025	Open			Accounts Payable	Lhoist North America of Arizona, Inc.	\$9,475.25		
	Invoice		Date	Description		Amount			
	1102500761		01/15/2025	SRWA SUPPLY AND DELIVERY OF Hydrated Lime 1.15.25		\$9,475.25			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$9,475.25			
146987	01/30/2025	Open			Accounts Payable	Linde Inc.	\$10,492.25		
	Invoice		Date	Description		Amount			
	47462808		01/17/2025	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 1.17.25		\$10,492.25			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$10,492.25			
146988	01/30/2025	Open			Accounts Payable	MUNICIPAL EMERGENCY SERVICES, INC.	\$1,796.49		
	Invoice		Date	Description		Amount			
	IN2173046		12/19/2024	SCBA REPAIRS		\$1,796.49			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,796.49			
146989	01/30/2025	Open			Accounts Payable	MUNIQUEIP LLC	\$157.89		
	Invoice		Date	Description		Amount			
	107440		01/02/2025	SRWA - Grundfos 91835696 Connectors		\$157.89			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		\$157.89			
146990	01/30/2025	Open			Accounts Payable	NAPA AUTO PARTS	\$43.25		
	Invoice		Date	Description		Amount			
	831532		01/23/2025	49172 45172 GRO GRO ID LAMP () NARROW RAIL CLR MARKR ()		\$43.25			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$43.25			

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146991	01/30/2025	Open			Accounts Payable	NEXT LEVEL PARTS INC	\$2,017.48		
	Invoice		Date	Description		Amount			
	8577-439002		01/17/2025	BATTERY		\$189.20			
	8577-439007		01/17/2025	RBR K080645 MICRO-V BLT		\$97.49			
	8577-439024		01/17/2025	E3001415078HEL FUEL PUMP ASSEMBLY		\$327.48			
	8577-439078		01/20/2025	battery-Credit for Orig 439002		(\$23.90)			
	8577-439140		01/21/2025	SWS 343-4176		\$257.11			
	8577-439157		01/21/2025	CPLADJ25329 2-5/16" COUPLER		\$124.41			
	8577-439182		01/21/2025	XAL WWS32 WASHER FLUID		\$110.36			
	8577-439194		01/21/2025	5141A Black 3/8 ID CV Tube		\$23.30			
	8577-439201		01/21/2025	55548XI-01 WATERPROOFING SEALER		\$34.30			
	8577-439224		01/22/2025	5140A Black 1/4 ID CV Tube		\$65.66			
	8577-439244		01/22/2025	F00-230 BIN BOX		\$263.96			
	8577-439254		01/22/2025	3460PT 60' UL Blk Elct Tape		\$25.42			
	8577-439287		01/23/2025	11534A Alternator: Remanufactured, 225 Amps		\$390.49			
	8577-439299		01/23/2025	B49 Hi-Power II V-Belt		\$71.42			
	8577-439307		01/23/2025	62970 FUEL TANK LOCK TOOL		\$60.78			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$688.93			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$13.79			
	246 - Landscape Assessment			246.11000 (Cash)		\$71.42			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$192.89			
	420 - WATER			420.11000 (Cash)		\$13.80			
	426 - Transit			426.11000 (Cash)		\$1,036.65			
146992	01/30/2025	Open			Accounts Payable	OREILLY AUTO PARTS	\$187.12		
	Invoice		Date	Description		Amount			
	2800-106677		01/21/2025	TYC 11-6315-01-9 TAIL LAMP		\$187.12			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)		\$187.12			
146993	01/30/2025	Open			Accounts Payable	P G & E	\$222.90		
	Invoice		Date	Description		Amount			
	REC 1/23/25		01/23/2025	2749172768-4 / 144 S Broadway		\$222.90			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$222.90			
146994	01/30/2025	Open			Accounts Payable	Platt Electric Supply	\$339.00		
	Invoice		Date	Description		Amount			
	5V17742		12/27/2024	TOOLS FOR WQC TRUCK		\$92.31			
	5W43774		01/16/2025	TOOLS FOR BUCKET TRUCK #627		\$246.69			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$339.00			
146995	01/30/2025	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC	\$1,249.50		
	Invoice		Date	Description		Amount			
	116430		01/16/2025	2023 water loss audit validation		\$1,249.50			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$1,249.50			

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146996	01/30/2025	Open			Accounts Payable	REED INC, GEORGE	\$459.85		
	Invoice		Date	Description		Amount			
	100355478		01/14/2025	ASPHALT		\$121.60			
	100355621		01/15/2025	ASPHALT		\$127.10			
	100355733		01/16/2025	ASPHALT		\$106.95			
	100355844		01/17/2025	ASPHALT		\$104.20			
	Paying Fund			Cash Account		Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)		\$459.85			
146997	01/30/2025	Open			Accounts Payable	Ricoh USA, Inc.	\$45.00		
	Invoice		Date	Description		Amount			
	1102379608		01/06/2025	SRWA - Copy/Printer Machine Supplies		\$45.00			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$45.00			
146998	01/30/2025	Open			Accounts Payable	ROMEO MEDICAL CLINIC	\$3,657.00		
	Invoice		Date	Description		Amount			
	Dec 2024		12/31/2024	Romeo Medical Clinic Services December 2024		\$2,412.00			
	Dec 2024 FIRE		12/31/2024	Romeo Medical Clinic Services December 2024 FIRE		\$1,245.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,267.00			
	246 - Landscape Assessment			246.11000 (Cash)		\$134.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$250.00			
	420 - WATER			420.11000 (Cash)		\$449.00			
	505 - Fleet			505.11000 (Cash)		\$557.00			
146999	01/30/2025	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	\$2,633.58		
	Invoice		Date	Description		Amount			
	3040215286		01/17/2025	6410397:CE KIT,WATER PUMP		\$608.30			
	3040255524		01/20/2025	7L3Z13A613B:FRD LAMP ASY - REAR - HIGH MOUNTED		\$96.90			
	3040266825		01/20/2025	PC3Z17682BA:FRD MIRROR ASY - REAR VIEW OUTER		\$1,124.92			
	3040222159		01/21/2025	FILTERS		\$1,149.15			
	3040234206		01/22/2025	9L3Z5421952A:FRD RETAINER		\$13.69			
	3040294838		01/22/2025	3391048:CT FILTER KT BR		\$72.32			
	3040219341		01/23/2025	CV52055:FGD ELEMENT, CRN		\$175.76			
	3040280680		01/23/2025	credit in filter 3526008:CT KIT-BRTHR FI		(\$607.46)			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$96.90			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,738.93			
	420 - WATER			420.11000 (Cash)		\$13.69			
	426 - Transit			426.11000 (Cash)		\$784.06			
147000	01/30/2025	Open			Accounts Payable	SAFE-T-LITE CO INC	\$4,409.62		
	Invoice		Date	Description		Amount			
	401474		11/26/2024	2024 Turkey Trot		\$518.37			
	400566		10/09/2024	2024 THS Homecoming Parade		\$1,685.78			
	400567		10/09/2024	2024 Our Lady of Fatima		\$604.62			
	400568		10/09/2024	2024 WISG Cars & Coffee		\$201.41			
	400572		10/09/2024	House of Random anniversary event		\$870.62			
	400575		10/09/2024	2024 Our Lady of Assumption Procession		\$528.82			

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147001	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			\$4,409.62			
	01/30/2025	Open			Accounts Payable	Sandis Civil Engineers Surveyors Planners	\$14,092.50			
	Invoice			Date	Description		Amount			
147002	2412020			12/31/2024	22-035 Intersection Improv Countryside Dr Business Ent-12/31/24		\$14,092.50			
	Paying Fund			Cash Account			Amount			
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			\$14,092.50			
	01/30/2025	Open			Accounts Payable	SHARPENING SHOP	\$539.85			
147003	Invoice			Date	Description		Amount			
	435253			01/17/2025	FC EDGER BLADE 2.4MM; TRIMMER LINE - DONUT RED .095 #1		\$507.28			
	435420			01/21/2025	SF 400 CLAMSHELL UNIVERSAL FIT		\$32.57			
	Paying Fund			Cash Account			Amount			
147004	246 - Landscape Assessment			246.11000 (Cash)			\$507.28			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$32.57			
	01/30/2025	Open			Accounts Payable	SOUTHERN TIRE MART	\$1,128.06			
	Invoice			Date	Description		Amount			
147005	7320015743			01/21/2025	LT225/75R16/10 TRANSFORCE HT2		\$1,128.06			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			\$1,128.06			
	01/30/2025	Open			Accounts Payable	ST FRANCIS ELECTRIC, LLC	\$53,128.00			
147006	Invoice			Date	Description		Amount			
	23044557			12/16/2024	MONTE VISTA & BERKELEY BL #1		\$24,975.00			
	23044563			01/08/2025	LANDER & HIGH/A STREET - LOOP REPLACEMENT		\$5,423.00			
	23044562			01/08/2025	CHRISTOFFERSEN & CROWELL - LOOP REPLACEMENT		\$6,300.00			
147007	23044564			12/31/2024	DECEMBER RESPONSE		\$16,430.00			
	Paying Fund			Cash Account			Amount			
	216 - Streets - Local Transportation			216.11000 (Cash)			\$53,128.00			
	01/30/2025	Open			Accounts Payable	STAINLESS DISTRIBUTORS	\$200.15			
147008	Invoice			Date	Description		Amount			
	0000436199			01/13/2025	FOR BOD DISPLAY COVERS WQC		\$200.15			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$200.15			
147009	01/30/2025			Open		Accounts Payable	STANISLAUS COUNTY CLERK RECORDER	\$141,975.60		
	Invoice			Date	Description		Amount			
	7047			01/13/2025	StanCo - 2024 Election Cost		\$141,975.60			
	Paying Fund			Cash Account			Amount			
147010	110 - General Fund			110.11000 (Cash)			\$141,975.60			
	01/30/2025	Open			Accounts Payable	STITCH QUEEN	\$358.45			
	Invoice			Date	Description		Amount			
	723			01/14/2025	SHIPPING & RECEIVING T-SHIRTS		\$358.45			
147011	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			\$358.45			

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147008	01/30/2025	Open			Accounts Payable	Stoel Rives LLP	\$163.50		
	Invoice		Date	Description		Amount			
	8052546		01/15/2025	Regulatory Assistance Water Quality		\$163.50			
	Paying Fund			Cash Account		Amount			
	423 - PCE Downtown (Prop 1 Grant)			423.11000 (Cash)		\$163.50			
147009	01/30/2025	Open			Accounts Payable	STOMMEL INC DBA LEHR	\$16,800.38		
	Invoice		Date	Description		Amount			
	SI113819		01/09/2025	901087 Egis, Relay 12V 150 Amp		\$502.32			
	SI113256		12/20/2024	T-FDEXRS2-20N Truckvault, 2 Drawer Box for Ford Explorer.		\$3,182.92			
	SI113257		12/20/2024	T-FDEXRS2-20N Truckvault, 2 Drawer Box for Ford Explorer.		\$3,392.92			
	SI113552		12/31/2024	JY2AAAA-LEHR Whelen, 56" Justice Lightbar, WC, All Amber, TA, TD		\$6,539.30			
	SI113255		01/17/2025	T-FDEXRS2-20N Truckvault, 2 Drawer Box for Ford Explorer		\$3,182.92			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$502.32			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$2,179.76			
	420 - WATER			420.11000 (Cash)		\$2,179.77			
	426 - Transit			426.11000 (Cash)		\$2,179.77			
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)		\$9,758.76			
147010	01/30/2025	Open			Accounts Payable	STORER TRANSIT SYSTEMS	\$346,472.42		
	Invoice		Date	Description		Amount			
	9898T		12/31/2024	Management and Operation of Turlock Transit Services Dec 2025		\$346,472.42			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$346,472.42			
147011	01/30/2025	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	\$405.35		
	Invoice		Date	Description		Amount			
	011825BECCHETTI		01/23/2025	01182025 PAYROLL WITHHOLDING		\$405.35			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$405.35			
147012	01/30/2025	Open			Accounts Payable	T I D	\$33,106.20		
	Invoice		Date	Description		Amount			
	01092025 573 Bir		01/09/2025	0826525611 573 Birchwood Way		\$28.74			
	01092025 2065 Co		01/09/2025	0978821449 2065 Cody Ct.		\$26.29			
	01092025 570 Jas		01/09/2025	6279743328 570 Jason Dr.		\$27.47			
	624170 - Jan 25		01/11/2025	ACC#6241700000 - January 2025		\$33,023.70			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$82.50			
	950 - SRWA - JPA			950.11000 (Cash)		\$33,023.70			
147013	01/30/2025	Open			Accounts Payable	TruView BSI, LLC	\$475.00		
	Invoice		Date	Description		Amount			
	444444410736194		12/31/2024	BACKGROUND INVESTIGATION - DISCONTINUED		\$475.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$475.00			

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147014	01/30/2025	Open			Accounts Payable	TURF STAR	\$31,403.13		
	Invoice		Date	Description		Amount			
	INV063240		12/30/2024	GROUNDS MASTER 3200 24 HP AWD (UNIT PK24-4909)		\$31,403.13			
	Paying Fund			Cash Account		Amount			
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)		\$31,403.13			
147015	01/30/2025	Open			Accounts Payable	TURLOCK DOWNTOWN &	\$147,999.22		
	Invoice		Date	Description		Amount			
	FY 24.25.1stInst		01/30/2025	FY 24/25 PBID Assessments 1st Installment		\$147,999.22			
	Paying Fund			Cash Account		Amount			
	706 - Prop & Busi Improve Dist (PBID)			706.11000 (Cash)		\$147,999.22			
147016	01/30/2025	Open			Accounts Payable	TURLOCK SCAVENGER/SWEEPING	\$21,431.50		
	Invoice		Date	Description		Amount			
	12-2024		12/31/2024	December Street Sweeping		\$21,431.50			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)		\$2,571.78			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$18,859.72			
147017	01/30/2025	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	\$16,337.66		
	Invoice		Date	Description		Amount			
	52722393		01/21/2025	SODIUM HYPOCHLORITE		\$16,337.66			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$16,337.66			
147018	01/30/2025	Open			Accounts Payable	VERIZON WIRELESS	\$1,781.36		
	Invoice		Date	Description		Amount			
	6102753208		01/03/2025	FIRE IPAD CHARGES DEC 04-JAN 03, 2025		\$228.06			
	6102753216		01/03/2025	Transit 00033 Dec 2024-Jan 2025		\$298.00			
	6102753211		12/04/2024	CM/CA/EDC/CC - Monthly Cell Phone & Devices Bill		\$316.75			
	6100307828-r		12/03/2024	972530635-00030 WQC (11/4-12/3)		\$494.13			
	6102753219		01/03/2025	972530635-00038 - SRWA SURFACE PROS (12/4 TO 1/3/25)		\$444.42			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$544.81			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$494.13			
	426 - Transit			426.11000 (Cash)		\$298.00			
	450 - SRWA - Operations			450.11000 (Cash)		\$444.42			
147019	01/30/2025	Open			Accounts Payable	VWR INTERNATIONAL INC	\$53.06		
	Invoice		Date	Description		Amount			
	8818026111		01/14/2025	SUPPORT SCREEN 47MM		\$53.06			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$53.06			
147020	01/30/2025	Open			Accounts Payable	Bluebonnet Chapter of TMCA	\$75.00		
	Invoice		Date	Description		Amount			
	IIMC 02282025		01/22/2025	Athenian Dialogue - IIMCClerk Training		\$75.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$75.00			

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147021	01/30/2025	Open			Accounts Payable	GOMES, JAMIE	\$238.20		
	Invoice		Date	Description		Amount			
	TR5080 PER DIEM		01/27/2025	CSMFO Annual Conference - San Jose 2/18/25-2/21/25		\$238.20			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$238.20			
147022	01/30/2025	Open			Accounts Payable	MORA, STEPHANIE	\$238.20		
	Invoice		Date	Description		Amount			
	TR5079 PER DIEM		01/27/2025	CSMFO Annual Conference - San Jose 2/18/25-2/21/25		\$238.20			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$238.20			
147023	01/30/2025	Open			Accounts Payable	MORENO, ISAAC	\$207.30		
	Invoice		Date	Description		Amount			
	TR5078 PER DIEM		01/27/2025	CSMFO Annual Conference - San Jose 2/18/25-2/21/25		\$207.30			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$207.30			
147024	01/30/2025	Open			Accounts Payable	SILVA, NADINE	\$238.20		
	Invoice		Date	Description		Amount			
	TR5077 PER DIEM		01/27/2025	CSMFO Annual Conference - San Jose 2/18/25-2/21/25		\$238.20			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$238.20			
147025	01/30/2025	Open			Accounts Payable	TRIPLE J CONSTRUCTION	\$4,400.00		
	Invoice		Date	Description		Amount			
	EP 22-056C		01/25/2025	EP 22-056C FOR 2751 LASITER LN IMPROVEMENT SECURITY		\$4,400.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$4,400.00			
147026	01/30/2025	Open			Accounts Payable	VARGAS, JUAN	\$2,519.01		
	Invoice		Date	Description		Amount			
	114-3552245-1801		01/22/2024	Reimbursement - accidentally used personal CC (Freezer purchase)		\$2,519.01			
	Paying Fund			Cash Account		Amount			
	205 - Sports Facilities			205.11000 (Cash)		\$2,519.01			
147027	01/30/2025	Open			Accounts Payable	CHAMPION INDUSTRIAL	\$22,045.01		
	Invoice		Date	Description		Amount			
	82163		01/09/2025	Boiler Repairs; Provided & Installed		\$4,882.53			
	82179		01/10/2025	PD; 2 Boilers are Down/No Heat		\$3,295.48			
	82195		01/13/2025	Pm; Section 2 - Quarterly & Section 3 - City Hall Server Room		\$13,867.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$14,503.01			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$4,978.00			
	420 - WATER			420.11000 (Cash)		\$326.00			
	426 - Transit			426.11000 (Cash)		\$841.00			
	501 - Information Technology			501.11000 (Cash)		\$844.00			

Payment Register

From Payment Date: 1/24/2025 - To Payment Date: 1/30/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	505 - Fleet			505.11000 (Cash)			\$553.00		
147028	01/30/2025	Open			Accounts Payable	GILLIG LLC	\$3,165.11		
	Invoice		Date	Description			Amount		
	41263784		01/17/2025	51-54624-000 8 EA LAMP ASM, 12V STOP TURN TAIL RED W/ 0			\$402.96		
	41263782		01/17/2025	82-60186-000 12 EA ELEMENT, FILTER			\$488.55		
	41264571		01/21/2025	82-66480-000 4 EA CUSHION ASSEMBLY ERGO LIQUICELL			\$1,333.35		
	41264570		01/21/2025	82-15303-001 2 EA GASKET			\$14.57		
	41263783		01/17/2025	82-19647-003 1 EA SEAL ASM, INR			\$603.12		
	41265040		01/22/2025	82-19647-003 2 EA SEAL ASM, INR			\$39.69		
	41265039		01/22/2025	51-71007-000 12 EA LAMP ASM, AMBER MARKER/CLEARANCE, DIA			\$226.28		
	41265038		01/22/2025	15-37992N000 1 EA LOUVER ASM, DOUBLE SQUARE			\$56.59		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			\$3,165.11		

Type Check Totals:

AP - Accounts Payable Totals

80 Transactions

\$1,626,905.52

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	78	\$1,599,723.29	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$27,182.23	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	80	\$1,626,905.52	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	78	\$1,599,723.29	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$27,182.23	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	80	\$1,626,905.52	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	78	\$1,599,723.29	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$27,182.23	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	80	\$1,626,905.52	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	78	\$1,599,723.29	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$27,182.23	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	80	\$1,626,905.52	\$0.00

City of Turlock

Payment Register

From Payment Date: 12/1/2024 - To Payment Date: 12/31/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>EFT</u>									
5826	12/10/2024	Open			Accounts Payable	CH2M Hill Engineers, Inc	\$482,764.18		
	Invoice		Date	Description		Amount			
	050		10/31/2024	SRWA - Design Build Contract 2024-25 October 2024		\$482,764.18			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		\$482,764.18			
5827	12/13/2024	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	\$324,307.32		
	Invoice		Date	Description		Amount			
	PP3/CP 23-032		09/30/2024	23-032 Roads Program Capital Improvement Program- 9/30/24		\$324,307.32			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$324,307.32			
5839	12/11/2024	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	\$347,740.85		
	Invoice		Date	Description		Amount			
	PP3/CP 23-031		09/30/2024	23-031 Roads Program CIP Plan Package 1-9/30/24		\$347,740.85			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$347,740.85			
5840	12/11/2024	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	\$371,488.43		
	Invoice		Date	Description		Amount			
	PP4/CP 23-031		10/31/2024	23-031 Roads Program CIP Plan Package 1-10/31/24		\$371,488.43			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$371,488.43			
5841	12/11/2024	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	\$333,120.87		
	Invoice		Date	Description		Amount			
	PP2/CP 23-032		08/31/2024	23-032 Roads Program Capital Improvement Program- 8/31/24		\$333,120.87			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$333,120.87			
5851	12/19/2024	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	\$589,003.78		
	Invoice		Date	Description		Amount			
	PP4/CP 23-032		12/18/2024	23-032 Roads Program Capital Improvement Program- 10/30/24		\$589,003.78			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$589,003.78			
5852	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$74.50		
	Invoice		Date	Description		Amount			
	821722245		11/30/2024	CLAIMS NOVEMBER 2024 - TMAPS		\$74.50			
	Paying Fund			Cash Account		Amount			
	511 - Health Care			511.11000 (Cash)		\$74.50			
5853	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$141.15		
	Invoice		Date	Description		Amount			
	821722240		11/30/2024	CLAIMS NOVEMBER 2024 - TAPO		\$141.15			

Payment Register

From Payment Date: 12/1/2024 - To Payment Date: 12/31/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$141.15		
5854	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$453.75		
	Invoice		Date	Description			Amount		
	821722237		11/30/2024	CLAIMS NOVEMBER 2024 - FIRE			\$453.75		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$453.75		
5855	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$1,311.73		
	Invoice		Date	Description			Amount		
	821722233		11/30/2024	CLAIMS NOVEMBER 2024 - TCEA			\$1,311.73		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$1,311.73		
5856	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$715.29		
	Invoice		Date	Description			Amount		
	821722229		11/30/2024	CLAIMS NOVEMBER 2024 - E TEAM			\$715.29		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$715.29		
5857	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$254.00		
	Invoice		Date	Description			Amount		
	821722225		11/30/2024	CLAIMS NOVEMBER 2024 - MGMT			\$254.00		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$254.00		
5858	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$76.65		
	Invoice		Date	Description			Amount		
	821716062		12/16/2024	PREMIUMS DECEMBER 2024 - RETIREES			\$76.65		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$76.65		
5859	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$868.70		
	Invoice		Date	Description			Amount		
	821716067		12/16/2024	PREMIUMS DECEMBER 2024 - TCEA			\$868.70		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$868.70		
5860	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$15.33		
	Invoice		Date	Description			Amount		
	821716061		12/16/2024	PREMIUMS DECEMBER 2024 - COBRA			\$15.33		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$15.33		
5861	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$30.66		
	Invoice		Date	Description			Amount		
	821716063		12/16/2024	PREMIUMS DECEMBER 2024 - TMAPS			\$30.66		
	Paying Fund				Cash Account		Amount		
	511 - Health Care				511.11000 (Cash)		\$30.66		
5862	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$398.58		
	Invoice		Date	Description			Amount		
	821716064		12/16/2024	PREMIUMS DECEMBER 2024 - TAPO			\$398.58		
	Paying Fund				Cash Account		Amount		

Payment Register

From Payment Date: 12/1/2024 - To Payment Date: 12/31/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	511 - Health Care			511.11000 (Cash)			\$398.58		
5863	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$199.29		
	Invoice		Date	Description			Amount		
	821716065		12/16/2024	PREMIUMS DECEMBER 2024 - FIRE			\$199.29		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			\$199.29		
5864	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$76.65		
	Invoice		Date	Description			Amount		
	821716066		12/16/2024	PREMIUMS DECEMBER 2024 - CONFIDENTIAL			\$76.65		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			\$76.65		
5865	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$25.55		
	Invoice		Date	Description			Amount		
	821716068		12/16/2024	PREMIUMS DECEMBER 2024 - E TEAM			\$25.55		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			\$25.55		
5866	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$97.09		
	Invoice		Date	Description			Amount		
	821716069		12/16/2024	PREMIUMS DECEMBER 2024 - MGMT			\$97.09		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			\$97.09		
5867	12/17/2024	Open			Accounts Payable	VISION SERVICE PLAN CA	\$10.22		
	Invoice		Date	Description			Amount		
	821706286		12/16/2024	PREMIUMS DECEMBER 2024 - CITY OF TURLOCK			\$10.22		
	Paying Fund			Cash Account			Amount		
	511 - Health Care			511.11000 (Cash)			\$10.22		
5868	12/26/2024	Open			Accounts Payable	US BANK-VISA	\$143,839.55		
	Invoice		Date	Description			Amount		
	12/23/2024X9452		12/26/2024	Procurement Card Charges - 12/23/24 Statement			\$143,839.55		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$143,839.55		
Type EFT Totals:									
AP - Accounts Payable Totals									
							23 Transactions	\$2,597,014.12	
							EFTs	Status	Count
							Transaction Amount	Reconciled Amount	

Payment Register

From Payment Date: 12/1/2024 - To Payment Date: 12/31/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Open	23	\$2,597,014.12	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	23	\$2,597,014.12	\$0.00	
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	23	\$2,597,014.12	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	23	\$2,597,014.12	\$0.00
Grand Totals:									
					EFTs	Status	Count	Transaction Amount	Reconciled Amount
						Open	23	\$2,597,014.12	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Total	23	\$2,597,014.12	\$0.00
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	23	\$2,597,014.12	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	23	\$2,597,014.12	\$0.00



INVESTMENT AND CASH REPORT FOR DECEMBER 31, 2024

CURRENT INVESTMENT AND CASH BALANCE

The City's cash and investments as of DECEMBER 31, 2024 totaled the following:

Invested Cash	\$ 248,896,506.32
Demand Deposits (excludes outstanding items)	\$ 15,924,195.34
Total Cash and Investments	<u>\$ 264,820,701.66</u>

See the attached *Schedule of Investments* for detail regarding individual investments.

In compliance with the California Government Code, The City of Turlock has adequate resources to meet its expenditure requirements for the next six months.

COMPLIANCE WITH INVESTMENT POLICY

As of DECEMBER 31, 2024, the investment portfolio was in compliance with all elements of the City's Investment Policy.

Prepared by: Jamie Gomes, Accountant III

Jamie Gomes
Signature

02/05/2025
Date Signed

Reviewed and approved as to accuracy by: Michael Abram, City Treasurer

Michael Abram
Signature

02/05/2025
Date Signed

Updated: February 5, 2025

CITY OF TURLOCK

Schedule of Investments - As of December 31, 2024

INVESTMENT DETAIL									
Local Agency Investment Fund (LAIF)	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid	
Total LAIF	\$ 9,823,976.54	\$ 9,823,976.54	n/a	4.434%	n/a	n/a	\$ 9,823,976.54	Quarterly	
	9,823,976.54	9,823,976.54					9,823,976.54		
California Asset Management Program (CAMP)	59,188,077.94	59,188,077.94	n/a	4.730%	n/a	n/a	\$ 59,188,077.94	Monthly	
Total CAMP	59,188,077.94	59,188,077.94					59,188,077.94		
DEMAND DEPOSITS:									
West America Bank Daily Receipts (unreconciled)	13,748,826.13	13,748,826.13	n/a	n/a	n/a	n/a	13,748,826.13	monthly	
Petty Cash	9,920.00	9,920.00	n/a	n/a	n/a	n/a	9,920.00	n/a	
Charles Schwab	2,165,449.21	2,165,449.21	n/a	0.050%	n/a	n/a	2,165,449.21	n/a	
Total Demand Deposits	15,924,195.34	15,924,195.34					15,924,195.34		
CERTIFICATES OF DEPOSIT:									
Bank of Stockton	1,216,107.33	1,216,107.33	n/a	4.300%	10/25/24	1/25/25	1,216,107.33	Maturity	
Bank of Stockton	2,268,580.78	2,268,580.78	n/a	4.300%	10/25/24	1/25/25	2,268,580.78	Maturity	
Bank of Stockton	1,250,131.13	1,250,131.13	n/a	4.300%	10/25/24	1/25/25	1,250,131.13	Maturity	
Farmers & Merchants Bank	2,420,244.09	2,420,244.09	n/a	4.000%	2/2/24	2/2/25	2,420,244.09	Maturity	
Farmers & Merchants Bank	1,219,123.51	1,219,123.51	n/a	4.000%	2/4/24	2/4/25	1,219,123.51	Maturity	
East Boston Savings Bank	249,000.00	249,000.00	n/a	0.500%	8/14/20	8/14/25	243,394.01	Monthly	
Enterprise Bank/PA	249,000.00	249,000.00	n/a	0.500%	8/14/20	8/14/25	243,394.01	Monthly	
Pony Express Bank	249,000.00	249,000.00	n/a	0.450%	8/14/20	8/14/25	243,318.07	Monthly	
First Carolina Bank	249,000.00	249,000.00	n/a	0.450%	8/20/20	8/20/25	243,171.41	Monthly	
Oak Valley Community Bank	2,138,739.78	2,138,739.78	n/a	3.560%	9/2/24	9/2/25	2,138,739.78	Maturity	
Oak Valley Community Bank	3,172,918.77	3,172,918.77	n/a	3.560%	9/2/24	9/2/25	3,172,918.77	Maturity	
Valley Natl Bk Wayne	245,000.00	245,000.00	n/a	4.600%	4/2/24	4/2/27	248,506.69	Monthly	
Owen County St Bk Spencer Ind	248,000.00	248,000.00	n/a	5.100%	10/31/23	10/29/27	255,972.46	Monthly	
Total Certificates of Deposit	15,174,845.39	15,174,845.39					15,163,602.04		

MONEY MARKET AND MUTUAL FUNDS

Oak Valley Community Bank-MM
WestAmerica Bank-MM

U.S. TREASURIES:

US Treasury Note	MATURED	MATURED	4.500%	5.396%	10/3/23	11/30/24	MATURED	May & Nov
US Treasury Note	MATURED	MATURED	4.250%	5.390%	10/19/23	12/31/24	MATURED	Jun & Dec
US Treasury Note	2,036,875.00	2,000,000.00	2.000%	1.377%	2/3/22	2/15/25	1,994,062.40	Feb & Aug
US Treasury Note	1,980,000.00	2,000,000.00	0.500%	0.800%	11/10/21	3/31/25	1,981,875.00	March & Sept
US Treasury Note	1,955,625.00	2,000,000.00	2.750%	3.558%	6/16/22	5/15/25	1,988,750.00	May & Nov
US Treasury Note	1,935,625.00	2,000,000.00	2.875%	5.008%	11/13/23	6/15/25	1,987,812.40	Jun & Dec
US Treasury Note	1,965,703.13	2,000,000.00	0.250%	0.685%	6/30/21	6/30/25	1,961,562.40	Jun & Dec
US Treasury Note	1,963,750.00	2,000,000.00	0.250%	0.701%	6/30/21	7/31/25	1,954,375.00	Jan & July
US Treasury Note	1,961,171.88	2,000,000.00	0.250%	0.724%	6/30/21	8/31/25	1,947,812.40	Feb & Aug
US Treasury Note	1,969,531.25	2,000,000.00	4.250%	5.047%	10/3/23	10/15/25	2,000,312.40	Apr & Oct
US Treasury Note	1,955,000.00	2,000,000.00	0.375%	0.942%	11/10/21	11/30/25	1,931,250.00	May & Nov
US Treasury Note	1,898,750.00	2,000,000.00	2.625%	5.086%	10/19/23	12/31/25	1,969,375.00	Jun & Dec
US Treasury Note	1,977,734.38	2,000,000.00	0.750%	1.010%	11/10/21	3/31/26	1,915,625.00	March & Sept
US Treasury Note	1,791,406.25	2,000,000.00	0.750%	3.602%	6/16/22	5/31/26	1,904,687.40	May & Nov

CITY OF TURLOCK

Schedule of Investments - As of December 31, 2024

INVESTMENT DETAIL									
	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid	
US Treasury Note	978,398.44	1,000,000.00	4.125%	5.001%	10/19/23	6/15/26	2,994,843.60	Jun & Dec	
US Treasury Note	1,997,656.25	2,000,000.00	4.125%	4.176%	2/6/24	6/15/26		Jun & Dec	
US Treasury Note	970,781.25	1,000,000.00	0.875%	1.564%	2/3/22	6/30/26	951,562.50	Jun & Dec	
US Treasury Note	1,982,187.50	2,000,000.00	4.500%	4.843%	10/3/23	7/15/26	2,007,187.40	Jan & July	
US Treasury Note	1,918,750.00	2,000,000.00	0.625%	1.565%	2/3/22	7/31/26	1,890,000.00	Jan & July	
US Treasury Note	1,845,000.00	2,000,000.00	1.625%	3.590%	6/16/22	9/30/26	1,912,812.40	March & Sept	
US Treasury Note	1,788,671.88	2,000,000.00	1.125%	4.068%	11/29/22	10/31/26	1,890,937.40	Apr & Oct	
US Treasury Note	897,343.75	1,000,000.00	1.500%	4.924%	10/19/23	1/31/27	945,625.00	Jan & July	
US Treasury Note	1,858,750.00	2,000,000.00	2.500%	4.717%	10/3/23	3/31/27	1,925,937.40	March & Sept	
US Treasury Note	1,859,687.50	2,000,000.00	2.625%	4.735%	10/3/23	5/31/27	1,925,625.00	May & Nov	
US Treasury Note	1,964,375.00	2,000,000.00	3.250%	3.691%	2/3/23	6/30/27	1,953,437.40	Jun & Dec	
US Treasury Note	962,187.50	1,000,000.00	2.750%	3.671%	2/3/23	7/31/27	963,281.20	Jan & July	
US Treasury Bond	2,223,125.00	2,000,000.00	6.375%	3.680%	2/3/23	8/15/27	2,098,437.40	Feb & Aug	
US Treasury Note	2,004,687.50	2,000,000.00	4.125%	4.062%	7/25/23	9/30/27	1,992,500.00	March & Sept	
US Treasury Note	2,005,312.50	2,000,000.00	4.125%	4.055%	7/25/23	10/31/27	1,992,500.00	Apr & Oct	
US Treasury Note	954,531.25	1,000,000.00	3.500%	4.672%	10/3/23	1/31/28	977,343.70	Jan & July	
US Treasury Note	1,947,500.00	2,000,000.00	4.000%	4.665%	10/3/23	2/29/28	1,982,500.00	Feb & Aug	
US Treasury Note	1,714,062.50	2,000,000.00	1.250%	4.863%	10/19/23	3/31/28	1,816,562.40	March & Sept	
US Treasury Note	1,959,375.00	2,000,000.00	3.500%	4.026%	2/6/24	4/30/28	1,950,000.00	Apr & Oct	
US Treasury Note	1,968,906.25	2,000,000.00	3.625%	4.020%	2/6/24	5/31/28	1,956,250.00	May & Nov	
US Treasury Note	1,704,687.50	2,000,000.00	1.250%	4.860%	10/19/23	5/31/28	1,806,562.40	May & Nov	
US Treasury Note	1,703,437.50	2,000,000.00	1.000%	4.528%	11/13/23	7/31/28	3,561,250.00	Jan & July	
US Treasury Note	1,755,078.13	2,000,000.00	1.000%	4.012%	2/6/24	7/31/28		Jan & July	
US Treasury Note	1,761,250.00	2,000,000.00	1.125%	4.014%	2/6/24	8/31/28	1,784,062.40	Feb & Aug	
US Treasury Note	2,008,125.00	2,000,000.00	4.375%	4.272%	3/28/24	8/31/28	2,002,187.40	Feb & Aug	
US Treasury Note	2,014,375.00	2,000,000.00	4.625%	4.440%	5/28/24	9/30/28	2,019,375.00	March & Sept	
US Treasury Note	2,050,000.00	2,000,000.00	4.875%	4.269%	3/28/24	10/31/28	2,036,250.00	Apr & Oct	
US Treasury Note	1,905,625.00	2,000,000.00	3.125%	4.258%	3/28/24	11/15/28	1,913,750.00	May & Nov	
US Treasury Note	1,754,062.50	2,000,000.00	1.375%	4.257%	3/28/24	12/31/28	1,783,750.00	Jun & Dec	
US Treasury Note	1,965,000.00	2,000,000.00	4.000%	4.417%	5/28/24	1/31/29	1,973,125.00	Jan & July	
US Treasury Note	1,848,437.50	2,000,000.00	2.625%	4.422%	5/28/24	2/15/29	3,740,000.00	Feb & Aug	
US Treasury Note	1,863,984.38	2,000,000.00	2.625%	4.250%	6/20/24	2/15/29		Feb & Aug	
US Treasury Note	1,834,687.50	2,000,000.00	2.375%	4.320%	7/3/24	3/31/29	1,846,250.00	March & Sept	
US Treasury Note	1,975,000.00	2,000,000.00	4.125%	4.413%	5/28/24	3/31/29	1,981,250.00	March & Sept	
US Treasury Note	1,997,343.75	2,000,000.00	4.250%	4.280%	7/3/24	6/30/29	1,989,687.40	Jun & Dec	
Total U.S. Treasuries		85,333,554.72	89,000,000.00				86,102,341.80		

U.S. AGENCY SECURITIES:

FFCB (Federal Farm Credit Bank)	2,013,840.00	2,000,000.00	4.875%	4.529%	11/30/22	1/10/25	2,000,150.00	Jan & July
FNMA (Fannie Mae)	933,000.00	1,000,000.00	0.625%	5.306%	10/19/23	4/22/25	988,557.00	Apr & Oct
FNMA (Fannie Mae)	1,837,800.00	2,000,000.00	0.500%	4.124%	2/3/23	6/17/25	1,964,904.00	June & Dec
FFCB (Federal Farm Credit Bank)	1,994,838.20	2,000,000.00	4.875%	5.030%	11/13/23	7/28/25	2,005,844.00	Jan & July
FNMA (Fannie Mae)	1,895,214.00	2,000,000.00	37.500%	5.000%	6/20/24	8/25/25	1,949,832.00	Feb & Aug
FHLB (Federal Home Loan Bank)	2,062,460.00	2,000,000.00	1.750%	0.920%	11/10/21	9/12/25	1,965,072.00	March & Sept
FHLB (Federal Home Loan Bank)	1,994,600.00	2,000,000.00	4.875%	5.022%	11/13/23	9/12/25	2,007,300.00	March & Sept
FFCB (Federal Farm Credit Bank)	1,992,294.00	2,000,000.00	1.440%	1.540%	2/3/22	1/27/26	1,941,236.00	Jan & July
FFCB (Federal Farm Credit Bank)	2,000,000.00	2,000,000.00	1.560%	1.560%	2/3/22	2/3/26	1,942,856.00	Feb & Aug
FFCB (Federal Farm Credit Bank)	1,988,990.00	2,000,000.00	4.875%	5.112%	10/19/23	4/20/26	2,014,790.00	Apr & Oct

CITY OF TURLOCK

Schedule of Investments - As of December 31, 2024

INVESTMENT DETAIL									
	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid	
FFCB (Federal Farm Credit Bank)	1,987,672.00	2,000,000.00	4.375%	4.700%	6/20/24	6/23/26	2,002,406.00	June & Dec	
FFCB (Federal Farm Credit Bank)	957,212.00	1,000,000.00	0.600%	1.580%	2/3/22	8/18/26	942,397.00	Feb & Aug	
FFCB (Federal Farm Credit Bank)	1,004,300.00	1,000,000.00	4.875%	4.664%	7/3/24	8/28/26	1,009,013.00	Feb & Aug	
FFCB (Federal Farm Credit Bank)	2,344,629.43	2,358,000.00	4.750%	4.960%	10/3/23	9/1/26	2,374,296.14	March & Sept	
FFCB (Federal Farm Credit Bank)	2,977,740.00	3,000,000.00	3.625%	3.841%	2/3/23	10/26/26	2,956,452.00	Apr & Oct	
FHLB (Federal Home Loan Bank)	1,047,690.00	1,000,000.00	2.625%	1.600%	2/3/22	12/11/26	988,710.00	June & Dec	
FHLB (Federal Home Loan Bank)	983,617.00	1,000,000.00	1.250%	1.600%	2/3/22	12/21/26	942,597.00	June & Dec	
FFCB (Federal Farm Credit Bank)	2,003,580.00	2,000,000.00	4.500%	4.435%	3/28/24	3/26/27	2,006,514.00	March & Sept	
FFCB (Federal Farm Credit Bank)	1,903,352.00	2,000,000.00	2.875%	4.282%	7/25/23	4/26/27	1,935,470.00	Apr & Oct	
FFCB (Federal Farm Credit Bank)	1,999,930.00	2,000,000.00	4.500%	4.500%	6/20/24	5/20/27	2,006,520.00	May & Nov	
FHLB (Federal Home Loan Bank)	1,995,276.00	2,000,000.00	4.125%	4.190%	7/25/23	6/11/27	1,989,518.00	June & Dec	
FFCB (Federal Farm Credit Bank)	1,996,124.00	2,000,000.00	4.625%	4.679%	11/15/23	11/15/27	2,013,380.00	May & Nov	
FHLB (Federal Home Loan Bank)	1,818,046.00	2,000,000.00	2.500%	4.956%	10/19/23	12/10/27	1,897,728.00	June & Dec	
FHLB (Federal Home Loan Bank)	1,886,000.00	2,000,000.00	4.250%	4.471%	7/3/24	12/10/27	1,993,258.00	June & Dec	
FHLB (Federal Home Loan Bank)	1,878,638.00	2,000,000.00	3.250%	4.708%	10/3/23	6/9/28	3,851,188.00	June & Dec	
FHLB (Federal Home Loan Bank)	1,916,302.00	2,000,000.00	3.250%	4.420%	7/3/24	6/9/28	2,013,014.00	May & Nov	
FFCB (Federal Farm Credit Bank)	2,005,680.00	2,000,000.00	4.625%	4.561%	11/13/23	11/13/28	2,024,172.00	Apr & Oct	
FFCB (Federal Farm Credit Bank)	2,026,700.00	2,000,000.00	4.750%	4.444%	5/28/24	4/30/29	4,284,688.00	May & Nov	
FNMA (Fannie Mae)	2,159,700.00	2,000,000.00	6.250%	4.439%	5/28/24	5/15/29		May & Nov	
FNMA (Fannie Mae)	2,174,240.00	2,000,000.00	6.250%	4.261%	6/20/24	5/15/29		May & Nov	
FHLB (Federal Home Loan Bank)	2,031,170.00	2,000,000.00	4.625%	4.271%	6/20/24	6/8/29	2,014,808.00	June & Dec	
Total U.S. Agencies		58,358,000.00					58,006,670.14		
CORPORATE NOTES/BONDS									
Tennessee Valley Authority	1,907,880.00	2,000,000.00	2.875%	4.300%	7/25/23	2/1/27	1,940,620.00	Feb & Aug	
Microsoft Corp	1,930,730.00	2,000,000.00	3.300%	4.210%	11/29/22	2/6/27	1,957,476.00	Feb & Aug	
Apple Inc	1,905,342.00	2,000,000.00	3.000%	4.100%	2/3/23	11/13/27	1,925,884.00	May & Nov	
Total Corporate Notes/Bonds		6,000,000.00					5,823,980.00		
TOTAL INVESTMENTS									
\$ 248,896,506.32		\$	253,266,364.97		\$ 249,830,113.56				
TOTAL INVESTMENTS AND DEMAND DEPOSITS									
264,820,701.66		265,754,308.90							

Note: Market values are as stated by Charles Schwab Investment statements.

City Council Meeting Minutes

January 28, 2025

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California



1. CALL TO ORDER

Mayor Bublak called the meeting to order at 6:00 p.m.

2. SALUTE TO THE FLAG

3. ROLL CALL AND DECLARATION OF CONFLICTS

Present: Councilmembers Cassandra Abram, Kevin Bixel, Erika Phillips, Vice Mayor Rebecka Monez, and Mayor Amy Bublak

Absent: None

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
None	None	None	None	None

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as posted, motioned by Vice Mayor Monez, seconded Councilmember Abram and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

5. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

A. Presentation: Turlock Police Department Animal Services - Adoptable Pets

Animal Services Supervisor Walthrop introduced a dog available for adoption at the shelter.

B. Proclamation: Sarah Eddy Retirement (Wilson)

City Manager Reagan Wilson presented Sarah Eddy with a proclamation in honor of her retirement.

C. Presentation: Communications Plan - Slate Communications - Councilmember Q & A - (Sims)

Economic Development Director Sims introduced Kristen Knoll from Slate Communications who gave an update on the communication plan.

D. Presentation: Economic Development Strategic Plan Update - Kosmont - Councilmembers Q & A (Sims)

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Economic Development Director Sims introduced Ken Hira and Tom Jirovsky of Kosmont who gave an update on the Economic Development Strategic Plan.

6. PUBLIC PARTICIPATION

Mayor Bublak opened the item to public comment and the following members of the public spoke:

Karina Mendoza
Jolynn Digrazia
John Gebelein
Bob Puffer
Milt Trierweiler

With no further comments, Mayor Bublak closed public comment.

7. CONSENT CALENDAR

- A. Motion: Accepting the Weekly demands of January 3, 2025 through January 9, 2025 in the amount of \$2,370,255.86, January 10, 2025 through January 16, 2025 in the amount of \$4,885,512.03, Payroll EFT October 1, 2024 through October 31, 2024 in the amount of \$2,256,039.68, AP EFT November 2024 in the amount of \$432,413.51
- B. Motion: Accepting the Minutes of the January 14, 2025 Regular City Council meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Resolution 2025-011: Finding that select equipment for City Project No. 23-046 "Well 29 Chlorination" may be expressly designated by specific brand name with no equal in order to match other products in use on a completed project at other well sites within the City of Turlock pursuant to Public Contract Code Section 3400(c)(2) (Morris)
- E. Resolution 2025-012: Rescinding Resolution 2021-243 and adopting a new resolution designating the authorized signatures for the City of Turlock bank accounts with Westamerica Bank (Moreno)
- F. Resolution 2025-013: Approving Amendment No. 2 to the Memorandum of Understanding between the City of Turlock and the Stanislaus Council of Governments to accept an increase in the suballocation of Regional Early Action Plan (REAP) funds in the amount not to exceed \$55,000 and appropriating \$55,000 to Fund 271 Development Services Grants Account Number 271-40-400.452.34168 Regional Early Action Plan (REAP) funding and appropriating \$55,000 to account number 271-40-452.43055_000 Consultant General. (Werner)
- G. Resolution 2025-014: Approving Amendment No. 6 for Task Order No. 1B under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$54,356.58 to be funded by Fund 115 "Measure A – Roads" for Bid Package 2 for City Project No. 23-031 as "NV5 CM Task Order No. 1B for City Project No. 23-031, Bid Package 2" (Pezeshk)

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- H. Resolution 2025-015: Approving Amendment No. 7 for Task Order No. 2B under the terms of the Master Agreement (City Contract No. 2023-109) with Mark Thomas & Company, Inc. (Sacramento, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount of \$120,116.97 to be funded by Fund 115 "Measure A – Roads" under City Project No. 23-052 "Mark Thomas Task Order No. 2B for Roads Program - Geer Road (Federal)" (Pezeshk)
- I. Resolution 2025-016: Approving Amendment No. 7 for Task Order No. 2B under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$46,515.85 to be funded by Fund 115 "Measure A – Roads" for City Project No. 23-033 as "NV5 CM Task Order No. 2B for City Project No. 23-033" (Pezeshk)
- J. Resolution 2025-017: Authorizing an agreement, in a form approved by the City Attorney, between the City of Turlock and Flock Safety, with a contract amount of one million one hundred thirty-three thousand five hundred fifty dollars (\$1,133,550) over five (5) years for automated license plate recognition and appropriating a one-time transfer from expense account number 117-10-190.48001_351 "Transfers Out To F240 for LPR's" Fund 117 "Cannabis" unassigned reserve in an amount of five hundred sixty-six thousand seven hundred seventy-five dollars (\$566,775) and a one-time transfer from expense account number 118-20-210.48001_351 "Transfers Out To F240 for LPR's" Fund 118 "Measure A" unassigned reserve in an amount of five hundred sixty-six thousand seven hundred seventy-five dollars (\$566,775) and a one-time transfer to revenue account number 240-00-000-213.38001_351 "Transfers In From F117 & F118 for LPR's" and appropriate two hundred fifty-one thousand one hundred fifty dollars (\$251,150) to expense account number 240-00-000-213.51034 "Cameras for License Plate Reader Program" for the first year payment (Hedden)

Action: Motion by Vice Mayor Monez, seconded by Councilmember Abram, to adopt the Consent Calendar and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

8. FINAL READINGS

- A. Second and final reading of an Ordinance approving a Development Agreement between the City of Turlock and Turlock Marketplace LLC, relating to a proposed new shopping center located at 1885 Countryside Drive, 2712 W. Tuolumne Road, and 2630 W. Tuolumne Road, Turlock, California, Stanislaus County Assessor's Parcel Numbers 088-016-001, 088-010-02, and 088-018-052. (Werner)

Mayor Bublak opened the item for public comment, and with none, closed public comment.

Action: Ordinance 1325-CS: Approving a Development Agreement between the City of Turlock and Turlock Marketplace LLC, relating to a proposed new shopping center located at

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1885 Countryside Drive, 2712 W. Tuolumne Road, and 2630 W. Tuolumne Road, Turlock, California, Stanislaus County Assessor's Parcel Numbers 088-016-001, 088-010-02, and 088-018-052 2025 as motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

9. PUBLIC HEARINGS

- A. Authorizing the submittal of the 2023-2031 Draft Housing Element to the California Department of Housing and Community Development (HCD) for the required 90-day review period (Werner)

Development Services Director Werner introduced Andrew Hill of Dyett & Bhatia who presented the 2023-031 Draft Housing Element.

Mayor Bublak opened the item for public comment and the following members of the public spoke:

Milt Trierweiler
Bob Puffer
John Gebelein
Name not provided

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2024-018: Authorizing the submittal of the 2023-2031 Draft Housing Element to the California Department of Housing and Community Development (HCD) for the mandatory 90-day review period as motioned by Vice Mayor Monez, seconded by Councilmember Abram, and carried 3/2 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	No	No

10. ACTION ITEMS

- A. Awarding Request for Proposal (RFP) 24-011 and approving an agreement (City Contract 2025-097) in a form approved by the City Attorney with NBS Government Finance Group (Temecula, California office) for a Water Rate Study and related services for a one (1) year term with the option to extend for two (2) additional one-year terms in an amount not-to-exceed \$132,915 to be funded by Fund 420 (Water), account number 420-52-550.43314 "Contract Help – Service" (Guerrero)

Municipal Services Director Fisher provided an overview of the Water Rate Study.

Mayor Bublak opened the item for public comment and the following members of the public spoke:

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Milt Trierweiler
John Gebelein

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-019: Awarding Request for Proposal (RFP) 24-011 and approving an agreement (City Contract 2025-097) in a form approved by the City Attorney with NBS Government Finance Group (Temecula, California office) for a Water Rate Study and related services for a one (1) year term with the option to extend for two (2) additional one-year terms in an amount not-to-exceed \$132,915 to be funded by Fund 420 (Water), account number 420-52-550.43314 “Contract Help – Service” as motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- B. Accepting an allocation of funds to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety in an amount not to exceed \$80,000, and appropriating said funds into account number 266-20-255-352.35720 “OTS Step Grant” and accounts 266-20-255-352.41100_013 “Overtime OTS Step Grant” with associated benefit accounts for overtime in the amount of \$64,328, 266-20-255-352.47095_018 “Training Step Grant #PT25083” in the amount of \$1,967, and 266-20-255-352.44001_044 “Supplies STEP Grant #PT25083” in the amount of \$13,705, in Fund 266 “Police Grants” Program 352 “OTS Step Grant” (Hedden)

Lieutenant Hall presented the item regarding the OTS Step Grant.

Mayor Bublak opened the items for public comment and the following members of the public spoke:

Milt Trierweiler
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-020: Accepting an allocation of funds to administer the Selective Traffic Enforcement Program Grant through the California Office of Traffic Safety in an amount not to exceed \$80,000, and appropriating said funds into account number 266-20-255-352.35720 “OTS Step Grant” and accounts 266-20-255-352.41100_013 “Overtime OTS Step Grant” with associated benefit accounts for overtime in the amount of \$64,328, 266-20-255-352.47095_018 “Training Step Grant #PT25083” in the amount of \$1,967, and 266-20-255-352.44001_044 “Supplies STEP Grant #PT25083” in the amount of \$13,705, in Fund 266 “Police Grants” Program 352 “OTS Step Grant” as motioned by Councilmember Abram, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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11. CITY MANAGER REPORTS/UPDATES

City Manager Wilson advised he is in communication with Stanislaus County's Workforce Development Department in regard to Foster Farm's employees. City of Turlock is going to collaborate with Stanislaus County and local businesses to initiate a job fair.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram thanked the City of Turlock Municipal department for assisting with areas of concern in District 3.

Vice Mayor Monez advised she was very pleased with the Turlock Police Department Award Ceremony and very proud of the Turlock Police Explorers. She also commended Public Maintenance Supervisor Art Padilla and team in addressing and expeditiously resolving a street/curb concern from a constituent in District 4. In closing, Vice Mayor acknowledged the 519 employees of Foster Farms that she will assist with job placement as she is communication with local businesses and manufacturers.

Councilmember Phillips advised the Point in Time homeless census is to commence on Thursday, January 30, 2025. She will provide an update at the next council meeting.

Mayor Bublak requested staff research adding food to Thursday's at the Senior Center. She addressed a comment in regard to SRWA. Mayor also advised of the Disaster plan through Stanislaus County which holds quarterly meetings as well as stating City of Turlock's Disaster plan is confidential for protection purposes.

13. COUNCILMEMBER ITEMS FOR FUTURE CONSIDERATION

None

14. CLOSED SESSION

A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)

"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."

Agency Designated Representative: City Manager Reagan Wilson

Employee Organization: Turlock Firefighters Association-Local 2434

Employee Organization: Turlock Management Association-Public Safety

15. REPORTS FROM CLOSED SESSION

None

16. ADJOURNMENT

Mayor Bublak adjourned the meeting at 8:45 p.m.

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Respectfully submitted

Christina Cabada, City Clerk Trainee

Agenda Item 7C

Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title

City Council Staff Report

February 11, 2025



From: Christopher Fisher, Municipal Services Director
Prepared by: Fred Pezeshk, P.E., Roads Program Manager
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Approving Amendment No. 5 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$596,557.66 to be funded by Fund 115 "Measure A – Roads" for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2A for City Project No. 23-067, Bid Package 1"

Resolution: Approving Amendment No. 8 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$370,914.63 to be funded by Fund 115 "Measure A – Roads" for Bid Package 1 for City Project No. 23-068 as "NV5 CM Task Order No. 3A for City Project No. 23-068, Bid Package 1"

2. DISCUSSION OF ISSUE:

On February 27, 2024, the City Council approved Master Agreements for Construction Management and Inspection Services with CCME, Inc. (City Contract No. 2024-112) and NV5, Inc. (City Contract No. 2024-111). The Agreements stipulate that the scope of services and fees associated with specific projects will be agreed upon through task orders approved under the terms of each Master Agreement.

Scope of services for construction management and inspection is described in three (3) activity components: Pre-Construction, Construction Management and Inspection, and Post-Construction. "Pre-Construction" activities ensure that the projects are properly set up and organized in the lead-up to start of construction. Activities such as constructability reviews, file reviews and set-up, scheduling, and pre-construction conference with the contractor take place during this stage. "Construction Management and Inspection" activities during the actual construction of the projects will ensure, in general, that the contractor is complying with the contractual requirements, that the work is constructed in compliance with the bid documents, that the quantities of work are measured accurately for proper payment to the contractor, and that issues encountered in the field are resolved in a timely fashion. "Post-Construction" activities ensure that as-built plans are prepared to document and accurately reflect the project as actually constructed and that contract records are adequately and properly organized and complete.

On December 10, 2024, the City Council approved Task Orders as Amendments under the terms of the Master Agreements to provide Construction Management and Inspection Services for City Project Nos. 23-067 Bid Package 1 and 23-068 Bid Package 1. Since the design was still ongoing at the time, each Task Order only included the scope and fee for

“Pre- Construction” activities.

With the completion of the design, critical items, such as the final scope of construction work, the engineer’s estimate of probable construction costs, sequencing of construction, and the number of working days, were determined and a detailed scope of services for the remaining activities could then be developed for each bid package.

Therefore, the proposed amendments include the scope of services and fee associated with “Construction Management and Inspection” and “Post-Construction Services” activities for each bid package.

The two (2) bid packages include the following street sections:

City Project No. 23-067, Bid Package 1					
Street Name	From	To	PCI	Length (ft)	District
Gettysburg St.	Andre Ln.	Dels Ln.	1	1,046.00	4
Hughes Ct.	Gettysburg St.	North End	44	154.00	4
Andre Ln.	Georgetown Ave.	W. Monte Vista Ave.	3	1,274.00	3 & 4
	W. Tuolumne Ave.	Georgetown Ave.	13	1,308.00	3 & 4
Troy Ct.	East End	Andre Ln.	18	200.00	3
Yvonne Ct.	East End	Andre Ln.	60	174.00	3
Torre Ct.	East End	Andre Ln.	57	167.00	3
Delta Ct.	East End	Andre Ln.	47	154.00	3
Curt Ct.	West End	Andre Ln.	82	230.00	4
Ledwith Ct.	Andre Ln.	West End	60	223.00	4
Tampa St.	Niagra St.	Andre Ln.	0	1,004.00	3
Regis St.	Geer Rd.	Niagra St.	0	518.00	3
Niagra St.	Regis St.	Monte Vista Ave.	7	853.00	3
TOTAL LENGTH (FT)				7,305.00	

City Project No. 23-068, Bid Package 1
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Street Name	From	To	PCI	Length (ft)	District
Donnelly Park Dr.	W. Hawkeye Ave.	Pedras Rd.	10	1,289.00	4
De Pauw Dr.	Valparaiso Dr.	Donnelly Park Dr.	3	682.00	4
Wabash Dr.	Valparaiso Dr.	Donnelly Park Dr.	8	669.00	4
Earlham Dr.	Valparaiso Dr.	Donnelly Park Dr.	5	676.00	4
Valparaiso Dr.	Earlham Dr.	De Pauw Dr.	9	518.00	4
Meadowlark Dr.	E. Tuolumne Rd.	N. Olive Ave.	6	1,204.00	3
TOTAL LENGTH (FT)				5,038.00	

“Construction Management and Inspection” and “Post-Construction Services” activities will commence shortly after the award of bid for each bid package and will continue throughout the construction period.

3. BASIS OF RECOMMENDATION:

- A. The proposed Amendments are essential to ensuring that adequate resources are available for advancing the construction of Roads Program CIP projects.
- B. This action is consistent with Council’s stated goal of utilizing Measure A revenues to expedite road repair projects.

4. FISCAL IMPACT / BUDGET AMENDMENT:

The fiscal impact of the proposed Amendment No. 5 for CCME Task Order No. 2A will be \$596,557.66 which will be funded from Fund 115 “Measure A – Roads”, account number 115-10-115.43327 “Construction Management.” The cumulative fiscal impact, including previous Amendment is estimated to be \$638,333.66.

City Project No. 23-067, Bid Package 1	
Amendment No. 4 for CM Task Order No. 2	\$ 41,776.00
Amendment No. 5 for CM Task Order No. 2A (Proposed)	\$596,557.66
Total Estimated Fiscal Impact	\$638,333.66

The fiscal impact of the proposed Amendment No. 8 for NV5 Task Order No. 3A will be \$370,914.63 which will be funded from Fund 115 “Measure A – Roads”, account number 115-10-115.43327 “Construction Management.” The cumulative fiscal impact, including previous Amendment is estimated to be \$425,065.87.

City Project No. 23-068, Bid Package 1	
Amendment No. 5 for CM Task Order No. 3	\$ 54,151.24

Amendment No. 8 for CM Task Order No. 3A (Proposed)	\$370,914.63
Total Estimated Fiscal Impact	\$425,065.87

Appropriate funds have been allocated during Fiscal Year 2024-25 budget process to cover these Amendments.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

Approving the amendments for the task orders described above will not have a direct or reasonably foreseeable indirect physical change in the environment. Therefore, the proposed actions are not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378 (Project) because they consist of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore are not considered projects.

8. ALTERNATIVES:

- A. Council could choose not to approve Amendment No. 5 to the Master Agreement with CCME, Inc. Staff does not recommend this alternative as it is essential to ensure that adequate resources are made available for management and inspection of construction activities and to avoid delaying the construction.
- B. Council could choose not to approve Amendment No. 8 to the Master Agreement with NV5, Inc. Staff does not recommend this alternative as it is essential to ensure that adequate resources are made available for management and inspection of construction activities and to avoid delaying the construction.
- C. Provide staff with direction on how to proceed.

9. ATTACHMENTS:

- 1. Draft Resolution - Amendment No. 5 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc.
- 2. Draft Resolution - Amendment No. 8 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5_ Inc. (1)
- 3. Amendment No. 5 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc.
- 4. Amendment No. 8 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF APPROVING AMENDMENT }
NO. 5 FOR TASK ORDER NO. 2A UNDER THE }
TERMS OF THE MASTER AGREEMENT (CITY }
CONTRACT NO. 2024-112) WITH CCME, INC. }
(MERCED, CALIFORNIA OFFICE) FOR }
CONSTRUCTION MANAGEMENT AND }
INSPECTION SERVICES FOR THE CITY OF }
TURLOCK'S ROADS INITIATIVE PROGRAM IN }
THE AMOUNT OF \$596,557.66 TO BE FUNDED }
BY FUND 115 "MEASURE A – ROADS" FOR }
BID PACKAGE 1 FOR CITY PROJECT NO. }
23-067 AS "CCME CM TASK ORDER NO. 2A }
FOR CITY PROJECT NO. 23-067, }
BID PACKAGE 1" }**

RESOLUTION NO. 2025-

WHEREAS, under a separate resolution on February 27, 2024, the City Council approved a Master Agreement (City Contract No. 2024-112) for Construction Management and Inspection Services for Roads Program CIP Projects ("Agreement") between the City of Turlock ("City") and CCME, Inc. ("Professional"); and

WHEREAS, Construction Management and Inspection Services comprise three (3) components: Pre-Construction, Construction Management and Inspection, and Post-Construction; and

WHEREAS, Agreement stipulates that the scope of services and fees associated with specific projects will be agreed upon through task orders approved under the terms of Agreement by a written amendment to the Agreement; and

WHEREAS, Amendment No. 4 provided for the scope of services and fees for "Pre-Construction" services for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2 for City Project No. 23-067, Bid Package 1;" and

WHEREAS, City desires that Professional provide "Construction Management and Inspection" and "Post-Construction" services for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2A for City Project No. 23-067, Bid Package 1;" and

WHEREAS, Amendment No. 5 for Task Order No. 2A provides for the scope of services and associated fees for said services; and

WHEREAS, the cost of said services is estimated to be \$596,557.66; and

WHEREAS, funding is available from Fund 115 "Measure A – Roads" account number 115-10-115.43327 "Construction Management" for costs associated with said City Project; and

WHEREAS, this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378 (Project) of the CEQA guidelines because it consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment”.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve Amendment No. 5 for Task Order No. 2A under the terms of the Master Agreement (City Contract No. 2024-112) with CCME, Inc. (Merced, California office) for Construction Management and Inspection Services for the City of Turlock’s Roads Initiative Program in the amount of \$596,557.66 to be funded by Fund 115 “Measure A – Roads” for Bid Package 1 for City Project No. 23-067 as “CCME CM Task Order No. 2A for City Project No. 23-067, Bid Package 1.”

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF APPROVING AMENDMENT }
NO. 8 FOR TASK ORDER NO. 3A UNDER THE }
TERMS OF THE MASTER AGREEMENT (CITY }
CONTRACT NO. 2024-111) WITH NV5, INC. }
(FRESNO, CALIFORNIA OFFICE) FOR }
CONSTRUCTION MANAGEMENT AND }
INSPECTION SERVICES FOR THE CITY OF }
TURLOCK'S ROADS INITIATIVE PROGRAM IN }
THE AMOUNT OF \$370,914.63 TO BE FUNDED }
BY FUND 115 "MEASURE A – ROADS" FOR }
BID PACKAGE 1 FOR CITY PROJECT }
NO. 23-068 AS "NV5 CM TASK ORDER NO. 3A }
FOR CITY PROJECT NO. 23-068, }
BID PACKAGE 1" }**

RESOLUTION NO. 2025-

WHEREAS, under a separate resolution on February 27, 2024, the City Council approved a Master Agreement (City Contract No. 2024-111) for Construction Management and Inspection Services for Roads Program CIP Projects ("Agreement") between the City of Turlock ("City") and NV5, Inc. ("Professional"); and

WHEREAS, Construction Management and Inspection Services comprise three (3) components: Pre-Construction, Construction Management and Inspection, and Post-Construction; and

WHEREAS, Agreement stipulates that the scope of services and fees associated with specific projects will be agreed upon through task orders approved under the terms of Agreement by a written amendment to the Agreement; and

WHEREAS, Amendment No. 5 provided for the scope of services and fees for "Pre-Construction" services for Bid Package 1 for City Project No. 23-068 as "NV5 CM Task Order No. 3 for City Project No. 23-068, Bid Package 1;" and

WHEREAS, City desires that Professional provide "Construction Management and Inspection" and "Post-Construction" services for Bid Package 1 for City Project No. 23-068 as "NV5 CM Task Order No. 3A for City Project No. 23-068, Bid Package 1;" and

WHEREAS, Amendment No. 8 for Task Order No. 3A provides for the scope of services and associated fees for said City Project; and

WHEREAS, the cost of said services is estimated to be \$370,914.63; and

WHEREAS, funding is available from Fund 115 "Measure A – Roads" account number 115-10-115.43327 "Construction Management" for costs associated with said City Project; and

WHEREAS, this action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378 (Project) of the CEQA guidelines because it consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment”.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve Amendment No. 8 for Task Order No. 3A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock’s Roads Initiative Program in the amount of \$370,914.63 to be funded by Fund 115 “Measure A – Roads” for Bid Package 1 for City Project No. 23-068 as “NV5 CM Task Order No. 3A for City Project No. 23-068, Bid Package 1.”

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California



AMENDMENT NO. 5 FOR TASK ORDER NO. 2A
Under the Terms of the
MASTER AGREEMENT BETWEEN THE CITY OF TURLOCK
and
CCME, INC.
for
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES
City Contract No. 2024-112

City Project No. 23-067, Bid Package 1

THIS AMENDMENT NO. 5 for Task Order No. 2A under the terms of City Contract No. 2024-112 is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and CCME, INC., a California corporation ("Professional"), on this _____ day of _____ 2025 (the "Effective Date of Task Order No. 2A"). City and Professional may be collectively referred to herein as the "Parties" or individually as "Party." There are no other parties to this Amendment No. 5.

WHEREAS, the Parties hereto previously entered into a Master Agreement (City Contract No. 2024-112) dated February 27, 2024, for Construction Management and Inspection Services for Roads Program Capital Improvement Program (CIP) Projects ("Agreement"); and

WHEREAS, Construction Management and Inspection Services comprise three (3) components: Pre-Construction, Construction Management and Inspection, and Post-Construction; and

WHEREAS, Agreement stipulates that the scope of services and fees associated with specific projects will be agreed upon through task orders approved under the terms of Agreement by a written amendment to the Agreement; and

WHEREAS, Amendment No. 4 provided for the scope of services and fees for "Pre-Construction" services for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2 for City Project No. 23-067, Bid Package 1;" and

WHEREAS, City desires that Professional provide "Construction Management and Inspection" and "Post-Construction" services for Bid Package 1 for City Project No. 23-067 as "CCME CM Task Order No. 2A for City Project No. 23-067, Bid Package 1;" and

WHEREAS, Amendment No. 5 for Task Order No. 2A provides for the scope of services and associated fees for said services.

NOW, THEREFORE, the Parties hereto mutually agree to amend the Agreement as follows:

1. **Exhibit F**, attached hereto and incorporated herein by reference, is hereby added to the Agreement.
2. Recital B of the Agreement is amended to read as follows:

B. Professional has made a proposal to City to provide such professional services. A description of the services Professional proposes to provide is included in the Scope of Services in **Exhibits A through F** attached hereto and incorporated herein by reference ("Services"). City desires to retain Professional to perform the Services, subject to the terms and conditions set forth in this Agreement.
4. Recital C of the Agreement is amended to read as follows:

C. The Parties anticipate that one or more projects for Services shall be determined through creation of a Task Order as a City-requested modification of services under Section 5.2 of this Agreement which shall be approved by written amendment to this Agreement. The Parties shall outline the schedule or timeline for providing the Services agreed upon under each Task Order ("Completion Schedule"), which shall be included in one or more written amendments to this Agreement. Such Completion Schedule is included in **Exhibit F**.
5. Recital D of the Agreement is amended to read as follows:

D. The Parties shall outline the rates and method of payment to Professional for its performance of the Services under this Agreement as determined under each Task Order ("Compensation Schedule"), which shall be included in one or more written amendments to this Agreement. Such Compensation Schedule is included in **Exhibit F**.
6. Section 5 of the Agreement is amended to read as follows:

5.1. Services. Subject to the terms and conditions set forth in this Agreement, Professional shall provide City the Services described in **Exhibits A through F**. Any request for Services not included in **Exhibits A through F** will be considered a request for additional or modified Services ("Modification" or "Modifications"). Professional shall not receive additional compensation for any Modification of the Services unless the Parties agree otherwise in a writing executed by both Parties.

5.2. City Requested Modification of Services. City may, by written order, authorize Modifications to the Services described in **Exhibits A through F**. If such Modifications cause an increase in the cost or time required for performance of Professional's Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Professional and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Professional mutually agree to a written amendment to this

Agreement reflecting such revisions, additional compensation, time for performance or such other terms or conditions mutually agreed upon by the Parties.

7. Section 6 of the Agreement is amended to read as follows:

6.1. Amount, Time and Manner of Payment for Professional Services. City shall pay Professional according to the rates and timing set forth in the Compensation Schedule for each Task Order within each Amendment to the Agreement. Each Compensation Schedule shall include an exhibit based on Exhibit 10-H of Caltrans Local Assistance Procedures Manual (LAPM). Professional will be allowed to include an amount for the anticipated salary increases as calculated per Exhibit 10-H. City's total compensation to Professional shall not exceed the cumulative amount resulting from each Task Order with each approved Amendment to the Agreement. The compensation for Amendment No. 2A shall not exceed Five-Hundred-Ninety-Six Thousand Five-Hundred-Fifty-Seven Dollars and Sixty-Six Cents (\$596,557.66), and Six-Hundred-Thirty-Eight Thousand Three-Hundred-Thirty-Three Dollars and Sixty-Six Cents (\$638,333.66) for City Project No. 23-067, Bid Package 1 ("Maximum Payment"), unless the Parties mutually agree in writing otherwise.

Amendment 4 for Task Order No. 2	\$ 41,776.00
Amendment 5 for Task Order No. 2A	<u>\$596,557.66</u>
Project 23-067, Bid Package 1 Not-to-Exceed Amount	\$638,333.66

8. **Execution and Counterparts.** This Amendment may be executed simultaneously, and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. The Parties agree that this Amendment and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.
9. All other terms and conditions of the Agreement shall remain in full force and effect for the Term of the Agreement.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 5 to be executed by and through their respective officers thereunto duly authorized.

PROFESSIONAL

CCME, INC., a California corporation

By: 
Ramon Montes De Oca, Vice President

Date 01/23/2025

CITY

**City of Turlock, a California
municipal corporation**

By: _____
Reagan M. Wilson, City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher,
Municipal Services Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

SCOPE OF WORK

CCME, Inc. (CCME) will furnish a Project Manager, Construction Manager / Resident Engineer, and associated personnel including inspectors, arborists, material testers, and office engineers for the duration of this project. The CCME construction manager will be responsible for all matters related to the consultant team and report directly to the City's project manager. CCME will also coordinate, when needed, regarding project issues and critical items with the City's designer, other City consultants, third parties, or other departments.

B Construction Management and Inspection

B.1 Submittal and shop drawing Management- Carry forward the preconstruction submittal log and continue to collect, log, review, distribute, track, and respond to all material and shop drawings submitted by the Contractor.

Deliverables: Submittal log, returned submittals

B.2 Request for Information (RFI) Management- log, review, coordinate any required third party or design review, discussions, and respond to RFIs, within CMIS.

Deliverables: RFI log, RFI responses

B.3 Project Coordination- Manage and review all project communication and coordinate with the City's project manager, utility owners, and necessary third parties.

B.4 Construction Administration- Maintain project related logs, prepare necessary project communication and project documents related and ensure project conforms to the City's Quality Assurance Plan. Document Management will be performed with the City's preferred software, CMIS.

Deliverables: Logs, letters and other contract documentation, and CMIS access.

B.5 Construction Observation- Perform day-to-day roadway inspections for quality assurance on behalf of the City of Turlock. These observations include: demolition, curb and gutter, utility placement, crack seal, slurry seal, micro-surfacing, cape seal, overlays cold in-place recycling (CIR) full depth reclamation (FDR) and complete roadway reconstruction. CCME will make all reasonable efforts to guard the City against defects and deficiencies in the work of the Contractor and to ensure provisions of the contract documents are being fulfilled including verifying that the materials installed in the project match the authorized submittals. CCME will take progress photographs and bind and label them and assist with all other matters relating to construction of the project. Track Tentative work agreements or potential extra work daily.

Deliverables: Daily Inspection Reports in compliance with Caltrans Standards

B.6 Survey Verification - CCME will check staking cut sheets to ensure the grades shown correlate to the project plans where grades are shown or able to be calculated using known elevations, cross slopes, and distances. CCME will provide Survey QA as necessary with a licensed Land Surveyor.

B.7 Arborist Services - CCME's subconsultant will advise the City during constructability review as to the required tree trimming or removal, replanting schedule, and general health of any trees in question. The Arborist is certified by the International Society of Arboriculture.

B.8 Test Date - CCME will review and make recommendations on manufacturers' shop drawings and mill tests reports and to ensure compliance with the project documents. Reviews to be performed before authorization of the material where applicable.

B.9 Traffic Control - CCME will review, comment, and make recommendations to all traffic control proposals, and flag potential impacts to local businesses pedestrians, motorists, and general movement of the residents. All reviews will be to CA MUTCD standards.

B.10 Quality Assurance- Perform all other aspects of project quality assurance not covered in other tasks and not considered materials testing in Chapter 6 of the Caltrans Construction Manual and coordinate materials testing with our Authorized Laboratory.

B.11 Materials Testing Coordination- Schedule sampling and testing of material for conformity with City and Caltrans Standards.

Deliverables: Review of material test reports, technician field reports

B.12 SWPPP, Environmental, and Stormwater- Review the contractors SWPPP, Erosion, and Sediment Control Plan submittals and inspection reports and make approval recommendations to the City. CCME will utilize its QSDs to review all applicable laws including the Clean Water Act, Porter-Cologne, and the Construction General Permit. CCME will verify the Contractor is in compliance with the Construction General Permit at all times and immediately document and enforce non-compliance to the fullest extent of the contract. It is understood that a Categorical Exemption will be prepared for this project. Deliverables: Recommendations for approval/rejection

B.13 Public Outreach: Coordinate with the City's project manager for any messaging or communications with the public or adjacent property owners. Interact with home owners and become a liaison to receive any complaints or concerns and relay them as necessary.

B.14 Schedule Management- Review contractor's baseline and schedule updates for errors or inconsistencies. CCME will review progress compared to the planned schedule and notify the PM of any schedule deviations as well as any necessary Time Impact Analysis (TIA) for compliance with Caltrans standard schedule procedures. A monthly progress report to the PM describing key issues, costs status, and schedule status will be prepared and submitted. Deliverables: Approval of contractor's baseline schedule

B.15 Labor Compliance Reviews- Review contractors certified payroll and ensure compliance with all labor laws.

Deliverables: Audits of Contractor's payroll and deficiency letters

B.16 Quantity Measurement and Payment Recommendation- Field measurements of installed quantities. CCME will prepare monthly progress payment recommendations by making measurements of bid items on the project cost breakdown, checking the percent complete in the field, and assisting with Contractor meetings to resolve any differences in quantities.

Deliverables: Monthly payment estimate and quantity backup sheets

B.17 Change Order Management- Identify, negotiate costs, and write contract change orders when necessary. Perform change order analysis and recommendation for the PM's review and approval including reviewing: logs of proposed change orders, change order

quotations from contractor force account analysis, negotiated change order costs, time extensions, processing final negotiated change orders, and effect of approved change orders in progress payment breakdowns, review of time impact analysis (TIA).
Deliverables: Change order log and change orders

B.18 Project Budget - CCME will monitor the project budget utilizing spreadsheets showing quantities complete to date, in progress and projections to pay estimate to allow for funding forecasting and identify items when they appear to be going over the Engineer's estimate.

B.19 Contractor Proposals - If the Contractor proposes any Value Engineering cost-reduction proposals, CCME will review the potential savings and provide a risk assessment and recommendation for the City.

B.20 Claims Management- Monitor and report any potential claims that may arise in accordance with Caltrans Standard Specifications and assist the City in preparing defensive position papers. CCME can assist beyond the typical project level dispute process outlined in the Caltrans Standards under dispute resolution as extra work.
Deliverables: Potential Claim Log, Potential Claim Position Paper

B.21 Weekly Meeting- CCME will schedule, coordinate, and attend weekly construction update meetings with the City to facilitate decision making, discuss any issues observed in the field, and any potential issues that are arising that could impact budget, schedule, and the overall quality of the final product. CCME will also prepare a meeting agenda for weekly progress update meeting with the Contractor or public meetings and will schedule the appropriate attendees. CCME will also schedule and attend other meetings as needed or warranted by the project.
Deliverables: WSWD and meeting minutes within 5 days

B.22 Safety- CCME will monitor safety on the project to verify the contractor is abiding by its company Injury and Illness Prevention Plan and Cal OSHA regulations. CCME will document any accidents that occur within the project limits during normal work hours. CCME does not enforce any regulations, however, the Contractor will be shut down if found to be in gross violation to employee safety policies, or if there is immediate concern for motorist or public safety.

B.23 Caltrans ADA Compliance Inspection Report or equivalent will be provided for all curb ramps.

B.24 Final Inspection- CCME will coordinate with the City Project manager to schedule and complete the final inspection walk through and issue notice of completion.
Deliverables: Notice of Completion

B.25 Punch list- Develop a final punch list and document the completion of each item.
Deliverables: Punch List

C Post Construction Services

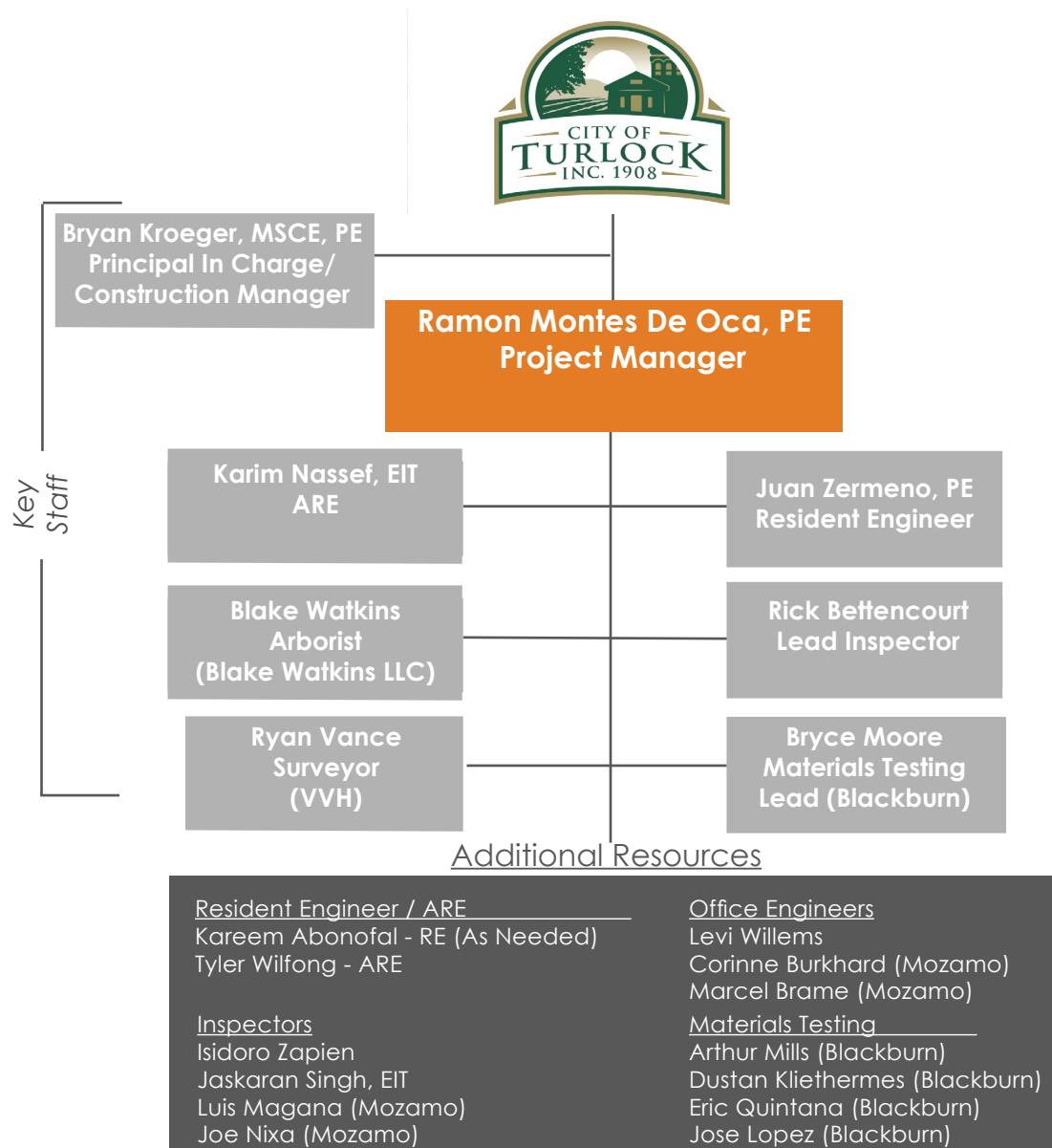
C.1 As-Built - Prepare final redline as-builts of the plans in accordance with LAPM and Caltrans construction manual and return them to the City's designer for CADD revisions.

Deliverables: As-Built Red Lines

C.2 Deliver Project Files- CCME will deliver to the City all hard copy and electronic project files at the end of the project. During the project progress, City PM will have access to read electronic files via the City's requested file management software CMIS as well as Dropbox, OneDrive, or other file sharing services. CCME will compile all project information, review for completeness, and provide the City with a digital copy (thumb drive) of all project documents at the end of the project.

RESPONSIBLE PERSONNEL

Organizational Chart



Key Staff- Bryan Kroeger, Principal In Charge, Construction Manager

Registered Civil Engineer #79177, QSD

Bryan has a master's degree in Civil Engineering from California State University Fresno and 17 years of experience delivering public projects. As a Construction Manager and Resident Engineer, Bryan has worked on all aspects of project delivery including helping with preconstruction permitting issues and utility agreements. Bryan has vast experience working on both the State Highway System as well as Local Roads.

Key Staff - Ramon Montes De Oca, Project Manager, Resident Engineer

Registered Civil Engineer #78212, QSD

Ramon has a bachelor's degree in Civil Engineering from Cal Poly San Luis Obispo. Ramon has over 18 years of experience and, in addition to his PE license, is a Qualified SWPPP Developer/ Practitioner. Throughout the years, Ramon has been a Structures Representative and Resident Engineer on a variety of Road, Bridge, and retaining wall projects. Ramon is currently assisting on your City of Turlock CIP Roads Projects.

Key Staff - Juan Zermeno, Resident Engineer (Primary)

Juan has over 23 years of experience providing construction management services to various government agencies and the private sector. His background includes heavy highway construction, bridge construction, railroad construction, and streetscapes. He has administered and managed construction of cast-in-place pre-stressed box girder bridges, pre-stressed slab bridges, pre-cast/pre-stressed girders, bridge foundation construction of large and small diameter CIDH piles, driven piles. Earth retaining structures such as retaining walls, MSE walls, tieback walls, jack & bore operations, pump stations, concrete construction with slurry displacement methods, and more.

Key Staff - Kareem Abonofal, Resident Engineer (As Needed)

Registered Civil Engineer #94485, CMIT

Kareem has a bachelor's degree in Civil Engineering from California State University, Fresno and 4 years of experience working on a variety of different heavy infrastructure projects. Kareem has extensive experience working on the California High-Speed Rail Project as well as roadway and bridge projects for different municipalities across the Central Valley. Kareem is a License Professional Civil Engineer and Certified Construction Manager-in-Training.

Key Staff - Rick Bettencourt, Lead Inspector

Richard has 21 years of experience verifying construction quality. As an Inspector, Richard has worked as both Quality Control and Quality Assurance, on projects ranging from small local projects to the \$6.5 Billion Bay Bridge Eastern Span Replacement Project. Richard has vast experience working on both the State Highway System and local roadways. Richard is currently inspecting the grinding and paving operations on your City of Turlock CIP Roads Projects.

Key Staff - Isidoro Zapien, Inspector

With 26 years of experience as an ICBO/ICC certified Special Inspector, Isidoro maintains current dual certifications in Structural Steel and Welding, High Strength Bolting, Spray Applied Fireproofing, Structural Masonry, Reinforced Concrete, and ACI Concrete Field-Testing Technician Grade 1. He is also a certified in Nuclear Gauge operations with expertise in soils and asphalt testing. His extensive background includes comprehensive Quality Assurance and Quality Control inspections, ensuring strict adherence to approved plans, specifications, and codes on diverse public and private projects. He has successfully overseen projects spanning schools, hospitals, bridges, fire stations, Military USACE/NAVFAC projects, airports, pipelines, supermarkets, business buildings, residential subdivisions, and water treatment facilities.

FEE SCHEDULE FOR TURLOCK PROJECT 23-067 - Amendment 5 Task Order 2A - 90 WD's

	CCME												Subconsultants					TOTAL COST	
	Bryan Kroeger Construction Manager	Ramon Montes De Oca Project Manager	Juan Zermeno Resident Engineer	Kareem Abonofal Resident Engineer	Karim Nassef ARE	Tyler Wilfong ARE	Rick Bettencourt Inspector	Rick Bettencourt Inspector (OT)	Isidoro Zaplen Inspector	Jaskaran Singh Inspector	Levi Williams Office Engineer	Total Hours	Total Prime Cost	Blackburn	Blake Watkins	Mozamo	VVH		No Sub Mark- Up
Hourly Rate	\$259.47	\$259.47	\$209.94	\$202.86	\$141.53	\$165.12	\$179.39	\$254.75	\$179.04	\$176.70	\$70.76								
TASK																			
2.0 CONST. MGMT SER. DURING CON.																			
2.1 Project coord & correspondence	8	32	160		54						400	654	\$79,916.78					\$79,916.78	
2.2 Submittal review / Shop drawing review		10	40	40	40						48	178	\$28,164.49					\$28,164.49	
2.3 Schedule Mgmt., Prog. Meeting & Reports		10	40									50	\$10,992.30					\$10,992.30	
2.4 Payment Recommendations	4	10	80		58							152	\$28,636.52					\$28,636.52	
2.5 Request for Information		20	40		24							84	\$16,983.72					\$16,983.72	
2.6 Contract Change Orders (CCOs)	24	20	40		24							108	\$23,211.00					\$23,211.00	
2.7 Construction Observation/ Insp. Services							720	40	160			920	\$167,997.20			43,468		\$211,465.20	
2.8 Claims Management	0	24	24									48	\$11,265.84					\$11,265.84	
2.9 Record Drawings		24	16									40	\$9,586.32					\$9,586.32	
2.10 QA Materials Testing												0	\$0.00	142,673				\$142,673.21	
2.11 Arborist												0	\$0.00		10,265			\$10,265.00	
2.12 Survey																4,904		\$4,903.78	
Subtotal Task 2	36	150	440	40	200	0	720	40	160	0	448	2234	376754.17	142673	10265	43468	4904	0	\$578,064.16
3.0 CONST. MGMT SER. POST CON.																			
3.1 As-Builts			20									20	\$4,198.80					\$4,198.80	
3.2 Deliver Project Files / Closeout			60								24	84	\$14,294.70					\$14,294.70	
Subtotal Task 3	36	150	520	40	200	0	720	40	160	0	472	104	18493.49736	\$0	\$0	\$0	\$0	\$0	\$18,493.50
TOTAL HOURS	36	150	520	40	200	0	720	40	160	0	472	2338	395247.6681						
OTHER DIRECT COSTS													\$0.00	\$0	\$0	\$0	\$0	\$0	\$0.00
TOTAL COST	\$9,341	\$38,921	\$109,169	\$8,114	\$28,306	\$0	\$129,161	\$10,190	\$28,646	\$0	\$33,400		\$395,247.67	\$142,673	\$10,265	\$43,468	\$4,904	\$0	\$596,557.66

SAMPLE COST PROPOSAL 1

COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS

(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-ups are Not Allowed

☒ Prime Consultant☐ Subconsultant☐ 2nd Tier Subconsultant

Consultant CCME, Inc.

Project No. City Project 23-067 Sup 5 TO 2A

Contract No. TBD

Date 1/21/2025

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Construction Manager	Bryan Kroeger*	36	\$110.00	\$3,960.00
Project Manager / RE	Ramon Montes De Oca*	150	\$110.00	\$16,500.00
Resident Engineer	Juan Zermenio	520	\$89.00	\$46,280.00
Resident Engineer	Kareem Abonofal	40	\$86.00	\$3,440.00
ARE	Karim Nassef	200	\$60.00	\$12,000.00
Inspector	Rick Bettencourt**	720	\$76.05	\$54,756.00
Inspector	Rick Bettencourt (OT)**	40	\$108.00	\$4,320.00
Inspector	Isidoro Zapien**	160	\$75.90	\$12,144.00
Office Engineer	Levi Willims	472	\$30.00	\$14,160.00

2338

LABOR COSTS

a) Subtotal Direct Labor Costs

\$167,560.00

b) Anticipated Salary Increases (see page 2 for calculation)

\$0.00

c) TOTAL DIRECT LABOR COSTS [(a) + (b)]

\$167,560.00

FRINGE BENEFITS

d) Fringe Benefits (Rate: 0.00%)

e) Total Fringe Benefits

[(c) x (d)]

\$0.00

INDIRECT COSTS

f) Overhead

(Rate: 114.44%)

g) Overhead [(c) x (f)]

\$191,755.66

h) General and Administrative

(Rate: 0.00%)

i) Gen & Admin [(c) x (h)]

\$0.00

j) Total Indirect Costs [(e) + (g) + (i)]

\$191,755.66

FIXED FEE (Profit)

q) (Rate: 10.00%)

k) TOTAL FIXED PROFIT [(c) + (j)] x (q)]

\$35,931.57

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Vehicles		1	Included	\$0.00

l) TOTAL OTHER DIRECT COSTS

\$0.00

m) SUBCONSULTANT'S COSTS (Add additional pages if necessary)

Subconsultant 1:	Blackburn Consulting		\$142,673.21
Subconsultant 2:	Mozamo Engineers		\$43,468.44
Subconsultant 2:	Blake Watkins		\$10,265.00
Subconsultant 2:	VVH Consulting Engineers		\$4,903.78

m) TOTAL SUBCONSULTANTS

\$201,310.43

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l)+(m)]

\$201,310.43

TOTAL COST [(c) + (j) + (k) + (n)]

\$596,557.66

NOTES:

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.
- Saturday time denoted with triple asterisk (***), Sunday time denoted with quadruple Asterisk (****).

ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS
(CALCULATIONS FOR ANTICIPATED SALARY INCREASES)

Consultant CCME, Inc. Contract No. TBD Date 1/21/2025

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor <u>Subtotal</u> per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
\$0.00	2338	=	\$0.00	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$0.00	+	3%	=	\$0.00	Year 2 Avg Hourly Rate
Year 2	\$0.00	+	3%	=	\$0.00	Year 3 Avg Hourly Rate
Year 3	\$0.00	+	3%	=	\$0.00	Year 4 Avg Hourly Rate
Year 4	\$0.00	+	3%	=	\$0.00	Year 5 Avg Hourly Rate
Year 5	\$0.00	+	3%	=	\$0.00	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	2338.0	=	2338.0	Estimated Hours Year 1
Year 2	0.00%	*	2338.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	2338.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	2338.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	2338.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	2338.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$0.00	*	2338	=	\$0.00	Estimated Hours Year 1
Year 2	\$0.00	*	0	=	\$0.00	Estimated Hours Year 2
Year 3	\$0.00	*	0	=	\$0.00	Estimated Hours Year 3
Year 4	\$0.00	*	0	=	\$0.00	Estimated Hours Year 4
Year 5	\$0.00	*	0	=	\$0.00	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$0.00	
Direct Labor Subtotal before Escalation				=	\$0.00	
Estimated total of Direct Labor Salary Increase				=	\$0.00	Transfer to Page 1

NOTES:

- 1 This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
- 2 An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology)
- 3 This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
- 4 Calculations for anticipated salary escalation must be provided.

EXHIBIT 10-H1 COST PROPOSAL (Page 3 of 3)

Certification of Direct Costs

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

- 1 Generally Accepted Accounting Principles (GAAP)
- 2 Terms and conditions of the contract
- 3 Title 23 United States Code Section 112 - Letting of Contracts
- 4 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
- 5 23 Code of Federal Regulations Part 172 - Procurement, Management, and Administration of Engineering and Design Related Services
- 6 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement. Local governments are responsible for applying only cognizant agency approved or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name:	<u>Ramon Montes De Oca</u>	Title*:	<u>Vice President</u>
Signature:	<u><i>Ramon Montes De Oca</i></u>	Date of Certification (mm/dd/yyyy)	<u>1/21/2025</u>
Email:	<u>Ramon@ccmeusa.com</u>	Phone Number:	<u>916-893-6674</u>
Address:	<u>2109 "O" Street Merced, Ca 95340</u>		

*An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under this proposed contract:

Construction Management Services

Note: Mark-ups are Not Allowed



Prime Consultant



Subconsultant



2nd Tier Subconsultant

Materials Testing Services

Consultant: **Blackburn Consulting**

Roads Program Capital Improvement Project - Package 1

Project No. **23-067** Contract No. _____Date **1/16/2025**

DIRECT LABOR

Home ICR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Principal	Staff		\$ 101.44	\$ -
Sr. Project Manager	Staff	6.00	\$ 70.35	\$ 422.10
Project Manager	Staff		\$ 67.08	\$ -
Sr. Engineer / Geologist	Staff		\$ 54.48	\$ -
Project Engineer	Staff		\$ 47.13	\$ -
Drafter/CAD	Staff		\$ 38.18	\$ -
Assistant	Staff		\$ 23.74	\$ -
				\$ -

LABOR COSTS

6.00

a) Subtotal Direct Labor Costs

\$ 422.10

b) Anticipated Salary Increases (see page 2 for calculation)

\$ -

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] \$ 422.10

INDIRECT COSTS

d) Fringe Benefits (Rate: 154.22%)

e) Total Fringe Benefits [(c) x (d)] \$ 650.96

f) Overhead & G&A (Rate: 132.38%)

g) Overhead [(c) x (f)] \$ 558.78

h) General & Admin (Rate:)

i) Gen & Admin [(c) x (h)] \$ -

j) TOTAL INDIRECT COSTS [(e) + (g) + (i)] \$ 1,209.74

FIXED FEE

k) TOTAL FIXED FEE [(c) + (j)] x fixed fee: 10% \$ 163.18

I) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Mileage @ IRS rate		Mile	\$ 0.670	\$ -
		Each		\$ -
		Each		\$ -
		Day		\$ -

I) TOTAL OTHER DIRECT COSTS \$ -

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1: \$ -

Subconsultant 2: \$ -

Subconsultant 3: \$ -

Subconsultant 4: \$ -

m) TOTAL SUBCONSULTANTS' COSTS \$ -

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(I) + (m)] \$ -

TOTAL COST [(c) + (j) + (k) + (n)] \$ 1,795.02

NOTES:

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.

Note: Mark-ups are Not Allowed



Prime Consultant



Subconsultant



2nd Tier Subconsultant

Materials Testing Services

Consultant: **Blackburn Consulting**

Roads Program Capital Improvement Project - Package 1

Project No. **23-067** Contract No. _____Date **1/16/2025**

DIRECT LABOR

Field ICR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Principal	Staff		\$ 101.44	\$ -
Sr. Project Manager	Staff		\$ 70.35	\$ -
Construction Manager	Staff	15.0	\$ 88.09	\$ 1,321.35
GRP3 PW Technician	Staff	300.0	\$ 75.08	\$ 22,524.00
GRP 3 PW-OT Technician	Staff	96.0	\$ 102.90	\$ 9,878.40
				\$ -

LABOR COSTS

411.00

a) Subtotal Direct Labor Costs

\$ 33,723.75

b) Anticipated Salary Increases (see page 2 for calculation)

\$ -

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] \$ 33,723.75

INDIRECT COSTS

d) Fringe Benefits (Rate: 46.89%)

e) Total Fringe Benefits [(c) x (d)] \$ 15,813.07

f) Overhead & G&A (Rate: 101.53%)

g) Overhead [(c) x (f)] \$ 34,239.72

h) General & Admin (Rate:)

i) Gen & Admin [(c) x (h)] \$ -

j) TOTAL INDIRECT COSTS [(e) + (g) + (i)] \$ 50,052.79

FIXED FEE

k) TOTAL FIXED FEE [(c) + (j)] x fixed fee: 10% \$ 8,377.65

I) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Mileage @ IRS rate	6900.00	Mile	\$ 0.700	\$ 4,830.00
Nuclear Density Testing	100.00	Each	\$ 24.00	\$ 2,400.00
Concrete Cylinders	6.00	Each	\$ 52.00	\$ 312.00
In-House Lab Analysis	1.00	Each	\$ 34,912.00	\$ 34,912.00
Outside Laboratory Analysis	1.00	Each	\$ 6,270.00	\$ 6,270.00

I) TOTAL OTHER DIRECT COSTS \$ 48,724.00

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1: \$ -

Subconsultant 2: \$ -

Subconsultant 3: \$ -

Subconsultant 4: \$ -

m) TOTAL SUBCONSULTANTS' COSTS \$ -

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(I) + (m)] \$ 48,724.00

TOTAL COST [(c) + (j) + (k) + (n)] \$ 140,878.19

NOTES:

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.

Certification of Direct Costs:

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

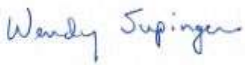
1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management and Administration of Engineering and Design Related Service
6. 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.

Local governments are responsible for applying only cognizant agency or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name: Wendy Supinger Title *: Principal

Signature:  Date of Certification: 1/16/25

Email: wendys@blackburnconsulting.com Phone number: 530-887-1494

Address: Blackburn Consulting, 11521 Blocker Dr., Ste. 110, Auburn, CA 95603

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

On-Call Materials Testing for Calaveras County Dogtown Rd. Bridge Replacement at French Gulch.

Note: Mark-ups are Not Allowed

☐ Prime Consultant☒ Subconsultant☐ 2nd Tier SubconsultantConsultant: **Mozamo Engineering, Inc.**Project No. **City Project 23-067**Contract No. **TBD**Date **1/8/2025****DIRECT LABOR**

Classification/Title	Name	Range	Hours	Actual Hourly Rate	Total
Construction Inspector	Luis Magana**	N/A	160	\$ 67.60	\$ 10,816.00
Construction Inspector	Joe Nixa**	N/A	40	\$ 67.60	\$ 2,704.00
Office Engineer	Corinne Burkhard	N/A	40	\$ 60.32	\$ 2,412.80
Office Engineer	Marcel Edwards-Brame	N/A	8	\$ 41.60	\$ 332.80
					\$ -
Construction Inspector	TBD**	\$50 - \$85 / hr			\$ -
Office Engineer	TBD	\$50 - \$75 / hr			\$ -
Resident Engineer	TBD	\$80 - \$115 / hr			\$ -

LABOR COSTS

a) Subtotal Direct Labor Costs

\$ 16,265.60

b) Anticipated Salary Increases (see page 2 for calculation)

\$ -

c) TOTAL DIRECT LABOR COSTS [(a) + (b)] \$ 16,265.60**INDIRECT COSTS**

d) Fringe Benefits (Rate: 35.00%)

e) Total Fringe Benefits [(c) x (d)] \$ 5,692.96

f) Overhead & G&A (Rate: 10.00%)

g) Overhead [(c) x (f)] \$ 1,626.56

h) General & Admin (Rate: 75.00%)

i) Gen & Admin [(c) x (h)] \$ 12,199.20

j) TOTAL INDIRECT COSTS [(e) + (g) + (i)] \$ 19,518.72**FIXED FEE****k) TOTAL FIXED FEE [(c) + (j)] x fixed fee: 12%** \$ 4,294.12**l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)**

Description of Item	Quantity	Unit	Unit Cost	Total
		miles	\$ 0.700	\$ -
Per Diem For Field Work per DIR	6	weeks	\$565	\$ 3,390.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

l) TOTAL OTHER DIRECT COSTS \$ 3,390.00**m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)**

Subconsultant 1:

Subconsultant 2:

m) TOTAL SUBCONSULTANTS' COSTS \$ -**n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)]** \$ 3,390.00**TOTAL COST [(c) + (j) + (k) + (n)]** \$ 43,468.44**NOTES:**

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.

CALCULATIONS FOR ANTICIPATED SALARY INCREASES

Consultant **Mozamo Engineering, Inc.**

Project No. **City Project 23-067** Contract No. **TBD** Date **1/8/2025**

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor <u>Subtotal</u> per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	2 Year Contract Duration
\$ 16,265.60	248	=	\$ 65.59	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$ 65.59	+	4%	=	\$ 68.21	Year 2 Avg Hourly Rate
Year 2	\$ 68.21	+	4%	=	\$ 70.94	Year 3 Avg Hourly Rate
Year 3	\$ 70.94	+	4%	=	\$ 73.78	Year 4 Avg Hourly Rate
Year 4	\$ 73.78	+	4%	=	\$ 76.73	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	248.0	=	248.0	Estimated Hours Year 1
Year 2	0.00%	*	248.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	248.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	248.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	248.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	248.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$ 65.59	*	248	=	\$ 16,265.60	Estimated Hours Year 1
Year 2	\$ 68.21	*	0	=	\$ -	Estimated Hours Year 2
Year 3	\$ 70.94	*	0	=	\$ -	Estimated Hours Year 3
Year 4	\$ 73.78	*	0	=	\$ -	Estimated Hours Year 4
Year 5	\$ -	*	0	=	\$ -	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$ 16,265.60	
Direct Labor Subtotal before Escalation				=	\$ 16,265.60	
Estimated total of Direct Labor Salary Increase				=	\$ -	Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology).
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

Certification of Direct Costs:

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management and Administration of Engineering and Design Related Service
6. 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.

Local governments are responsible for applying only cognizant agency or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name:	<u>Chris McDermott</u>	Title *:	<u>Vice President</u>
Signature:		Date of Certification:	<u>1/8/2025</u>
Email:	<u>cmcdermott@mozamoengineering.com</u>	Phone number:	<u>(916) 431-0866</u>
Address:	<u>11501 Dublin Blvd, Suite 220 Dublin, CA 94568</u>		

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

Construction inspection and office engineering
--

SAMPLE COST PROPOSAL 1

COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS

(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-ups are Not Allowed

☐

Prime Consultant

☒

Subconsultant

☐2nd Tier Subconsultant

Consultant Arborist Blake Watkins

Project No. City Project 23-067 Sup 5 TO 2A

Contract No. TBD

Date 1/6/2025

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Project Arborist	Investigation + Report	33	\$235.00	\$7,755.00
Project Arborist	On Call Hourly	8	\$235.00	\$1,880.00

41

LABOR COSTS

a) Subtotal Direct Labor Costs

\$9,635.00

b) Anticipated Salary Increases (see page 2 for calculation)

\$0.00

c) TOTAL DIRECT LABOR COSTS [(a) + (b)]

\$9,635.00

FRINGE BENEFITS

d) Fringe Benefits (Rate: 0.00%)

e) Total Fringe Benefits

[(c) x (d)]

\$0.00

INDIRECT COSTS

f) Overhead

(Rate: 0.00%)

g) Overhead [(c) x (f)]

\$0.00

h) General and Administrative

(Rate: 0.00%)

i) Gen & Admin [(c) x (h)]

\$0.00

j) Total Indirect Costs [(e) + (g) + (i)]

\$0.00

FIXED FEE (Profit)

q) (Rate: 0.00%)

k) TOTAL FIXED PROFIT [(c) + (j)] x (q)]

\$0.00

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Vehicles	900	Miles	\$0.70	\$630.00

l) TOTAL OTHER DIRECT COSTS

\$630.00

m) SUBCONSULTANT'S COSTS (Add additional pages if necessary)

Subconsultant 1:				
Subconsultant 2:				
Subconsultant 2:				

m) TOTAL SUBCONSULTANTS

\$0.00

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l)+(m)]

\$630.00

TOTAL COST [(c) + (j) + (k) + (n)]

\$10,265.00

NOTES:

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.
- Saturday time denoted with triple asterisk (***), Sunday time denoted with quadruple Asterisk (****).

ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS
(CALCULATIONS FOR ANTICIPATED SALARY INCREASES)

Consultant Arborist Blake Watkins Contract No. TBD Date 1/6/2025

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor <u>Subtotal</u> per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
\$0.00	41	=	\$0.00	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$0.00	+	3%	=	\$0.00	Year 2 Avg Hourly Rate
Year 2	\$0.00	+	3%	=	\$0.00	Year 3 Avg Hourly Rate
Year 3	\$0.00	+	3%	=	\$0.00	Year 4 Avg Hourly Rate
Year 4	\$0.00	+	3%	=	\$0.00	Year 5 Avg Hourly Rate
Year 5	\$0.00	+	3%	=	\$0.00	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	41.0	=	41.0	Estimated Hours Year 1
Year 2	0.00%	*	41.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	41.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	41.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	41.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	41.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$0.00	*	41	=	\$0.00	Estimated Hours Year 1
Year 2	\$0.00	*	0	=	\$0.00	Estimated Hours Year 2
Year 3	\$0.00	*	0	=	\$0.00	Estimated Hours Year 3
Year 4	\$0.00	*	0	=	\$0.00	Estimated Hours Year 4
Year 5	\$0.00	*	0	=	\$0.00	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$0.00	
Direct Labor Subtotal before Escalation				=	\$0.00	
Estimated total of Direct Labor Salary Increase				=	\$0.00	Transfer to Page 1

NOTES:

- 1 This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
- 2 An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology)
- 3 This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
- 4 Calculations for anticipated salary escalation must be provided.

EXHIBIT 10-H1 COST PROPOSAL (Page 3 of 3)

Certification of Direct Costs

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s)

- 1

Generally Accepted Accounting Principles (GAAP)
- 2

Terms and conditions of the contract
- 3

Title 23 United States Code Section 112 - Letting of Contracts
- 4

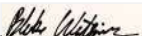
48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
- 5

23 Code of Federal Regulations Part 172 - Procurement, Management, and Administration of Engineerin and Design Related Services
- 6

48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in

Prime Consultant or Subconsultant Certifying:

Name:	Blake Watkins	Title*:	Principal Consultant
Signature:		Date of Certification (mm/dd/yyyy):	1/6/2025
Email:	watkins.blake@gmail.com	Phone Number:	404-909-0025
Address:	1617 36th St; Sacramento, CA 95816		

*An individual executive or financial officer of the consultant's or subconsultant's organization at a

List services the consultant is providing under this proposed contract:

Arborist Consulting Services ; Tree Protection During Construction ; Tree Protection Fencing ;
Construction Supervision ; Root Pruning ; Tree Risk/Health Reporting ; Tree Inventory

SAMPLE COST PROPOSAL 1

COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS

(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-ups are Not Allowed

☐ Prime Consultant☒ Subconsultant☐ 2nd Tier SubconsultantConsultant VVH Consulting EngineersProject No. City Project 23-067 Sup 5 TO 2A Contract No. TBDDate 1/17/2025

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Principal Land Surveyor	Ryan Vance	2	\$91.35	\$182.70
Senior Land Surveyor	Kaiser Shahbaz	4	\$62.50	\$250.00
Survey Party Chief **	Matt Tornquist / Dan Decamera	8	\$58.49	\$467.92
Survey Instrumentman **	Anthony Figueroa	8	\$53.90	\$431.20
Survey Chainman **	Brandon Larsson	6	\$51.02	\$306.12

28

LABOR COSTS

a) Subtotal Direct Labor Costs

\$1,637.94

b) Anticipated Salary Increases (see page 2 for calculation)

\$0.00

c) TOTAL DIRECT LABOR COSTS [(a) + (b)]

\$1,637.94

FRINGE BENEFITS

d) Fringe Benefits (Rate: 40.82%)

e) Total Fringe Benefits

[(c) x (d)]

\$668.61

INDIRECT COSTS

f) Overhead

(Rate: 31.35%)

g) Overhead [(c) x (f)]

\$513.49

h) General and Administrative

(Rate: 100.00%)

i) Gen & Admin [(c) x (h)]

\$1,637.94

j) Total Indirect Costs [(e) + (g) + (i)]

\$2,820.04

FIXED FEE (Profit)

q) (Rate: 10.00%)

k) TOTAL FIXED PROFIT [(c) + (j)] x (q)]

\$445.80

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Vehicles		1	Included	\$0.00

l) TOTAL OTHER DIRECT COSTS

\$0.00

m) SUBCONSULTANT'S COSTS (Add additional pages if necessary)

Subconsultant 1:

Subconsultant 1:

Subconsultant 2:

m) TOTAL SUBCONSULTANTS

\$0.00

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l)+(m)]

\$0.00

TOTAL COST [(c) + (j) + (k) + (n)]

\$4,903.78

NOTES:

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.
- Saturday time denoted with triple asterisk (***), Sunday time denoted with quadruple Asterisk (****).

ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS
(CALCULATIONS FOR ANTICIPATED SALARY INCREASES)

Consultant VVH Consulting Engineers Contract No. TBD Date 1/17/2025

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
\$1,584.70	28	=	\$56.60	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$56.60	+	3%	=	\$58.29	Year 2 Avg Hourly Rate
Year 2	\$58.29	+	3%	=	\$60.04	Year 3 Avg Hourly Rate
Year 3	\$60.04	+	3%	=	\$61.84	Year 4 Avg Hourly Rate
Year 4	\$61.84	+	3%	=	\$63.70	Year 5 Avg Hourly Rate
Year 5	\$63.70	+	3%	=	\$65.61	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	28.0	=	28.0	Estimated Hours Year 1
Year 2	0.00%	*	28.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	28.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	28.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	28.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	28.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$56.60	*	28.0	=	\$1,584.70	Estimated Hours Year 1
Year 2	\$58.29	*	0.0	=	\$0.00	Estimated Hours Year 2
Year 3	\$60.04	*	0.0	=	\$0.00	Estimated Hours Year 3
Year 4	\$61.84	*	0.0	=	\$0.00	Estimated Hours Year 4
Year 5	\$63.70	*	0.0	=	\$0.00	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$1,584.70	
Direct Labor Subtotal before Escalation				=	\$1,584.70	
Estimated total of Direct Labor Salary Increase				=	\$0.00	Transfer to Page 1

NOTES:

- 1 This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
- 2 An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology)
- 3 This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
- 4 Calculations for anticipated salary escalation must be provided.

EXHIBIT 10-H1 COST PROPOSAL (Page 3 of 3)

Certification of Direct Costs

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

- 1 Generally Accepted Accounting Principles (GAAP)
- 2 Terms and conditions of the contract
- 3 Title 23 United States Code Section 112 - Letting of Contracts
- 4 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
- 5 23 Code of Federal Regulations Part 172 - Procurement, Management, and Administration of Engineering and Design Related Services
- 6 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.

Local governments are responsible for applying only cognizant agency approved or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name:	<u>Michael Hayes</u>	Title*:	<u>Principal</u>
Signature:		Date of Certification (mm/dd/yyyy)	<u>1/17/2025</u>
Email:	<u>mhayes@vvhce.com</u>	Phone Number:	<u>209-568-4477</u>
Address:	<u>430 10th St., Modesto, CA 95354</u>		

*An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under this proposed contract:

Land Surveying



AMENDMENT NO. 8 FOR TASK ORDER NO. 3A
Under the Terms of the
MASTER AGREEMENT BETWEEN THE CITY OF TURLOCK
and
NV5, INC.
for
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES
City Contract No. 2024-111

City Project No. 23-068, Bid Package 1

THIS AMENDMENT NO. 8 for Task Order No. 3A under the terms of City Contract No. 2024-111 is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and NV5, INC., a California corporation ("Professional"), on this _____ day of _____ 2025 (the "Effective Date of Task Order No. 3A"). City and Professional may be collectively referred to herein as the "Parties" or individually as "Party." There are no other parties to this Amendment No. 8.

WHEREAS, the Parties hereto previously entered into a Master Agreement (City Contract No. 2024-111) dated February 27, 2024, for Construction Management and Inspection Services for Roads Program Capital Improvement Program (CIP) Projects ("Agreement"); and

WHEREAS, Construction Management and Inspection Services comprise three (3) components: Pre-Construction, Construction Management and Inspection, and Post-Construction; and

WHEREAS, Agreement stipulates that the scope of services and fees associated with specific projects will be agreed upon through task orders approved under the terms of Agreement by a written amendment to the Agreement; and

WHEREAS, Amendment No. 5 provided for the scope of services and fees for "Pre-Construction" services for Bid Package 1 for City Project No. 23-068 as "NV5 CM Task Order No. 3 for City Project No. 23-068, Bid Package 1;" and

WHEREAS, City desires that Professional provide "Construction Management and Inspection" and "Post-Construction" services for Bid Package 1 for City Project No. 23-068 as "NV5 CM Task Order No. 3A for City Project No. 23-068, Bid Package 1;" and

WHEREAS, Amendment No. 8 for Task Order No. 3A provides for the scope of services and associated fees for said City Project.

NOW, THEREFORE, the Parties hereto mutually agree to amend the Agreement as follows:

1. **Exhibit I**, attached hereto and incorporated herein by reference, is hereby added to the Agreement.

2. Recital B of the Agreement is amended to read as follows:

B. Professional has made a proposal to City to provide such professional services. A description of the services Professional proposes to provide is included in the Scope of Services in **Exhibits A through I** attached hereto and incorporated herein by reference ("Services"). City desires to retain Professional to perform the Services, subject to the terms and conditions set forth in this Agreement.

3. Recital C of the Agreement is amended to read as follows:

C. The Parties anticipate that one or more projects for Services shall be determined through creation of a Task Order as a City-requested modification of services under Section 5.2 of this Agreement which shall be approved by written amendment to this Agreement. The Parties shall outline the schedule or timeline for providing the Services agreed upon under each Task Order ("Completion Schedule"), which shall be included in one or more written amendments to this Agreement. Such Completion Schedule is included in **Exhibit I**.

4. Recital D of the Agreement is amended to read as follows:

D. The Parties shall outline the rates and method of payment to Professional for its performance of the Services under this Agreement as determined under each Task Order ("Compensation Schedule"), which shall be included in one or more written amendments to this Agreement. Such Compensation Schedule is included in **Exhibit I**.

5. Section 5 of the Agreement is amended to read as follows:

5.1. Services. Subject to the terms and conditions set forth in this Agreement, Professional shall provide City the Services described in **Exhibits A through I**. Any request for Services not included in **Exhibits A through I** will be considered a request for additional or modified Services ("Modification" or "Modifications"). Professional shall not receive additional compensation for any Modification of the Services unless the Parties agree otherwise in a writing executed by both Parties.

5.2. City Requested Modification of Services. City may, by written order, authorize Modifications to the Services described in **Exhibits A through I**. If such Modifications cause an increase in the cost or time required for performance of Professional's Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Professional and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Professional mutually agree to a written amendment to this

Agreement reflecting such revisions, additional compensation, time for performance or such other terms or conditions mutually agreed upon by the Parties.

6. Section 6 of the Agreement is amended to read as follows:

6.1. Amount, Time and Manner of Payment for Professional Services. City shall pay Professional according to the rates and timing set forth in the Compensation Schedule for each Task Order within each Amendment to the Agreement. Each Compensation Schedule shall include an exhibit based on Exhibit 10-H of Caltrans Local Assistance Procedures Manual (LAPM). Professional will be allowed to include an amount for the anticipated salary increases as calculated per Exhibit 10-H. City's total compensation to Professional shall not exceed the cumulative amount resulting from each Task Order with each approved Amendment to the Agreement. The compensation for Amendment No. 8 shall not exceed Three-Hundred-Seventy Thousand Nine-Hundred-Fourteen Dollars and Sixty-Three Cents (\$370,914.63), and Four-Hundred-Twenty-Five Thousand Sixty-Five Dollars and Eighty-Seven Cents (\$425,065.87) for City Project No. 23-068, Bid Package 1 ("Maximum Payment"), unless the Parties mutually agree in writing otherwise.

Amendment 5 for Task Order No. 3	\$ 54,151.24
Amendment 6 for Task Order No. 3A	\$370,914.63
Project 23-068, Bid Package 1 Not-to-Exceed Amount	\$425,065.87

7. **Execution and Counterparts.** This Amendment may be executed simultaneously, and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. The Parties agree that this Amendment and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.
8. All other terms and conditions of the Agreement shall remain in full force and effect for the Term of the Agreement.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 8 to be executed by and through their respective officers thereunto duly authorized.

PROFESSIONAL

**NV5, INC., a
California corporation**

Lori Goodwin

By: _____
Lori Goodwin, Vice President

Date 01/23/2025

CITY

**City of Turlock, a California
municipal corporation**

By: _____
Reagan M. Wilson, City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher,
Municipal Services Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

SCOPE OF CONSULTANT SERVICES

***CITY OF TURLOCK ROADS PROGRAM CIP PROJECTS
CONTRACT NO. 2024-111 TASK ORDER #3A
(PROJECT NO. 23-068 PACKAGE 1 – PROVOST & PRITCHARD
CONSTRUCTION & POST-CONSTRUCTION SERVICES***



DESCRIPTION OF PROJECT

Provide construction and post-construction project management services for the City of Turlock Roads Program CIP Project No. 23-068 Bid Package 1 (Provost & Pritchard) project. Project Plans and Specs provided in December 2024.

NV5 shall furnish a licensed Civil Engineer as Resident Engineer during the construction and post-construction period. NV5 will also provide support staff, as needed.

The Resident Engineer shall be responsible for coordination with the City of Turlock and shall act as the key point of contact with the City. The Resident Engineer shall also be responsible for coordination of the Construction Management staff and will oversee the daily interaction with the Contractor, the City, and other public agencies.

NV5 shall complete the following construction and post-construction services:

Task 2: Construction Services

TASK 2.1 DOCUMENT MANAGEMENT

Objectives:

1. Project-related documents shall be maintained through CMIS, the web- based document management software developed in-house by NV5 construction management personnel.

Description:

For project documentation management, the City utilizes the web-based Construction Management Information System (CMIS). This software was created by Paul Gill, a current member of NV5's construction management team. Our team has been an integral part of the development of the software. Throughout the years, our resident engineers and inspectors have tested and provided valuable input to improve the software to meet the needs of our construction management personnel and our clients. No other firm has more expertise and experience utilizing the CMIS software.

CMIS is a fully equipped state-of-the-art tool to effectively manage and document construction projects. CMIS was initially designed and developed in-house to give our resident engineers and inspectors a valuable tool to report construction contractor's daily work activities more efficiently and with more detail. The CMIS' Electronic Daily Diary (EDD) report, patterned after Caltrans' Daily Diary, is still one of the most important of the CMIS innovations. The EDD contains a manpower sheet, narrative sheet, photo sheet, and a contract item quantity sheet, all of which are word searchable. The system pulls daily diary quantities and automatically generates quantity sheets as well as progress pay estimates.

This EDD report has been credited with keeping contractors from filing claims and their activities professionally documented. With the EDDs excellent word search capability, our clients save time and money as project activities, manpower, and equipment expenditures can be instantly recalled for use in evaluating force account work and potential claims. This same tool is important to manage the contractor's construction schedule - it gives us the ability to see where the schedule is gaining and where it is slipping and allows for accurate assessments of the contractor's monthly schedule updates.

The CMIS system also has the capability of full electronic document control. The contractor uploads RFI's, submittals and correspondence to the system. The CMIS system will automatically distribute to the review party, send reminders, and keep time of the review process. Responses are returned through the system and stored for the project documentation. The document control system also has portals for weekly meeting agendas and meeting minutes, field directives, change orders, staking requests, SWPPP reports, material testing reports, certified payroll, and any other project correspondence. All project team members, including the construction management team, the City, the designer, and the contractor, can be

given access to the project's CMIS. The web-based system provides real- time access to all project documentation from any office location.

Deliverables:

Searchable daily diaries with project photos.
Quantity Sheets and monthly progress pay summaries.
Force account / cost analysis calculation reports.
Up-to-date submittal, RFI, and CCO logs.
Digital records of all project correspondence and documentation.

TASK 2.2 QUALITY CONTROL

Objectives:

1. Assume total responsibility for the accuracy, completeness, and timeliness of all meeting notes, contract change orders, progress payments, labor compliance documentation, reports, and all other work performed under this contract.

Description:

NV5 acknowledges their responsibility for accuracy, completeness and timeliness of all project documentation including, meeting notes, contract change orders, progress payments, labor compliance documentation, reports and all other work performed under this contract. We have numerous internal quality control procedures that ensure the services and deliverables provided are of the highest quality. Our strong track record of being repeat clients for multiple cities, counties, Caltrans districts, and other agencies demonstrates the quality of our services.

TASK 2.3 CONSTRUCTION MEETINGS

Objectives:

1. Regularly schedule and conduct coordination and status meetings to review project status and budget; facilitate decision making.
2. Discuss issues that have the potential of adversely affecting the project budget, schedule, or product.
3. Prepare meeting agenda in consultation with the City Engineer, distribute agenda prior to meeting, arrange for appropriate participants to attend, and distribute meeting notes for regular project status meetings and public meetings.

Description:

The NV5 Team will facilitate weekly progress meetings with the contractor and their subcontractors, as appropriate, to review construction progress. Meetings topics will include project schedule, safety, environmental permits, SWPPP monitoring issues, traffic control, coordination with stakeholders. We will review updated project logs for submittals, RFIs, and Contract Change Orders. These meetings are also a good time to share complaints or community concerns that have been received. This forum allows for the entire construction team to discuss the concerns and the best actions to take. NV5 will keep minutes of the meetings, assign action items and responsibilities, and document project trends.

Deliverables:

Written agenda and minutes of each progress meeting.
Electronic copies of progress meeting minutes to the attendees.

TASK 2.4 COORDINATION

Objectives:

1. Coordinate all administrative, inspection, and testing activities of the construction contract.

Description:

NV5 will serve as the main contact for the City, design engineer, utility companies, businesses, property owners and other agencies. NV5 will be responsible for coordinating and tracking all project correspondence (RFI's, submittals and letters).

NV5 will coordinate and track materials testing, and inspection schedules to ensure the Contractor's work is properly documented and performed per the requirements of the project specifications, standards, and plans.

Deliverables:

Logs for all project correspondence (RFI's, Submittals and Letters)

TASK 2.5 CONTRACT DOCUMENTS

Objectives:

1. Interpret the intent of the plans and specifications to protect the City against defects and deficiencies on the part of the Contractor and maintain the project budget and schedule.
2. Notify the City immediately of any errors or omissions in the Contract Documents.

Description:

NV5 Team will have a full understanding of all contract documents including the plans and specifications. In doing so, we will identify any inconsistencies and conflicts between parts of the plans, specifications, and estimates. We will also evaluate any claims from the contractor of contract document ambiguities, omissions, or conflicts through the RFI process. We will independently evaluate their claims and work with them to reach resolution. As needed, we will also meet with the City and design engineer to discuss any review comments; vet possible revisions, additions and/or deletions; and recommend any possible contract change orders.

Deliverables:

RFI and CCO logs

Prepare meeting agendas and distribute electronic minutes.

TASK 2.6 LABOR COMPLIANCE

Objectives:

1. Perform labor compliance tasks, including verifying certified payrolls, subcontractor and apprentice utilization, and labor interviews.

Description:

Our office engineer will complete a weekly listing documenting every contractor that works on the project and submit to the contractor for their use in submitting certified payroll. NV5 will review all certified payrolls from the contractor and each of its subcontractors, as required in Section 7 of the State Standard Specifications. The NV5 Team will conduct contractor and subcontractor employee interviews following City, state, and federal guidelines; check the contractor's and subcontractor's statements of compliance; check wages for each classification of laborer or craftsperson; and verify apprentice utilization. The NV5 Team will notify the City and the contractor of all discrepancies or errors and request a corrected certified payroll.

Deliverables:

Weekly listings

Hard copies of the contractor's certified payrolls maintained in the project files

Employee interview records

TASK 2.7 PROGRESS REPORTS

Objectives:

1. Prepare monthly progress reports and submit to the City. The reports will address the progress of the work, the project schedule, information/decisions required to maintain the schedule and complete deliverables, problems encountered that may affect schedule, budget, work products, anticipated work for the following week and month.
2. Include photographs documenting the progress of the work.

Description:

Monthly status reports will be prepared and submitted to the City Project Manager. The report will include:

- Progress to date (schedule status)
- Description of key issues
- Status of submittals and change orders, including NV5's change order log

- Anticipated construction tasks for the next week and month
- Potential claims
- Summary statement of working days
- Progress pay estimates (cost status)
- Photographs of completed work and work in progress.

Deliverables:

Prepare monthly progress report and send electronically to City Project Manager.

TASK 2.8 CONTRACT CHANGE ORDERS

Objectives:

1. Prepare change orders in compliance with the specifications and City procedures for City's approval.

Description:

Evaluation and negotiation of contract change orders (CCOs) are among the most important functions of the construction management team. Prior to requesting the City's approval, all CCOs will be evaluated by the NV5 Team. The review will include:

- Keeping the City's project manager informed on status of all CCOs
- Maintaining a log of proposed CCOs, indicating action dates and status
- Determining if the condition is a changed condition and documenting rationale
- Coordinating with the City and designer regarding impacts on the design
- Evaluating the contractor's CCO cost estimate and schedule impacts, and negotiating as required
- Accurately documenting labor, equipment, and materials used on force account work
- Preparing CCO documentation for City and contractor signatures
- Processing and incorporating the CCO into the progress payment breakdown

Deliverables:

Perform quantity and cost analysis as required for negotiation of contract change orders

Contract change order documentation ready for the City's approval and execution

Contract change order summary reports.

TASK 2.9 PROGRESS PAYMENTS

Objectives:

1. Analyze Contractor's initial schedule of values for reasonableness.
2. Reconcile and document items of work in compliance with the specifications
3. Prepare monthly progress payments in compliance with City procedures for approval.

Description:

When the schedule of values for specified lump sum items of work are submitted, NV5 will review for accurate breakdown of items and location for ease of monitoring progress and budget. For monthly progress pay estimates, we will review applications for payment with the contractor and negotiate any differences between the amount requested and NV5's measured quantities for work completed. Payments will be processed in compliance with City procedures and submitted to the City for approval. The estimate will include a systematic determination of the quantities of work completed and their values. Information from the construction management team's field data will include measurements of bid items on the project cost breakdowns. This data will be documented on monthly quantity sheets and used to assist with the monthly progress payments. All payments will be appropriately tied to a field daily diary as required by LAPM procedures.

Deliverables:

Contractor's certified application for payment

Progress payment request document and backup suitable for approval and execution by the City.

TASK 2.10 PROJECT SCHEDULE

Objectives:

1. Monitor and analyze Contractor's schedule for compliance with the specifications and any permit requirements.

Description:

We will review the contractor's baseline schedule and schedule updates as required by the project's specifications. The baseline schedule analysis will include a determination of whether the critical path is correct, the activity durations are reasonable, the interrelation between activities is accurate, all permit restrictions are represented, all necessary utility relocations and their timelines are included, and the overall logic is realistic. Once the baseline schedule is approved, it will serve as the initial blueprint of the contractor's approach to constructing the project. We will use the baseline schedule to evaluate potential delays and workaround strategies to mitigate delay impacts.

Monthly schedule updates will be reviewed for accuracy against the project records such as diaries, paving records, and other documentation. In addition, we will confirm that weather days, contract change orders, and work re-sequencing has been included so that impacts to the critical path can be accurately assessed.

NV5's resident engineer will also prepare the Weekly Statement of Working Days as a record of weather conditions, controlling item(s), and the status of working days remaining on a weekly basis. A copy will be sent to the contractor to allow them an opportunity to dispute the statement.

Deliverables:

Baseline schedule review

Monthly review of contractor's schedule updates including a narrative summary of schedule status and effects of changes on completion date

Preparation and transmittal of statement of working days every week

TASK 2.11 PROJECT BUDGET

Objectives:

1. Monitor and analyze project expenditures, track earned value, forecast project costs, and develop strategies to keep project within budget.

Description:

NV5 will develop and implement a cost control system to monitor and update the status of the construction and construction management costs and budget throughout the project. The goal of the cost control program is to identify trends before they become issues. The status of both the contractor's and construction management budgets will be summarized in our monthly progress reports. We will utilize approved baseline schedule to indicate the contractor's progress and provide a narrative in our monthly reports comparing actual progress to contract duration and budget expired to date. We will provide the City with detailed invoices for construction management services. These invoices will summarize labor expenditures, direct costs, and subconsultant charges. We will provide a narrative in the monthly progress reports detailing the tasks started, continued and/or completed in the reporting period. We will provide a comparison of our rate of expenditure to the overall construction progress.

Deliverables:

Cost analysis discussions in our monthly Progress Reports.

TASK 2.12 CONTRACTOR PROPOSALS

Objectives:

1. Evaluate Contractor's cost-reduction proposals and provide recommendations to the City.

Description:

NV5 will review and evaluate cost reduction proposals, or Value Engineering Cost Proposal (VECP) submitted per Caltrans Standard Specification Section 4-1.07. After review, we will provide comments and recommendations to the City based on their feasibility and benefits to the project.

Deliverables:

Cost analysis and benefits evaluation of cost reduction proposal submittals.

TASK 2.13 UTILITY COORDINATION

Objectives:

1. Coordinate with the appropriate utility companies for work that affects the specific utility.

Description:

The NV5 Team will take the lead in facilitating and documenting utility coordination efforts. Before construction begins, the NV5 Team will create a utility matrix to organize and track utility work. The matrix will allow the project team to anticipate any potential problems with utility work during construction and stay ahead of the contractor's scheduled submittals and work plans. We will hold utility coordination meetings as necessary to make sure that the utility coordination stays on track.

Deliverables:

Utility matrix

Utility coordination meeting minutes

Documentation and correspondence to and from the utility companies

TASK 2.14 SHOP DRAWINGS

Objectives:

1. Coordinate, document, and make recommendations regarding shop drawings and their compliance with the plans and specifications for the City's and design engineer's approval.

Description:

Contract provisions identify specific items to be provided by the contractor that are considered shop drawings, which are typically subject to review by both the construction management team as well as the project designer. When we receive submittals from the contractor, they will be stamped and logged in by date of receipt. NV5 will determine who needs to review, perform an independent analysis and circulate drawings for approval to the appropriate agency and/or team member. For these road rehabilitation projects, we do not anticipate any significant shop drawings to be required. But if the specifications do require any, they will be managed as detailed above.

Deliverables:

Submittal review per contract documents

Correspondence of review by the project's designer.

TASK 2.15 PROJECT SUBMITTALS

Objectives:

1. Coordinate, document, and make recommendations regarding submittals and their compliance with the plans and specifications for the City's and design engineer's approval.

Description:

Contract provisions identify specific items to be provided by the contractor that are subject to review. When we receive submittals from the contractor, they will be stamped and logged in by date of receipt. The NV5 Team will review all construction phase submittals. If the submittals include any proposed changes to the contract documents, the Resident Engineer will coordinate with the design engineer and the City, as appropriate.

A partial list of expected submittals includes:

- Construction Schedule
- Labor Compliance
- Traffic Control Plans
- SWPPP
- Safety Program
- FDR-C Mix Designs
- Minor Concrete Mix Designs
- Hot Mix Asphalt Job Mix Formula
- Material Submittals and COCs
- ADA Compliance Reports

Deliverables:

Comprehensive log of submittal tracking and response

Submittal review documentation per contract documents

Correspondence of review with status (acceptable, revise and resubmit)

TASK 2.16 MATERIALS TESTING

Objectives:

1. Coordinate, conduct, interpret, and supervise all required soils and material tests and inspections in accordance with the City's Quality Assurance Program (QAP), as required.

Description:

NV5 will follow the City's Quality Assurance Plan (QAP) for testing materials incorporated into the work. Materials will be sampled and tested in the field by NV5's subconsultant material testing firms. NV5 will review test results for compliance and maintain a testing log for all field testing.

Anticipated field material testing includes:

- Subgrade and aggregate base compaction testing, aggregate base material acceptance testing, hot mix asphalt material acceptance testing, hot mix asphalt density acceptance testing, and minor concrete acceptance testing.

Deliverables:

Laboratory test result reports maintained in NV5 project files and turned over to the City at the completion of the project

Testing summary logs of all test reports

TASK 2.17 SURVEY VERIFICATION

Objectives:

1. Inspect Contractor's surveying and staking.
2. Provide quality assurance.

Description:

Although construction staking will be performed by the contractor, NV5 will review the contractor's construction staking used to control line and grade along with the corresponding survey notes for conformance with the plans. We will verify the construction staking conforms with Chapter 12 of the Caltrans Survey Manual. NV5 will work closely with the contractor's surveyor in utilizing existing project control to make measurements to the contractor installed construction stakes used to control line and grade for the project. If questions arise or potential survey issues appear, NV5 has licensed surveyors available to perform quality assurance checks as necessary. NV5 will also employ laser levels, smart levels, and other measuring devices to confirm the contractor is constructing project elements in accordance with the lines, grades, and tolerances set forth in the contract plans.

Deliverables:

Survey notes from the contractor's surveyor will be stored in the project files.

TASK 2.18 ARBORIST SERVICES

Objectives:

1. Review arborist reports submitted by the contractor and advise the City on tree trimmings or removals.

Description:

NV5's subconsultant, Central Valley Landscaping and Tree, will provide an International Society of Arboriculture (IBA) certified arborist to review the contractor's arborist reports during construction, and advise the City on any necessary tree trimming and removal associated with the projects.

Deliverables:

Written recommendations to the City

TASK 2.19 CONSTRUCTION INSPECTION

Objectives:

1. Provide daily inspection of the construction and the Contractor's operations.
2. Prepare documentation of daily and weekly inspections.

Description:

The NV5 Team will serve as the front line of quality assurance of the contractor's work, and as the eyes and ears to identify potential problems such as utility conflicts, schedule issues, and design ambiguities, before they occur. Primary inspection services will include the following:

- Provide day-to-day written inspection reports on all activities performed by the contractor.
- Determine whether work complies with the contract documents, City's standards, and project permits, and approve or reject work accordingly.
- Document work performed, manpower, and extra work through daily diaries.
- Verify that the contractor is implementing the safety plan and safe practices in accordance with Cal/OSHA regulations.
- Schedule quality assurance material testing with the material testing firms, and coordinate corrective measures, as required, for failing materials.
- Identify any potential flaws in the constructed product and provide feedback on proposed remedial action from the contractor.
- Perform quantity calculations based on completed work for progress payments.
- Take progress photos of the work and field conditions.
- Monitor traffic detours/lane closures and verify that they are opened in a timely manner.
- Perform and document ADA compliance verification of pedestrian facilities utilizing CEM5773 series forms.
- Prepare a punch list and update as-built drawing records as the work progresses.

Deliverables:

NV5's resident engineer's reports and inspectors' daily diary reports

Digital photographs to document construction activities

Verification of field measurements for compliance with contract plans and specifications and provision of quantity calculations for progress payments

Updates of as-built set of plans.

TASK 2.20 TEST DATA

Objectives:

1. Review material documentation and test data to ensure compliance with contract requirements.

Description:

NV5 will review test results for compliance and maintain a testing log for all field, manufactured and source inspection testing. We will verify that tests are taken and meet the requirements in accordance with the specifications and plans. NV5

will review manufacturer's shop drawings, comment, and provide correspondence to the Contractor. Mill certifications and certificates of compliance (COCs) will be collected (some arrive in the field, others will be submitted with the materials submittal), and verify the material meets the minimum requirements of the project specifications.

Deliverables:

Log of testing which includes, date test was taken, location of test, what type of test, required results actual results, acceptable or failing result, and action taken if test failed, retest information for failing test.

File mill certs and COCs in the job file records as outlined in the Caltrans LAPM and Caltrans Construction Manual.

TASK 2.21 TRAFFIC CONTROL

Objectives:

1. Review and make recommendations regarding all traffic control proposals, any impacts on local businesses, pedestrians, and motorists.
2. Inspect Contractor's traffic control measures to ensure compliance with specifications and the California Manual on Uniform Traffic Control Devices (CA MUTCD).

Description:

The NV5 Team will provide coordination and review of lane closures, detours, and staging to make sure that the traveling public and construction workers can safely maneuver within the project boundaries; to provide the most efficient means of travel with the least amount of congestion; and to keep the public, City, and emergency agencies aware of traffic changes. We will review ingress and egress to the local properties, enforce specifications for lane closures, and timing of and requirements for closures. During closures, our NV5 team will inspect the closure, traffic control devices and spacing to verify the closure meets the requirements of the contract documents, Caltrans standards, and the CA MUTCD.

Deliverables:

Detour and lane closure submittal review comments and approvals.

Documentation of traffic control implementation in the inspectors' daily diaries.

TASK 2.22 SAFETY

Objectives:

1. Conduct and document project safety meetings in accordance with the project requirements.
2. Report all accidents, including property damage, and notify proper authorities.
3. Document all incidents with photographs and written reports.
4. Enforce applicable Federal and State regulations for occupational safety and health standards for all construction activities.

Description:

NV5 will conduct staff safety meetings every week. We have a library of safety topics relevant to construction projects that we will choose from to discuss each week. We will track attendance at these staff meetings and discuss any safety issues observed in the field and opportunities to reconcile the issue. Attendance, topics and meeting notes will be filed in the job files per the Caltrans Construction Manual.

The NV5 Team will document accidents that occur on site during work hours. Property damage complaints will be directed to the Contractor and accident reports will be circulated as necessary depending on the severity of the accident. NV5 has a safety report template that will be completed along with pictures of the accident. These will be kept in the project files.

Deliverables:

Staff safety meeting topic, attendees, and meeting notes in project files for each week.

Complete accident forms with photographs in job files.

TASK 2.23 ENVIRONMENTAL AND STORMWATER

Objectives:

1. Inspect the Contractor's operations for conformance with the environmental documents that apply.
2. Review contractor's Erosion and Sediment Control Plan (ESCP) or Stormwater Pollution Prevention Plan (SWPPP).

Description:

Our team will monitor the contractor's work for compliance with all biological and environmental requirements, including any requirements that may be included in the anticipated Categorical Exemptions. We will also be available to help resolve any potential issues as they arise. Regarding stormwater management, although ESCP and/ or SWPPP compliance is the contractor's responsibility, this NV5 Team includes multiple Qualified SWPPP Developers (QSD) and Qualified SWPPP Practitioners (QSP) who will monitor day-to-day stormwater pollution prevention practices.

The NV5 Team will start by reviewing the contractor's ESCP or SWPPP. If a SWPPP is required, we will verify the NOI is submitted to the water board to obtain a WDID number, and that the contractor's Water Pollution Control Manager (WPC) uploads then necessary SWPPP documents in the SMARTS system upon authorizations. Throughout the length of the project, NV5 will certify that appropriate and effective BMPs are in place and document ineffective BMPs and recommend changes. We will verify that the contractor's inspections, documentation, and sampling are in accordance with the Construction General Permit and verify overall compliance with the approved ESCP or SWPPP. If issues arise, NV5 will investigate and recommend changes, and verify that the amendment is created and logged in the SMARTS system as necessary. If any illicit discharges occur, we will ensure they are reported as required. Lastly, we will verify that the Contractor submits annual reports onto the SMARTS system and assist the City in submitting the NOT at project completion.

Deliverables:

Monitor the implementation and effectiveness of BMPs employed in accordance with the project's ESCP or SWPPP

Document observations in the inspector's daily diaries.

TASK 2.24 CLAIMS MANAGEMENT

Objectives:

1. Analyze, coordinate, administer, and make recommendations regarding potential claims submitted by the Contractor.

Description:

The NV5 Team will take the lead in the resolution of any contract claims for this project during the construction contract period. We will track, provide claims administration, assemble supporting evidence, and prepare documents and responses regarding potential claims. We will draft position papers and be available to present the City position at the dispute resolution hearings. The NV5 Team will also be available to provide additional claims resolution support if further action is required. Claims resolution work, if necessary, is typically handled in the post construction services and will be performed as an extra work item because the amount of work cannot be determined ahead of time.

Deliverables:

Log of potential claims

Complete merit and cost analysis documentation per Caltrans Standard Specifications Section 5-1.4, "Potential Claim and Dispute Resolution"

Prepare letter responses and position papers

TASK 2.25 FINAL INSPECTION

Objectives:

1. Make final inspection of all construction.
2. Provide written documentation indicating conformance with the plans and specifications and approved change orders.

Description:

NV5 will coordinate a walk-through with the City, the designer, and the contractor to prepare a punch list indicating all deficiencies or omissions noted in the walk-through. We will then forward the punch list to the contractor for correction of the work in accordance with timeliness defined in the contract. NV5, in conjunction with the City, will inspect items on the punch list once the contractor has notified us that the work is complete. NV5 will sign off on completed items on the punch list. Upon completion of the punch list, we will notify the City that the work is complete and forward a copy of the completed punch list.

Deliverables:

Completed and signed-off punch-list submitted to the City with the closeout documents
Notice of Completion form for the City

Task 3: Post-Construction Services

TASK 3.1 AS-BUILT PLANS

Objectives:

1. Provide red-lined plans to design firm for completion of final project As-Built.

Description:

NV5 will monitor contractor-required record drawings on a monthly basis. We will also maintain a copy of up-to-date contract plans for the purpose of aiding the designer in the final review of the record drawings.

Deliverables:

One (1) set of contract drawings indicating recorded changes to the contract in red, as maintained by NV5.

TASK 3.2 CONTRACT RECORDS

Objectives:

1. Provide the City with complete project files documenting the project history.

Description:

All project documentation will be maintained in CMIS as detailed in Task 2.1. At the conclusion of the project, NV5 will perform a final review of the project records to ensure they are complete and accurate. The files will then be archived in PDF format for electronic storage.

Deliverables:

Archived project records in PDF format

TASK 3.3 PREPARE AND RECOMMEND FINAL PAYMENT

Objectives:

1. Negotiate final payment with the contractor.
2. Recommend final payment to the City.

Description:

After project acceptance, the NV5 Team will prepare a proposed final estimate (PFE) to allow the contractor to make exceptions to the final amount of compensation. Prior to submitting the PFE, we will meet with the contractor to attempt to agree on final payment for all contract items and change orders. If the contractor still objects to the PFE, we will assist the City in negotiating final settlement with the contractor and process the final estimate.

Deliverables:

Recommended final payment request with suitable backup documentation

Completion Schedule

NV5 shall be bound by the requirements of the Agreement from the start of construction services commencing in March 2025 until the conclusion of post-construction services. It is understood that this agreement is based on the assumptions that the construction contract will have no more than 60 working days. Time extensions may result in the need for additional CM services. Overtime, weekend, and holiday work are not anticipated and therefore not included.

In the event that the City Project Manager requires additional Construction Management services, or the Construction Contract duration exceeds the working days listed above, an amendment may be required as stipulated in the Agreement.

Fee Schedule

Compensation to provide Construction Management services required for the construction observation and administration for the subject construction project as detailed in the Agreement, for the time periods discussed in the previous section throughout the duration of the contract, shall be at the rates included in the attached cost proposal.

Staffing Plan & Fee Proposal for Construction & Post Construction Services **Turlock Roads Program CIP Projects T.O. #3A (Project No. 23-068 Package 1)**

Prepared for the City of Turlock

Name	Brad Riel, PE	Kramer Walker, PE	John Seymour, PE	Neil Novotny, EIT	Matt Ramsey		BSK Materials Testing	Unico Survey QA	TOTAL COST
Classification	Project Manager	Resident Engineer	Assistant Resident Engineer	Project Engineer	Inspector (7)				
Actual Hourly Rate	\$127.41	\$113.43	\$85.00	\$45.67	\$82.18				
Indirect Cost Rate (ICR)	136.58%	136.58%	136.58%	136.58%	136.58%				
Net Fixed Fee	10.00%	10.00%	10.00%	10.00%	10.00%				
Hourly Billing Rate (1)	\$331.57	\$295.19	\$221.20	\$118.85	\$213.86				
TASK 2: CONSTRUCTION MANAGEMENT & INSPECTION									
Project Coordination & Correspondence									
SUBTASKS 2.3, 2.4, 2.7, & 2.13	0	72	56	40					
Project Administration and Documentation									
SUBTASKS 2.1, 2.2, 2.5, 2.6, 2.8 - 2.12, 2.14, 2.15, 2.20, & 2.24	0	80	192	160					
Construction Observation & Inspection Services									
SUBTASKS 2.16, 2.17, 2.18, 2.19, 2.21, 2.22, 2.23, 2.25		40	80	60	524		\$61,056.00	\$6,208.04	
Man Hour Subtotal	0	192	328	260	524		\$61,056.00	\$6,208.04	
Task 2 Subtotal Fees	\$0.00	\$56,676.09	\$72,554.35	\$30,901.18	\$112,064.52		\$61,056.00	\$6,208.04	\$339,460.18
TASK 3: POST-CONSTRUCTION SERVICES									
SUBTASKS 3.1, 3.2, & 3.3	0	40	40	20	16				
Man Hour Total	0	40	40	20	16				
Tast 3 Subtotal Fees	\$0.00	\$11,807.52	\$8,848.09	\$2,377.01	\$3,421.82		\$0.00	\$0.00	\$26,454.44
Man Hour Total Tasks 2 - 3									
	0	232	368	280	540		\$61,056.00	\$6,208.04	
Total Fees Tasks 2 - 3									
	\$0.00	\$68,483.61	\$81,402.45	\$33,278.19	\$115,486.34		\$61,056.00	\$6,208.04	\$365,914.63

Notes and Assumptions:

- NV5 employee hourly rates include project-related overhead, profit, safety equipment, vehicles, laptops, and cell phones.
- Cost proposal is based on 8-hour work shifts according to the Caltrans 5-Day Working Calendar.
- Overtime, weekend, and holiday work is not included. Overtime hours will be paid in accordance with applicable labor law and prevailing wage rates, and are above and beyond the scope and fee of this estimate.
- Adjustments to this estimate may be required if the actual schedule requires more or less construction management services than proposed.
- This cost estimate is based on the construction phase of the project being completed within 60 working days. Time extensions (including weather delays) may result in additional CM services & fees.
- This estimate is based on the specific scope of work described for the CITY OF TURLOCK ROADS CIP PROJECT NO. 23-068 BP1 - CONSTRUCTION & POST-CONSTRUCTION SERVICES.
- This cost estimate is based on the construction services commencing in March 2025.

Other Direct Costs	
Arborist Services	\$5,000.00
Proposal Total	\$370,914.63

Cost Proposal

EXHIBIT 10-H1 COST PROPOSAL**ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS**

(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-ups are Not Allowed

Consultant NV5, Inc.

Project No. 23-068 Bid Package 1

Contract No. 2024-111 Task Order #3A

Date 1/9/2025

DIRECT LABOR

Classification/Title	Name	Hours	Actual Hourly Rate	Total
Project Manager	Brad Riel, PE	0	\$127.41	\$0.00
CM / Resident Engineer	Kramer Walker, PE*	232	\$113.43	\$26,315.76
Assistant Resident Engineer	John Seymour, PE*	368	\$85.00	\$31,280.00
Assistant Resident Engineer	Kolton Walker, PE	0	\$65.00	\$0.00
Project Engineer	Neil Novtony, EIT	280	\$45.67	\$12,787.60
Inspector	Matt Ramsey**	540	\$82.18	\$44,377.20
Alt. Inspector	Neil Novtony, EIT**	0	\$82.35	\$0.00
Alt. Inspector	TBD**	0	\$80 - \$90	\$0.00

1420

LABOR COSTS

a) Subtotal Direct Labor Costs

\$114,760.56

b) Anticipated Salary Increases (see page 2 for calculation)

\$0.00

c) TOTAL DIRECT LABOR COSTS [(a) + (b)]

\$114,760.56

FRINGE BENEFITS

d) Fringe Benefits (Rate 0.00%)

e) Total Fringe Benefits

[(c) x (d)]

\$0.00

INDIRECT COSTS

f) Overhead

(Rate: 136.58%)

g) Overhead [(c) x (f)]

\$156,739.97

h) General and Administrative

(Rate: 0.00%)

i) Gen & Admin [(c) x (h)]

\$0.00

j) Total Indirect Costs [(e) + (g) + (i)]

\$156,739.97

FIXED FEE (Profit)

q) (Rate: 10.00%)

k) TOTAL FIXED PROFIT [(c) + (j)] x (q)]

\$27,150.05

l) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Arborist Services	TBD	TBD	ACTUAL	\$5,000.00

l) TOTAL OTHER DIRECT COSTS

\$5,000.00

m) SUBCONSULTANT'S COSTS (Add additional pages if necessary)

Subconsultant 1: BSK (Materials Testing)	\$61,056.00
Subconsultant 2: UNICO (Survey QA)	\$6,208.04
m) TOTAL SUBCONSULTANTS	\$67,264.04

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l)+(m)]

\$72,264.04

TOTAL COST [(c) +(j) + (k) + (n)]

\$370,914.63

NOTES:

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.

EXHIBIT 10-H1 COST PROPOSAL Page 2 of 3
ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS
 (CALCULATIONS FOR ANTICIPATED SALARY INCREASES)

Consultant NV5, Inc. Contract No. 2024-111 Task Date 1/9/2025

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
\$114,760.56	1420	=	\$80.82	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$80.82	+	5%	=	\$84.86	Year 2 Avg Hourly Rate
Year 2	\$84.86	+	5%	=	\$89.10	Year 3 Avg Hourly Rate
Year 3	\$89.10	+	5%	=	\$93.56	Year 4 Avg Hourly Rate
Year 4	\$93.56	+	5%	=	\$98.23	Year 5 Avg Hourly Rate
Year 5	\$98.23	+	5%	=	\$103.15	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	1420.0	=	1420.0	Estimated Hours Year 1
Year 2	0.00%	*	1420.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	1420.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	1420.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	1420.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	1420.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$80.82	*	1420	=	\$114,760.56	Estimated Hours Year 1
Year 2	\$84.86	*	0	=	\$0.00	Estimated Hours Year 2
Year 3	\$89.10	*	0	=	\$0.00	Estimated Hours Year 3
Year 4	\$93.56	*	0	=	\$0.00	Estimated Hours Year 4
Year 5	\$98.23	*	0	=	\$0.00	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$114,760.56	
Direct Labor Subtotal before Escalation				=	\$114,760.56	
Estimated total of Direct Labor Salary Increase				=	\$0.00	Transfer to Page 1

NOTES:

- 1 This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
- 2 An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology)
- 3 This assumes that the year one rates expire 12/31/25 and salary increases due to escalation are effective 01/01/26.
- 4 Calculations for anticipated salary escalation must be provided.

EXHIBIT 10-H1 COST PROPOSAL Page 3 of 3**Certification of Direct Costs:**

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. [Title 23 United States Code Section 112](#) - Letting of Contracts
4. [48 Code of Federal Regulations Part 31](#) - Contract Cost Principles and Procedures
5. [23 Code of Federal Regulations Part 172](#) - Procurement, Management, and Administration of Engineering and Design Related Service
6. [48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board](#) (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement. Local governments are responsible for applying only cognizant agency approved or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name: Lori Goodwin Title *: Vice President

Signature :  Date of Certification (mm/dd/yyyy): 1/9/2025

Email: lori.goodwin@nv5.com Phone Number: 559-661-5228

Address: [2109 West Bullard Avenue, Suite 145, Fresno, CA 93711](#)

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

Construction Management Services



252 W. Larch Road, Suite H
Tracy CA 95304
P 209.245.0492
www.bskassociates.com

January 2, 2025
BSK Proposal No. C24001935

COST ESTIMATE

City of Turlock Roads Program Capital Improvement Project City Project No. 23-068

FIELD SERVICES	DAYS	HRS/DAY	HOURS	RATE	EXTENSION
Earthwork Construction					
Compaction Testing Technician - Subgrade / AB	10	6	60	\$146.00	\$8,760.00
Compaction Testing Technician - Trench Backfill	2	6	12	\$146.00	\$1,752.00
Nuclear Gauge Equipment Fee	12			\$70.00	\$840.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	12			\$90.00	\$1,080.00
Full Depth Reclamation (FDR)					
Compaction Testing Technician - Full Depth Reclamation (FDR)	5	8	40	\$146.00	\$5,840.00
Compaction Testing Technician - Full Depth Reclamation (FDR) - OT	5	2	10	\$219.00	\$2,190.00
Nuclear Gauge Equipment Fee	5			\$70.00	\$350.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	5			\$90.00	\$450.00
Hot Mix Asphalt (HMA)					
Compaction Testing Technician - HMA	8	8	64	\$146.00	\$9,344.00
Compaction Testing Technician - HMA - OT	8	2	16	\$219.00	\$3,504.00
Nuclear Gauge Equipment Fee	8			\$70.00	\$560.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	8			\$90.00	\$720.00
Concrete Construction					
Concrete Sampling - Minor Concrete (Periodic)	3	4	12	\$130.00	\$1,560.00
Sample Pickup and Delivery	3	2	6	\$120.00	\$720.00
Trip Charge (Mileage, Bridge Toll, Parking Fees)	6			\$90.00	\$540.00
FIELD SERVICES ESTIMATE					\$38,210.00

LABORATORY TESTING	FREQUENCY	SETS/UNITS	RATE	EXTENSION
Subgrade / AB				
Caltrans Maximum Wet Density (CT 216)	as required	12	\$270.00	\$3,240.00
Full Depth Reclamation (FDR)				
Sieve Analysis w/Wash (CT 202)	1 per test strip	1	\$215.00	\$215.00
Moisture Content (CT 226)	1 per test strip	1	\$215.00	\$215.00
Caltrans Maximum Wet Density (CT 216)	1 per day	5	\$270.00	\$1,350.00
Hot Mix Asphalt (HMA)				
Sieve Analysis w/Wash (CT 202)	1 per day	8	\$215.00	\$1,720.00
Sand Equivalent (CT 217)	1 per day	8	\$159.00	\$1,272.00
Asphalt Binder Content (CT 382)	1 per day	8	\$282.00	\$2,256.00
Oil Content Correction Factor (CT 382)	1 per mix	1	\$656.00	\$656.00
Theoretical Maximum Specific Gravity and Density - RICE (CT 309)	1 per day	8	\$315.00	\$2,520.00
HMA Moisture Content (CT 370)	1 per day	8	\$83.00	\$664.00
Hamburg Wheel Track (AASHTO T324)	1 per project	1	\$2,500.00	\$2,500.00
Density of Cores - Bulk Specific Gravit (CT 308)	every 250 tons	18	\$80.00	\$1,440.00
Concrete - Minor				
Compression Test Concrete (ASTM C39)	1 set per visit	3	\$171.00	\$513.00
LABORATORY TESTING ESTIMATE				\$18,561.00

BSK SERVICES ADMINISTRATION	HOURS	RATE	EXTENSION
Principal (Contract / Performance Oversight)	1	\$285.00	\$285.00
Registered Engineer (Review, support and reporting)	4	\$250.00	\$1,000.00
Project Manager (Field Oversight, Daily Report Review)	6	\$250.00	\$1,500.00
Administration (Data Processing, Report Prep., Field Coordination)	6	\$100.00	\$600.00
Certified Payroll / DIR Upload	Monthly 3	\$300.00	\$900.00
ADMINISTRATION ESTIMATE			\$4,285.00
TOTAL BUDGET ESTIMATE			\$61,056.00

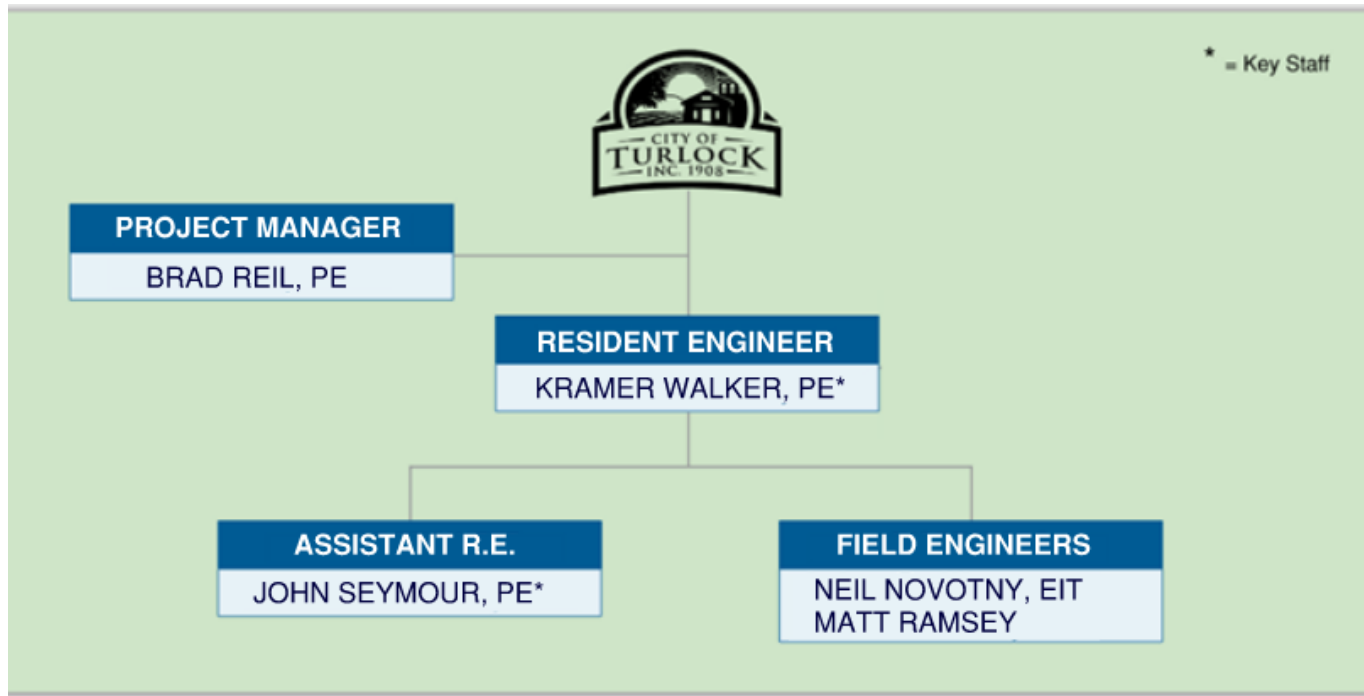
Environmental, Geotechnical, Construction Services, Analytical Testing - **An Employee-Owned Company**

**City of Turlock
Roads Program (CIP 23-068)**

		Rob Markes Survey Manager	Ryan Ming, PLS Senior Land Surveyor	Todd Jordan, PLS Land Surveyor	Roy Porter, LSIT Land Surveyor	Staff Party Chief	Staff Rodman	Staff Survey Technician/Drafter				
Direct Labor Rate		\$ 92.40	\$ 74.80	\$ 56.00	\$ 42.00	\$ 85.02	\$ 77.55	\$ 33.50	TOTALS			
Overhead Rate		149.95%										
Fee		10%										
Billing Rate		\$ 254.05	\$ 205.66	\$ 153.97	\$ 115.48	\$ 233.76	\$ 213.22	\$ 92.11				
Task #	Task Description	Hours							Direct Labor Costs	Overhead 149.95%	Fee	Total
1	QA/QC Staking		12	0	0	16	0	0	\$ 2,257.92	\$ 3,385.75	\$ 564.37	\$ 6,208.04
Total Hours		0	12	0	0	16	0	0	Tasks Subtotal		\$ 6,208.04	

Other Direct Costs	Qty	Amt	Total
Tasks Subtotal			\$ -

Total	\$ 6,208.04
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KRAMER WALKER, PE | Construction Manager / Resident Engineer

Kramer Walker brings twelve years of experience on transportation improvements in the Central Valley working as a Project Manager, Resident Engineer, Assistant Resident Engineer and Office Engineer. He has worked on the construction of major expressway, highway, roadway reconstruction, interchange, bridge, and utility projects. Kramer has in-depth knowledge of the Caltrans Standard Plans, Specifications, and Construction Manual procedures.

JOHN SEYMOUR, PE | Assistant Resident Engineer

John Seymour brings seven years of experience on City and County improvement projects in the Central Valley working as a Senior Engineering Associate for Merced County and the City Engineer for the City of Atwater. He has worked on a variety of capital improvement projects, including roadway reconstruction, traffic signalization, and water storage tank projects. These projects had numerous different local, state, and federal funding requirements, and were constructed to City, County, and Caltrans Standards.

MATT RAMSEY | Field Engineer

Matt Ramsey has been providing construction management and inspection services on roadways and highways since 2013. He has a strong working knowledge of Caltrans' construction practices and the agency's Standard Plans and Specifications, Construction Manual, Best Practices Manual, Materials Sampling and Testing Manual, Traffic Manual, and Survey Manual. Mr. Ramsey is proficient in all aspects of required field and office construction engineering work, including inspecting construction activities; evaluating traffic control systems; preparing contract change orders (CCOs); calculating monthly pay estimates; reviewing submittals, RFI's, and claims; and monitoring SWPPP systems.

City Council Staff Report

February 11, 2025



From: Adrienne Werner, Development Services Director
Prepared by: Jennifer Figueroa, Housing Program Manager
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Adopting the updated “CDBG and CDBG-CV Policy and Procedure Manual” for the Housing Division.

2. DISCUSSION OF ISSUE:

The Housing Division is responsible for drafting and updating various policies and procedures related to the Home Investment Partnerships Program (HOME) Consortium and Community Development Block Grant (CDBG) entitlement programs to ensure compliance with the U.S. Department of Housing and Urban Development (HUD).

On April 9th 2024 Council adopted the following new/update policies and procedures:

1. CDBG Policies and Procedures
2. CDBG Monitoring Plan
3. HOME Policies and Procedures
4. HOME Monitoring Plan
5. Residential Anti-Displacement & Relocation Policy and Plan

During the week of May 20, 2024, the HUD Office of Community Planning and Development (CPD) conducted a remote monitoring of the City of Turlock’s Community Development Block Grant Coronavirus Aid, Relief, and Economic Security (CARES) Act (CDBG-CV) Program in order to assess the City’s performance and compliance with applicable Federal program requirements.

The Coronavirus Aid, Relief, and Economic Securities (CARES) Act, passed in March 2020 in response to the COVID-19 pandemic, included a \$5 billion supplemental allocation to the Community Development Block Grant (CDBG) program, to prevent, prepare for and respond to the coronavirus. The City of Turlock was allocated \$861,502.

Of the total allocation of \$861,502, \$172,300 was allocated to administration, while \$689,202 was allocated to the Community Emergency Response Program Public Services Community Emergency Responses activity to provide emergency rental assistance grants to income-eligible households economically impacted during the COVID-19 pandemic through job loss, furlough or reduction in hours or pay, residing in the City of Turlock.

The City contracted with Community Housing and Shelter Services to administer the rental, mortgage and utility assistance program. Although assistance was provided to 15 households, totaling \$83,924.24, administering all funds under CDBG-CV proved challenging, as applicants had to demonstrate a direct link between their inability to pay rent, mortgage, or utilities and the COVID-19 pandemic’s economic impact.

On February 13, 2024 the City Council approved a substantial amendment to move the remaining \$605,277.26 in CDBG-CV funding to Community Emergency Response Program (CDBG CARES) Public Improvements. This allowed the City to fund needed improvements at the Turlock Senior Center and the Marty Yerby Center such as upgrading exterior doors for ADA access, upgrading the HVAC with HEAP filters, and upgrading the restrooms for ADA access and touchless fixtures.

During the May 2025 monitoring of the City's CDBG-CV program, the existing CDBG policies were reviewed. A minor revision was identified by HUD on page 27 of the original policy. Specifically, the reference to 24 CFR Part 84 and 85 was updated to 24 CFR Part 200 under Section 6, 'Other Program Requirements, Procurement -Overview of Procurement Requirement'. This change is reflected in the track changes in Attachment B- 'CDBG Policy and Procedures Manual Adopted 4-9-24'.

Additionally, the City recognized the need for policies and procedures specifically addressing the management of the CDBG-CV programs and ensuring there was no duplication of benefits. Following discussions and recommendations from the HUD representatives, staff updated the CDBG policies to incorporate CDBG-CV guidelines. These updates, which are included in Attachment C - 'CDBG-CV Policies,' introduce Section 7, 'CDBG-CV'. This new section was added to the existing CDBG policies, along with the minor CFR reference update, and was then submitted to the City's HUD representatives for review. The original CDBG policies and procedures are provided in Attachment B for reference. The City received no findings during this review.

3. BASIS OF RECOMMENDATION:

Policies and Procedures related to HOME and CDBG entitlement programs must be in place and updated to ensure compliance with HUD requirements.

4. FISCAL IMPACT / BUDGET AMENDMENT:

There is no Fiscal Impact.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

N/A

8. ALTERNATIVES:

Council could choose not to adopt the recommended updates to the Policies and Procedures for the Housing programs. This alternative is not recommended as the updated Policies and Procedures are needed to ensure compliance with HUD requirements. If there are additional edits Council would like made to these Policies and Procedures, staff can be directed to bring back edits to the adopted Policies and Procedures.

9. ATTACHMENTS:

1. Attach A - Resolution
2. Attach B -CDBG Policy and Procedures Manual Adopted 4-9-24
3. Attach C -CDBG-CV Policies

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF ADOPTING THE UPDATED }
“CDBG AND CDBG-CV POLICY AND }
PROCEDURE MANUAL” FOR THE HOUSING }
DIVISION. }**

RESOLUTION NO. 2025-

WHEREAS, the City of Turlock, as an entitlement jurisdiction, received Community Development Block Grant Coronavirus Aid, Relief, and Economic Security (CARES) Act (CDBG-CV) funds to prevent, prepare for and respond to the COVID-19 pandemic from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, it was determined during the May 2025 HUD monitoring that the City needed CDBG-CV policies and procedures and minor updates to the “CDBG Policy and Procedure Manual”; and

WHEREAS, updates are proposed to the “CDBG Policy and Procedure Manual” as provided in Attachment B to the Staff Report; and

WHEREAS, additional language for CDBG-CV policies and procedures to be added to the current “CDBG Policy and Procedure Manual” as provided in Attachment C to the Staff Report; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt the updated “CDBG and CDBG-CV Policy and Procedure Manual” for the Housing Division.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California



City of Turlock Community Development Block Grant Policies and Procedures Manual

City of Turlock
Housing Program Services
156 South Broadway, Suite 140, Turlock CA 95380
(209) 668-5610, Fax (209) 668-5120, TDD 1 (800) 735-2929
www.cityofturlock.org

Approved and Adopted by the Turlock City Council on April 9, 2024
by Resolution 2024-048

These Policies, Guidelines and Procedures supersede any previously adopted Policies. These policies, guidelines and procedures are subject to change in accordance with revisions made by the United States Department of Housing and Urban Development (HUD).



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Introduction and Objectives of the City of Turlock CDBG Program

The City of Turlock, Stanislaus County, California has been designated as an entitlement community by the U.S. Department of Housing and Urban Development (HUD). As an entitlement community, the City is eligible to receive funds under the Community Development Block Grant (CDBG) program.

In order to participate in this program, the City contractually agrees to implement the local CDBG Program in accordance with the Housing and Community Development Act (HCD) of 1974, as amended, and the CDBG Program Regulations found in 24 CFR Part 570. In addition, all CDBG funds are subject to the regulations found in 2 CFR Part 200, as well as various other Federal Acts.

The City of Turlock has received Community Development Block Grant (CDBG) federal funding since fiscal year 1984/1985.

The City is committed to working in the community to expand and improve the supply of affordable housing, living environments, and economic opportunities. The City works to provide decent, safe and affordable housing to residents by alleviating the problems of excessive rent burdens, homelessness and deteriorating housing stock as well as to increase opportunities for income eligible households to become homeowners.

The City also provides financial assistance to non-profit organizations to assist low to moderate income families with a wide range of public service activities, including, but not limited to: job training, child care, health services, counseling, fair housing counseling, education programs, services for senior citizens, services for homeless persons, and recreation services.

1. Purpose and Revisions to the Manual

Purpose of the Manual

This Policy and Procedure manual is intended to provide a broad overview of Community Development Block Grant (CDBG) Program requirements and regulations to assist the Housing Program Services Division staff in the design, delivery, and administration of CDBG funded activities. Because the Manual is not comprehensive of all the CDBG regulations, staff should be familiar with the Housing and Community Development program, regulations, guidebooks, and technical assistance information available at [HUDEXchange](https://www.hudexchange.info/). The website is <https://www.hudexchange.info/>.

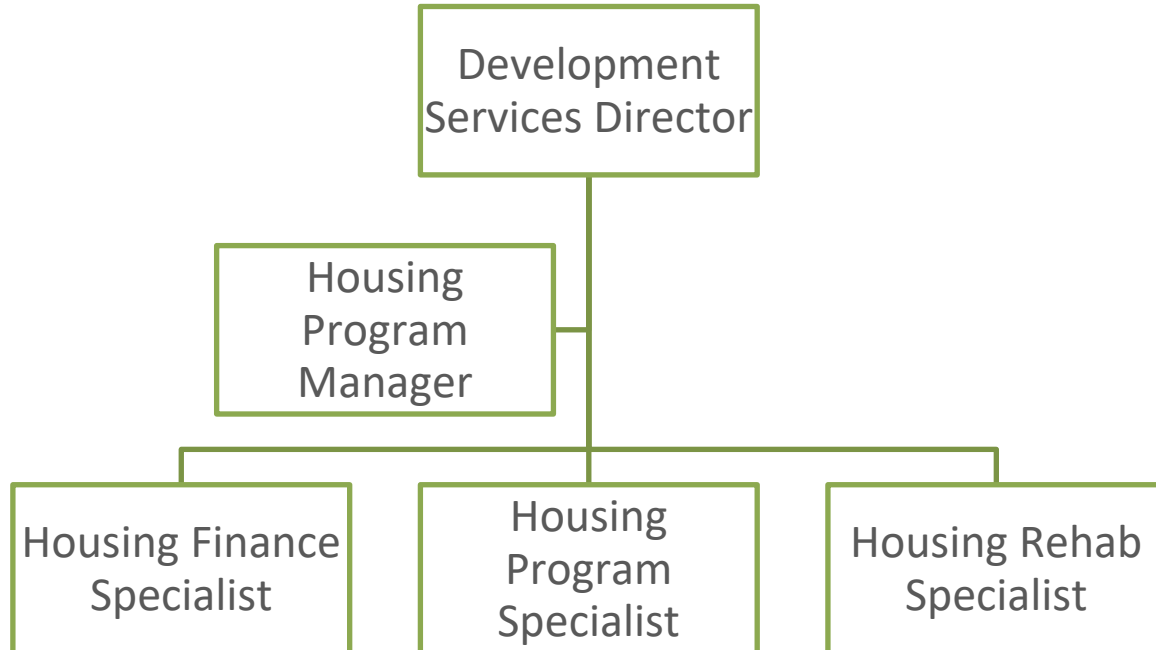
While there is much latitude in the types of assistance that may be offered and the steps that may be followed in the delivery of assistance, each program and project funded with CDBG dollars should comply with the CDBG Program regulations. The appendices contain supplementary materials to aid in the delivery of CDBG funded activities.

Manual Revisions

The contents of this manual have been developed within the requirements of the CDBG Regulation found at 24 CFR Part 570. This manual will be reviewed periodically and revised to incorporate changes. Technical or minor adjustments may be made to policies within the manual and approved through delegated authority to the Turlock Housing Manager. The manual review will also incorporate any required policies to remain in conformance with federal regulations and mandates. This manual and any revisions that may be issued shall be effective until superseded or canceled. This manual is superseded by any federal program changes.

2. Program Administration

The Housing Program Services Division staff within the Development Services Department and responsible for administration of the CDBG entitlement program and are supported by various other departments such as legal, finance, and public works. Housing Program Services Division staff responsibilities include tasks such as: managing projects, setting up activities in IDIS, drawing funds in IDIS, reporting in IDIS, contracting with subrecipients, monitoring, reviewing draw requests, and annually developing Annual Action Plans (AAP) and Consolidated Annual Performance Evaluation Reports (CAPER). The division is structured as such:



Overview of the CDBG Program

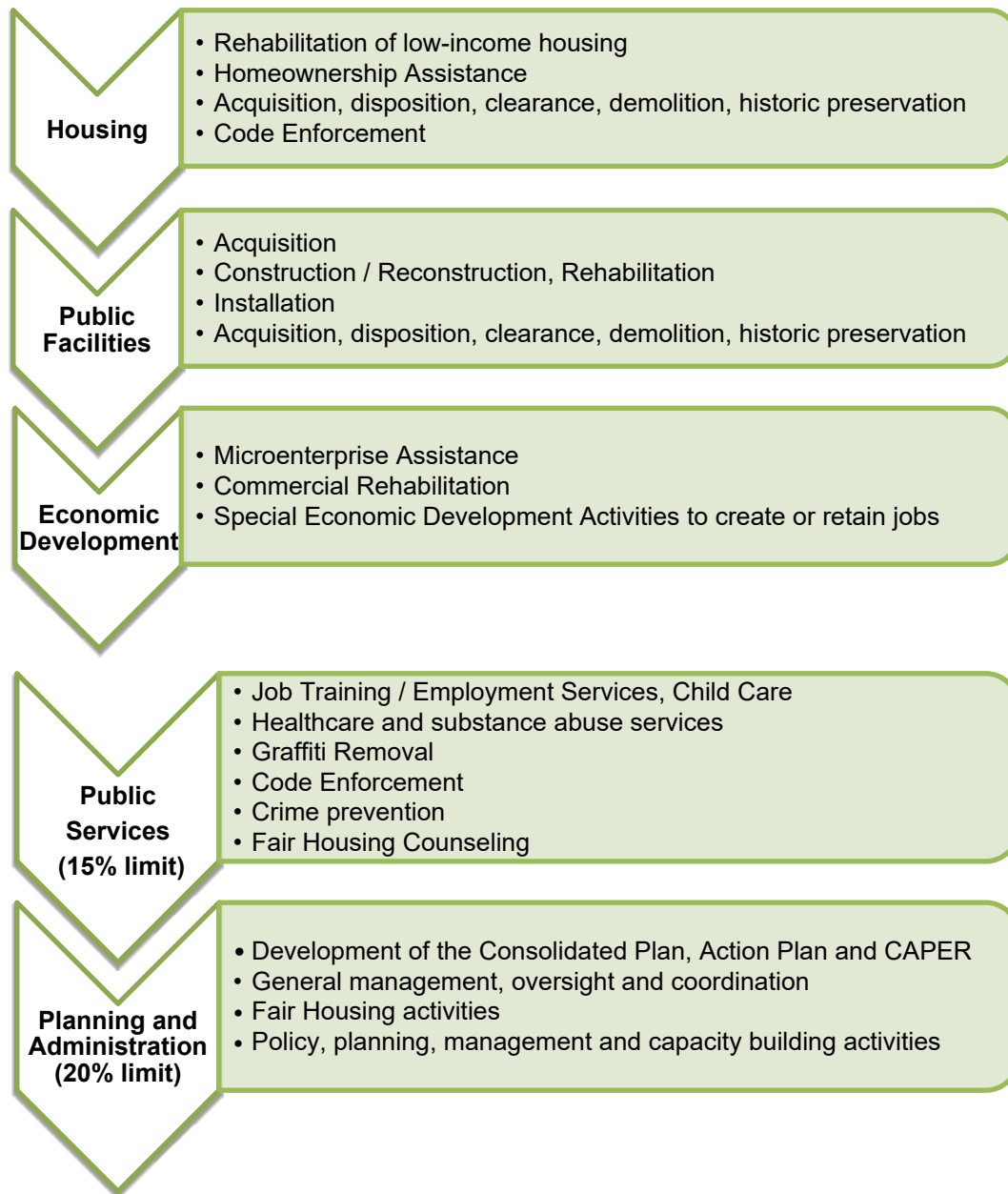
The following table provides an overview of the Community Development Block Grant (CDBG) program:

CDBG Program Basics Snapshot

Program Primary Objective	The primary objective of the CDBG program is the development of viable urban communities through the provision of decent housing, a suitable living environment and expanded economic opportunities principally for persons of low- and moderate-income, defined as a person residing in a household with income at or below 80% of area median income adjusted for household size (LMI).
National Objective	To achieve these objectives, the CDBG program includes a wide variety of eligible activities that may be implemented provided that a given activity meets one (1) of three (3) National Objectives, including: • Benefiting low- and moderate-income persons. LMI income persons are defined by HUD as households under 80% of Area Median Income; • Preventing or eliminating slums or blight; and • Meeting an urgent need. To ensure that CDBG primarily benefits LMI people, HUD requires that at least 70% of CDBG funds spent on activities other than program administration benefit LMI. This requirement may be met during a one (1), two (2), or three (3) year certification period that is specified in the Annual Action Plan certifications.
Program Regulations	The CDBG program regulations found at 24 CFR Part 570 govern the City's use of program funds. The regulations are divided into several subparts, including the following subparts that are applicable to the City and its subrecipients: • Subpart A – General Provisions • Subpart C – Eligible Activities • Subpart D – Entitlement Grants • Subpart J – Grant Administration • Subpart K – Other Program Requirements • Subpart L – Loan Guarantees (Section 108 Loan Guarantee Program) • Subpart O – Performance Reviews
Target Geography	Citywide Program
Program Year	July 1 thru June 30

Eligible Activities/Categories

The following activities are eligible for funding under the CDBG Program:



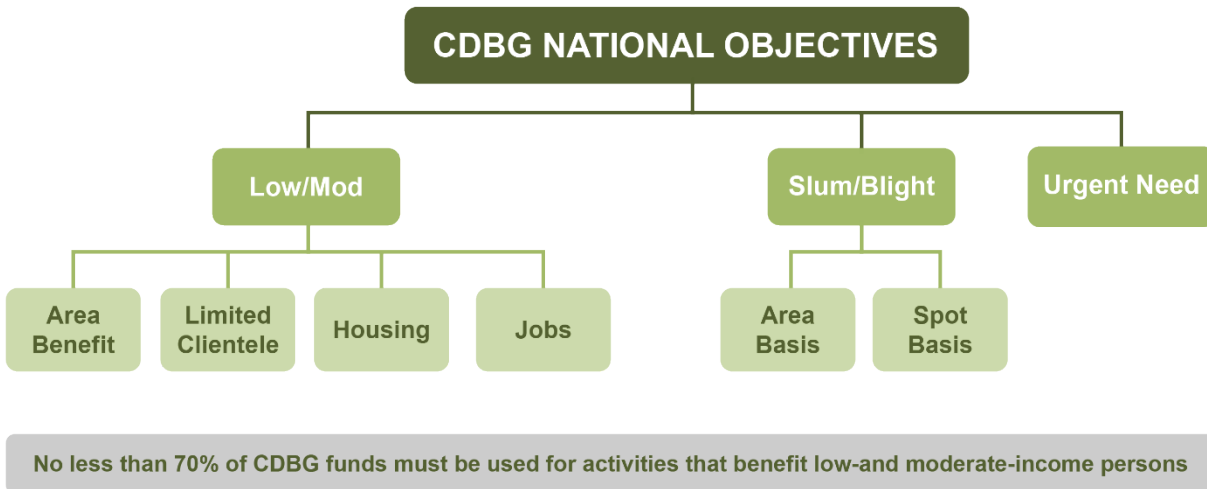
Citizen Participation Plan

The City of Turlock encourages citizen participation in the development of Federal programs.

The Citizen Participation Plan for the City of Turlock details how the City provides opportunities for the public to be made aware of and take part in the local decision-making processes with respect to programs funded by the U.S. Department of Housing and Urban Development (HUD). The City provides for and encourages citizens to participate in the

development of division plans and documents. This document provides the timeframes and outreach requirements. HUD regulations are found at 24 CFR 91.105. This separate plan can be found on our city website at www.cityofturlock.org

3. Criteria for Meeting CDBG National Objectives



The following criteria shall be used to determine whether a CDBG funded activity complies with one or more of the national objectives as required by the Housing & Community Development Act of 1974, as amended:

- **Activities Benefiting Low- and Moderate-Income Persons** may be documented in the following manner:
 - **Low/Mod Income Area Benefit Activity:** An activity, the benefits of which are available to all the residents in a particular geographical area, where at least 51% of the residents are low- and moderate-income persons in accordance with the HUD published income guidelines for low- and moderate-incomes by household size. The current HUD Income Limits are available on the City's website and emailed to subrecipients annually. Such an area need not be coterminous with census tracts or other officially recognized boundaries but must be the entire area served by the activity. An activity that serves an area that is not primarily residential in character does not qualify under this criterion.
 - **Low/Mod Income Limited Clientele Activity:** An activity which benefits a limited clientele, at least 51% of whom are low- and moderate-income persons. Certain clientele are generally presumed to be principally low- and moderate- income such as: abused children; battered spouses; elderly persons; adults meeting the definition of "severely disabled;" homeless persons; illiterate adults; persons living with AIDS; and migrant farm workers. Another means

to justify an activity as low- and moderate-income is to require information on family size and income so that it is evident that at least 51% of the clientele are persons whose total household income does not exceed the low- and moderate-income limits.

- **Low/Mod Income Housing Activities:** An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income persons/ households. If the structure contains two (2) dwelling units, at least one must be so occupied and if the structure contains more than two (2) dwelling units, at least 51% of the units must be so occupied.
- **Low/Mod Income Job Creation or Retention Activities:** An activity designed to create or retain permanent jobs, where at least 51% of the jobs, computed on a full-time job equivalent (FTJE) basis, involve the employment of low- and moderate-income persons for activities that create jobs. The recipient must document that at least 51% of the jobs will be held by, or will be made available to, low- and moderate-income persons. For an activity that retains jobs, the recipient must document that the jobs would actually be lost without the CDBG assistance and that the job is known to be held by a low- or moderate- income person; or the job can reasonably be expected to turnover within the following two (2) years and that steps will be taken to ensure that it will be filled by, or made available to, a low- and moderate-income person upon turnover. If the facility where the jobs are to be created or retained is in a census tract with a poverty rate of at least 20%, as determined by the most recently available decennial census information, the person holding the job or filling the job, is then presumed to be low- or moderate-income.
- **Activities which Aid in the Prevention or Elimination of Slums or Blight** may be documented in the following manner:
 - **Address Slums or Blight on an Area Basis:** An activity will be considered to address the prevention or elimination of slums or blight in an area if: the area meets a definition of a slum, blighted, deteriorated, or deteriorating area under State or local law; throughout the area there is a substantial number of deteriorated or deteriorating buildings or the public improvements are in a general state of deterioration; documentation is maintained on the boundaries of the area and the condition which qualified the area at the time of its designation; and the assisted activity addresses one or more of the conditions which contributed to the deterioration of the area (i.e. housing rehabilitation, etc.)
 - **Address Slums or Blight on a Spot Basis:** Acquisition, clearance, relocation, historic preservation and building rehabilitation activities which eliminate specific conditions of blight or physical decay on a

spot basis not located in a slum or blighted area, will meet this objective.

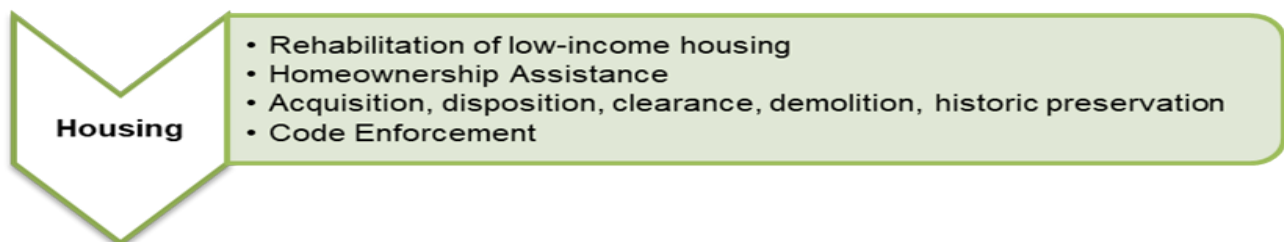
- **Activities Designed to Meet Community Development Needs Having a Particular Urgency** will be considered to address this objective if the City certifies that the activity is designed to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community which are of recent origin (generally within 18 months) or which recently became urgent. Furthermore, the city is unable to finance the activity on its own, and that other sources of funding are not available.
- **Additional Criteria** are also required where the assisted activity is acquisition of real property. A preliminary determination may be made of whether the activity addresses a national objective based on the planned use of the property after acquisition. A final determination shall be based on the actual use of the property, excluding any short-term, temporary use. Where the acquisition is for the purpose of clearance which will eliminate specific conditions of blight or physical decay, the clearance activity shall be considered the actual use of the property. However, any subsequent use or disposition of the cleared property shall be treated as a “Change of use” which is covered under 24 CFR 570.505.

If an activity fails to meet one or more of the national objectives, the activity is in non-compliance with the CDBG Program.

Eligible Costs

CDBG offers grantees a high level of flexibility in choosing program activities, which allows grantees to select those activities that best meet the needs of their communities, in accordance with the national objectives and other requirements of the CDBG Program. Refer to the CDBG regulations for a more complete description of each of these eligible activities. The *Guide to National Objectives and Eligible Activities for CDBG Entitlement Communities* and the *Basically CDBG Guide* are other good resources for determining the eligibility of activities. These are available from the HUD exchange website at <https://www.hudexchange.info/cdbg-entitlement/guides/>

The following is a representative overview of eligible CDBG activities. The activities have been grouped in very general categories for the purposes of this manual.



Housing-There are many activities related to housing that are eligible under the CDBG Program. The list of eligible activities includes:

- Housing services in connection with the HOME Investment Partnerships (HOME) Program activities (Section 570.201(l));
- Homeownership assistance (such as downpayment assistance and interest subsidies) (Section 570.201(n) or section 570.201(e))
- Rehabilitation of buildings that are owner-occupied housing (section 570.202). This also includes conversion of non-residential structures for residential use. The following types of rehabilitation activities may be undertaken:
 - Acquisition for rehabilitation and rehabilitation for residential purposes;
 - Labor, materials etc. for rehabilitation of properties;
 - Energy improvements;
 - Water efficiency improvements;
 - Connection to water and sewer lines;
 - Testing for and abatement of lead-based paint;
 - Rehabilitation services;
 - Removal of material and architectural barriers that restrict accessibility to eligible buildings
 - Lead based paint testing and abatement as a stand-alone program or included as rehabilitation
 - Activities that support new housing construction such as acquisition (section 570.201(a) and (b)), clearance (section 570.201(d)), site improvements (section 570.201(c)), and street improvements (section 570.201(c)).

Other Real Property activities

In addition to the housing-related activities outlined above, many other real property activities are eligible to be funded by CDBG such as:

- Acquisition (section 570.201(s));
- Acquisition refers to the purchase of real property. CDBG funds may be used to acquire real property.
- Disposition (section 570.201(b)); Disposition refers to the sale, lease, and donation of real property.
- Clearance and demolition (section 570.201(d)); Clearance activities are usually related to demolishing structures or preparing a site for development.
- Rehabilitation of publicly- or privately-owned commercial or industrial buildings (section 570.202);
- Lead-Based Paint Hazard Evaluation and Reduction; This encompasses costs associated with the evaluation and abatement of lead-based paint hazards.
- Historic preservation (section 570.202(d)); The preservation and restoration of publicly and privately owned properties of historical significance are generally eligible.

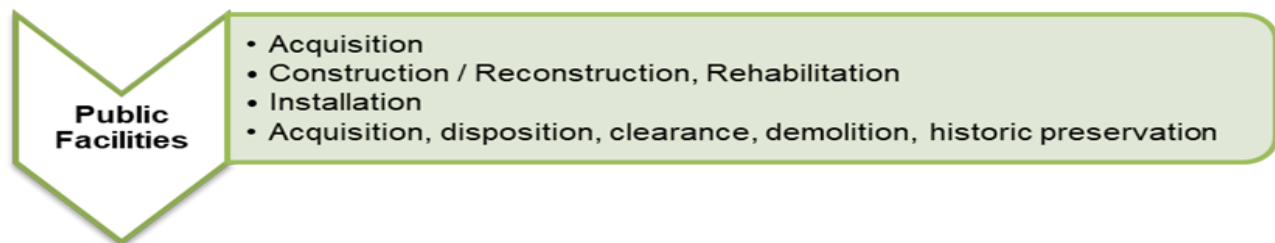
- Handicapped Accessibility
- Funds may be used for the removal of material and architectural barriers that restrict the accessibility or mobility of elderly or handicapped persons when carried out with an eligible project.
- Energy Efficiency: CDBG funds can be used for a wide range of eligible energy activities.

Relocation (Regulatory citation 570.201(i))

CDBG funds may be used for relocation payments and other assistance to displaced persons. Funds may be used for permanently and temporarily relocated persons. Relocation requirements must be followed.

Due to the potential liability for long-term assistance and burdens placed on affected tenants, City of Turlock will avoid funding CDBG projects that involve permanent residential displacement or business relocation unless displacement/relocation prove to be the only means available to correct a public health/safety hazard or other critical condition. In such cases, the City of Turlock will follow Real Estate Acquisition and Relocation Policy and Guidance set forth in HUD handbook 1378.

Temporary Relocation is provided in conjunction with the City's Housing Rehabilitation program.



Public Facilities and Improvements

Funds may be used to undertake a variety of public facilities and public improvement projects. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public. Maintenance and repair of public facilities or improvements is generally ineligible (like repairing cracks in sidewalks or replacing street light bulbs).

CDBG funds may be used for the acquisition, construction, reconstruction, rehabilitation, or installation of public improvements or public facilities. (Section 570.201(c))

- “Public improvements” includes, but is not limited to, streets, sidewalks, water and sewer lines, and parks.
- “Public facilities” includes, but is not limited to, neighborhood/community facilities and facilities for persons with special needs (e.g. homeless shelters, group homes, and halfway houses).

A green downward-pointing arrow with a white outline, containing the text "Public Services" in bold black font.

Public Services

- Job Training / Employment Services, Child Care
- Healthcare and substance abuse services
- Graffiti Removal
- Code Enforcement
- Crime prevention
- Fair Housing Counseling

Public Services (Regulatory citations 570.201(e) and 570.207)

The CDBG regulation allow the use of grant funds for a wide range of public service activities, including, but not limited to: job training, child care, health services, counseling, fair housing counseling, education programs, services for senior citizens, services for homeless persons, and recreation services. Public services are also generally eligible under the CDBG Program (section 570.201(e)).

Public Services that are not eligible include: political activities, inherently religious activities, ongoing grants or non-emergency payments, administrative costs, and payment of mortgages. (Regulatory citation: 570.207 ineligible activities)

Public service activities must not exceed 15 percent of the annual grant allocation plus 15% of program income received during the program year.

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Economic Development

- Microenterprise Assistance
- Commercial Rehabilitation
- Special Economic Development Activities to create or retain jobs

Economic Development (Regulatory citations 570.203 and 570.209)

CDBG funds may also be used for activities related to economic development. The following are examples of eligible activities that can be funded by CDBG:

- Microenterprise assistance (section 570.201(o))
- Commercial Rehabilitation; and
- Special economic development activities (section 570.203)

CDBG funds may be used for special economic development activities in addition to other activities. Selection of economic development activities will follow all guidelines outlined in 24 CFR 570.209.

**Planning and
Administration
(20% limit)**

- Development of the Consolidated Plan, Action Plan and CAPER
- General management, oversight and coordination
- Fair Housing activities
- Policy, planning, management and capacity building activities

Planning and Administration

CDBG funds may be used for planning activities (section 570.205) and program administration activities (section 570.206).

Ineligible Activities (Regulatory citations 570.207)

The following activities are not authorized under 24 CFR 570 and therefore may not be assisted with CDBG funds:

- Buildings or portions thereof, used for the general conduct of government cannot be assisted with CDBG funds. This does not include, however, the removal of architectural barriers involving any such building.
- General Government Expenses to carry out the regular responsibilities of the City are not eligible for CDBG financial assistance. CDBG funds cannot be used to supplant other City funds.
- Political Activities involved with the financing or use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation or voter registration are ineligible costs for CDBG funds.
- Construction Equipment may not be purchased with CDBG funds, but compensation for the use of such equipment through leasing, depreciation, or use allowances is permitted in accordance with 2 CFR Parts 220, 225, 215, and 230. However, the purchase of construction equipment for use as part of a solid waste disposal facility is eligible under 24 CFR 570.201(C).
- Furnishings and Personal Property such as the purchase of equipment, fixtures, motor vehicles, furnishings, or other personal property not an integral structural fixture is generally ineligible. CDBG may be used, however, to purchase or to pay for depreciation or use allowances for such items when necessary for use by the City or its sub-recipients in the administration of activities assisted with CDBG funds, or when eligible as fire equipment, or when such items constitute all or part of a public service.
- Operating and Maintenance Expenses as a general rule are not eligible, such as costs associated with repairing, operating and maintaining public facilities improvements and services. Specific exceptions included allocable costs of operating and maintaining a facility used in providing a public service that is eligible, even if no other costs of providing such a service are assisted with such funds.

- Income Payments as a general rule are ineligible costs. Income payments refers to a series of subsistence type grant payments made to an individual or family for such items as food, clothing, housing (rent or mortgage), or utilities, but excluding emergency grant payments made over a three (3) consecutive month period to the provider of such items or services on behalf of an individual or family.
- As previously stated, new housing construction is not an eligible activity unless it is one of the following:
 - Last resort housing as set forth in 24 CFR Part 42;
 - Public housing as permitted under 24 CFR 570.201(m); or
 - Carried out by a Community Based Development Organization (CBDO) as provided under 24 CFR 570.204(C).

4. City of Turlock Programs

The City of Turlock Housing Division offers a variety of services to help individuals and the community improve their quality of life.

All potential subrecipients requesting CDBG funds from the City must submit an application which provides information concerning the organization, its corporate and financial structure, and a specific proposal for a program or project. A subrecipient, as defined by 24 CFR 570.500(c), is a public or private nonprofit agency, authority, or organization receiving CDBG funds from the grantee [City of Turlock] to carry out CDBG-eligible activities. Any subrecipient receiving CDBG funds from the City must sign a grant agreement and provide the required insurance.

At a minimum, subrecipients requesting CDBG funds must provide an application and the following supporting documentation:

- Completed W-9
- Financial Statement
- Certified Audit
- IRS Federal Tax Exemption letter
- Articles of Incorporation
- Current insurance Certificates for Worker's Compensation, Liability and Disability
- Board of Directors member list
- Organization Chart
- Authorization to submit application (meeting minutes)
- By laws as registered with the CA Secretary of State

- City of Turlock business license

Subrecipients should reference the CDBG application for additional details as to what information to include in the application package. The funding application will be reviewed and updated as needed on an annual basis.

The following section describes the City's routine process for allocating and awarding CDBG funds. Note, however, that the City may choose an alternative option so long as it aligns with CDBG regulations.

Funding Allocation

Public Services

The City of Turlock annually offers grant funding to eligible non-profit agencies to provide assistance to income eligible clients.

The City of Turlock solicits CDBG grants at the end of the calendar year for public service grants to non-profit agencies to provide eligible Public Service programs benefiting low/moderate families in the City of Turlock. A CDBG selection committee reviews the eligible applications and score the applications, which are then presented to City Council.

Public Facilities/Infrastructure Improvements

Public Improvements

The City of Turlock provides funding to help the community with a variety of improvements. Past improvements have included:

- Providing funding for the installation of curb, gutter, and sidewalks
- Park improvements including ADA accessible bathrooms

Projects are targeted to income eligible census tracts in Turlock. Funding is leveraged as much as possible with other city department projects to complete and coordinate the projects. Staff work diligently with other internal departments to determine eligible projects.

Housing Programs

The City of Turlock offers funding to eligible owners and investors to provide assistance in the rehabilitation of their homes to remove health and safety hazards. CDBG funds may be used to assist existing homeowners with the repair, rehabilitation, or reconstruction of owner-occupied units. The City of Turlock provides a Rehabilitation Program for the City. See the separate Rehabilitation Program Policies and Procedures for more information about the program.

Additionally, the City offers direct financial assistance to first time homebuyers through the City's First Time Home Buyer Program.

Determining Eligible Activities

The City may assist an activity in whole or in part with CDBG funds; however, all CDBG funded activities must comply with 24 CFR Subpart C. Prior to awarding funds, City staff follows a five-step process to determine whether CDBG funds may be used to assist a proposed activity. This procedure applies to all CDBG applications.

1. Compliance with eligible activities

Determine if the activity falls within a category of explicitly authorized activities under 24 CFR Parts 570.201-570.206 and ensure the activity does not fall within a category of explicitly ineligible activities, despite its apparent inclusion within an authorized category.

2. Compliance with national objectives

Determine if the proposed activity can meet one of the national objectives as outline in 24 CFR 570.200 and 208. If the activity does not meet a national objective, it is ineligible.

3. Compliance with the primary objective

Ensure that carrying out the activity with CDBG funds will not result in the City's noncompliance with the CDBG expenditure requirement, which requires that at least 70% of CDBG funds be used for activities that benefit L/M income persons.

4. Compliance with cost principles

Review proposed activity costs to determine if they appear necessary and reasonable and will otherwise conform with the requirements of 2 CFR Part 200, subpart E.

5. Compliance with environmental review procedures

Complete the environmental review and clearance procedures for the project of which the activity is a part as required by 24 CFR Part 58. Federal law prohibits the release of funds for a CDBG activity prior to the completion of an environmental review.

Environmental Review-24 CFR Part 58

All CDBG activities are subject to requirements of HUD environmental review regulations at 24 CFR Part 58. These regulations implement HUD's responsibilities for use of federal funds under NEPA. The HUD environmental review process must be completed before CDBG funds may be accessed for the City's CPD-funded activities, or before the purchase of any land or buildings, or start of any work on a proposed project, even with non-HUD funds. The aforementioned conditions are known as "choice-limiting decisions" and this limitation applies to all participants involved in a CDBG-funded activity.

There are five (5) levels of review identified in Part 58 that apply to CPD programs:

Level of Environmental Review		Example Projects
1	Exempt (24 CFR Part 58.34) or Categorically Excluded NOT Subject to the §58.5 statutes (24 CFR Part 58.35(b))	Administration Public Services
2	Categorically Excluded Subject to § 58.5 (may or may not require mitigation)	Curb, Gutter, Sidewalk Project Street Improvements

3	Environmental Assessment (24 CFR Part 58.36)	Rehabbing an industrial building into a residential property.
4	Environmental Impact Statement (24 CFR Part 58.37)	Construction of a Convention Center
5	Tiering (24 CFR 58.15)	Housing Rehabilitation Program

The primary objective of the environmental review is to identify specific environmental factors that may be encountered at potential project sites and to develop procedures to ensure compliance with regulations pertaining to these factors. There is no standard set of review procedures that makes sense for every program. Therefore, the HUD environmental review is designed to produce program-specific environmental review procedures.

No project or activity will be initiated until the City completes an environmental review and all necessary approvals have been secured.

5. Financial Management

The CDBG regulations require the City of Turlock to adhere to certain administrative and financial management requirements. The following is a list of the key Federal regulations governing financial management:

2 CFR Part 200 - Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, (Cost Principles and Audit Requirements).

- This regulation, which applies to government agencies, sets forth uniform requirements for financial management systems, fiscal controls, cost principles, allowable costs, audit requirements, reports and records, grant close-outs for recipients of Federal grant funding, etc. The CDBG regulations at 24 CFR 570.502 address the applicability of these uniform requirements to the CDBG program as well as describing other grant administration requirements.

Accurate financial record-keeping, including the timely deposit, disbursement and accounting of Community Development Block Grant (CDBG) funds is crucial to the successful management of a CDBG funded project. Grantees must take the following steps to prepare a financial management system to receive and utilize CDBG grant funds:

1. Appoint a person to be responsible for Financial Management,
2. Establish accounting records,
3. Set up bank accounts or separate ledger accounts, and establish receipting procedures, and
4. Establish procedures for approving invoices, submitting claims, and issuing payment to vendors.

Financial record-keeping is the primary responsibility of the Grantee's Chief Financial Officer, i.e. the Finance Director or any other authorized individual. It is the responsibility of

the Grant Administrator to advise, assist and counsel the Chief Financial Officer on administrative requirements in regard to the receipt, disbursement and accounting of federal funds and the records to be maintained. Failure to comply with financial management standards may result in monitoring and audit findings. Depending on the infraction, the Grantee may be required to payback federal dollars. This section will focus on the records that must be maintained in order to receive and utilize CDBG funds.

Standards for Financial Management Systems

All CDBG grantees and subrecipients must have financial management system in place that comply with the standards specified in 2 CFR Part 200.302. For a financial management system to meet federal standards, it must:

- Provide effective control over and accountability for all collections and disbursements, real and personal property and other assets
- Identify the source and application of funds for federally sponsored activities
- Permit the accurate, complete and timely disclosure of financial results in accordance with HUD reporting requirements or, for subrecipients, grantee reporting requirements
- Minimize the time elapsing between the transfer of funds from the U.S. Treasury and disbursement by the Grantee or subrecipient. Grantees must employ financial management systems capable of generating regular financial status reports that indicate the dollar amount allocated (including budget revisions), obligated, and expended for each activity.

Ultimately, the City of Turlock must be able to isolate and trace every CDBG dollar received.

Not only CDBG Grantees, but also subrecipients must have financial management systems in place that comply with standards specified in Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards specified in 2 CFR Part 200.

Budget Development Process

All requests for CDBG grant funds shall include a budget that summarizes proposed eligible expenses which are necessary to carry out the activity. The City may assist potential applicants in this process.

The budget development proposals shall include:

- All funding commitments received from all donors and other funding sources.
- The amount of CDBG funds to be requested from the City.
- All activities and expenditures attributable to specific funding sources.
- An Indirect Costs Allocation Plan (if appropriate) to identify expenses which are not directly attributable to any specific activity or funding source. In general, only General Program or Public Service activities can include this as a budget line item.

2 CFR Part 200 Subpart E requires that governmental entities support indirect costs with a cost allocation plan or an indirect cost proposal. Indirect costs should be allocated in a manner which will result in the grant program bearing its fair share of total indirect costs. An indirect cost rate proposal is the documentation prepared by a governmental entity to substantiate its request for the establishment of an indirect cost rate.

Administrative and Planning Costs (570.200(g), 570.205, 570.206)

CDBG funds can be used for administration and planning activities associated with implementation of the grant. Planning and administration costs are capped at 20 percent of the sum of grant plus program income that is received during the program year.

- Examples of administration activities include:
 - General management, oversight and coordination;
 - Providing local officials and citizens with information about the CDBG program;
 - Preparing budgets and schedules;
 - Preparing reports and other HUD-required documents;
 - Monitoring program activities;
 - Fair Housing activities;
 - Indirect costs; and
 - Submission of applications for Federal programs

In charging administrative costs, grantees should note:

- All administrative costs charged to the project must be documented through timesheets, purchase orders, and invoices.
- For those projects directly administered by the grantee, employees paid in whole or in part from CDBG funds should prepare timesheets indicating the hours worked for each pay period.
 - Timesheets must show the exact hours each individual worked on the project, the hours worked on non-CDBG projects, the date on which the work was performed and a description of the work performed.
 - The employee and the employee's supervisor must sign the timesheet.

HUD requires entitlement communities to provide for efficient and adequate administration of CDBG programming. Administration costs can include salary, necessary training/travel, supplies, telephone, postage, and audit costs. The necessary amount for fulfilling this requirement will be identified by the Housing Program Services Manager.

Timely Expenditure of Funds (570.902)

Timeliness refers to how quickly the grantee is able to commit and expend CDBG funds. The entitlement program rule of timeliness is that 60 days prior to the end of the program year, a grantee should not have more than 1.5 times its annual allocation sitting in its line of credit at the U.S. Treasury.

Grantees must minimize the time lapsing between the receipt of CDBG dollars and their

The City of Turlock will ensure timely draw provisions by adhering to the following drawdown schedule:

Project Type	Drawdown Period
Public Services	Quarterly
Housing Rehabilitation, Other Activities	Quarterly

Both the Housing Program Service Division and Finance Department are committed to the timely expenditure of funds by funding projects that are “shovel ready” and working in collaboration with finance to ensure funds are drawn from IDIS. As part of this commitment, the divisions will develop an internal meeting schedule to ensure progress. City staff must ensure that expenditures of CDBG funds are drawn down from the U.S. Treasury on a timely basis, per 24 CFR 570.902.

Staff must also prepare and submit four periodic reports during the program year:

- Federal Financial Report (PR 29) “Cash on Hand”
- Contract-Subcontract Activity Report (form HUD-2516)
- Semi- Annual Labor Standards Enforcement Report (form HUD4710)
- Federal Funding Accountability and Transparency Act (FFATA) Report,

Each report documents and certifies critical program compliance information that HUD uses to evaluate the City of Turlock’s risk as part of its annual risk assessment process that determines which Grantees will receive on-site monitoring visits. For this reason, it is critical that each periodic report is prepared accurately and submitted to HUD in a timely manner.

Program Income (570.504)

Program income is the gross income received by the grantee and its sub-recipients directly generated from the use of CDBG funds (as defined under 24 CFR 570.500(a)). Program income includes proceeds from the sale of property purchase or improved with CDBG funds and payments of principal and interest on loans made using CDBG funds.

Any program income gained from any activity of the sub-recipient may be retained by the sub-recipient or City provided the income is treated as additional CDBG funds subject to all

applicable requirements governing the use of CDBG funds. Any and all program income received by a sub-recipient must be reported to the City.

As defined in 24 CFR Part 570.500, program income includes, but is not limited to, the following:

- Proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds;
- Proceeds from the disposition of equipment purchased with CDBG funds;
- Gross income from the use or rental of real or personal property acquired by subrecipients/entities with CDBG funds, less costs incidental to generation of the income; Gross income from the use or rental of real property, owned by subrecipients/entities, that was constructed or improved with CDBG funds, less costs incidental to generation of the income;
- Payments of principal and interest on loans made using CDBG funds, except as provided in 24 CFR 570.500(a)(3); and
- Interest earned on program income pending its disposition.

Subrecipients must track program income in their chart of accounts, using a segregated account for managing sources and uses. Program Income shall be reported to the City on a monthly basis and may be used to offset the operating expenses of the activities funded through the Sub-Recipient Agreement with the City. Program income is subject to all provisions of the Sub-Recipient Agreement, and must be expended prior to requesting reimbursement from the City for eligible budget line item expenses.

By the 15th day of the month following the end of the quarter, the subrecipient's program manager submits a report to the City that shows each transaction that generated program income and the subsequent transaction for which the program income was applied.

CDBG regulations require that, at the end of each program year, the City of Turlock must determine whether they have excess program income on hand (as determined by 570.504(b)(2)(iii)) and return any excess to its line of credit.

Leveraging

HUD encourages CDBG grant recipients to use funds to attract or leverage other funds for projects and programs. The City must report other funding for programs and projects in the year end CAPER report as well as provide an estimate of the potential for leveraging funds in the Annual Action Plan.

Integrated Disbursement and Information Systems (IDIS)

The Integrated Disbursement and Information System (IDIS) online system is the U.S. Department of Housing and Urban Development's (HUD) web-based computer application that provides financial disbursement, tracking, and reporting activities for the HUD Community and Planning Development CPD formula grant programs. IDIS enables HUD grantees to drawdown program funds and report on the activities and accomplishments outlined in each jurisdiction's Consolidated Plan.

The City complies with the policies and procedures outlined in HUD's "[IDIS for CDBG Entitlement Communities Training Manual](#)" to enter, maintain, report on, fund, and draw down funds for the City's CDBG projects and activities.

Fiscal Records

Organizations receiving CDBG funds must keep fiscal records to support the expenditures of grant funds including bookkeeping records for revenues and expenses, and payroll records. The subrecipient shall maintain a system of internal control in accordance with generally accepted accounting practices.

To meet this requirement, subrecipient should provide for the following elements:

- **A chart of accounts.** This is a list of names, classifications, and the numbering system for the individual accounts containing basic information about specific financial transactions for the organization. Accounts are created and, in turn, used to summarize the financial transaction data, according to some common characteristics. For example, a typical chart of accounts might have separate account categories for describing assets (cash in a checking account, accounts receivable, prepaid insurance, etc.); liabilities (loans, accounts payable, obligated funds, etc.); revenue (drawdowns from CDBG awards, cash contributions, proceeds from sales, other program income, etc.); and expenses (rent, wages, heat, telephone, etc.).
- **A cash receipts journal.** This journal documents chronologically the date funds are received, in what amounts, and from what sources.
- **A cash disbursements journal.** This journal documents chronologically the organization's expenditures (e.g., when the expense was incurred, how much was spent, and to whom funds were paid and for what purpose).
- **A payroll journal.** This journal documents the organization's expenses on salaries and benefits and distinguishes different categories for regulatory purposes.
- **A general ledger.** After a transaction is entered in a journal, that information also should be transferred to the proper accounts contained in the general ledger. The general ledger summarizes chronologically the activity and financial status of all the accounts of the organization. The process of transferring transaction information from a journal to a ledger is known as "posting." Cross-indexing entries in the journal and ledger permits tracking of any recorded transaction (i.e., an "audit trail").

Periodically, a "trial balance" is performed, to test the mathematical accuracy of the ledger and to prepare a statement of the organization's financial position as of a specific date.

Additionally, when CDBG funds are used to pay staff salaries the following documentation must be maintained:

Timesheets detailing total number of hours worked as well as actual hours spent on CDBG activities, pay period dates, signed & dated by employee and supervisor. The timesheet should differentiate between time spent on CDBG activities vs. time spent on non-CDBG activities. Timesheets are required for both exempt and nonexempt employees who are

seeking salary or wage reimbursement from CDBG funds. Timesheets are to be submitted with each draw request and for each position/employee for whom payroll reimbursement is requested in the draw request.

Expenditures

All expenditures must comply with CDBG program regulations and guidelines. Expenditures shall be made in conformance with the approved project and shall meet the criteria established for allowable costs. Costs must be necessary and reasonable. Costs must conform to any governing statutes, regulations and ordinances. Costs must be documented including but not limited to: contracts, invoices, timecards, cash receipts, vouchers, canceled checks, bank statements and/or other official documentation evidencing in proper detail the nature and propriety of all charges.

Limitation of Expenditures:

- The subrecipient shall not expend funds provided under the contract prior to the commencement of the contract or after the date of the suspension or termination of the contract.
- Expenditures shall be made in conformance with the approved budget and shall meet the criteria established for allowable costs.
- Expenditures shall be in direct support of the project which is the subject of the contract. The Sub-recipient shall notify the City in writing of any expenditures for items jointly used for any other project(s) and the expenditures shall be apportioned according to the percentage of direct use in the project.

Eligible Costs:

To be eligible for payment, costs must be in compliance with 2 CFR Part 200, Subpart E – Cost Principles and with the principles set forth below (200.403):

- Be necessary and reasonable for the proper and efficient performance of the contract and in accordance with the approved budget. The City shall have final
- authority to determine in good faith whether an expenditure is “necessary and reasonable.”
- Conform to the limitations within this manual and to any governing statutes, regulations, and ordinances.
- Be fully documented and determined in accordance with approved accounting procedures.
- Not be included as a cost or used to meet cost sharing or matching requirements of any other funding source in either the current year or a prior period of time.
- Be the net amount of all applicable credits such as purchase documents, rebates, sales, or other income or refunds.
- Document all costs by maintaining complete and accurate records of all financial transactions, including but not limited to: contracts, invoices, timecards, cash

receipts, vouchers, canceled checks, bank statements and/or other official documentation evidencing in proper detail the nature and propriety of all charges.

- Submit to the City, within seven (7) working days after the end of the preceding month, requests for reimbursement together with a summary of expenses on a form approved by the City, along with supporting documentation.
- Submit to City at such times and in such forms as HUD or the City may require, statements, records, reports, data, and information pertaining to matters covered by the agreement or contract.

Examples of Ineligible Costs per 2 CFR Part 200:

- Bad debts: any losses arising from uncollectable accounts and other claims, and related costs.
- Contingencies: contributions to a contingency reserve or any similar provisions for unforeseen events.
- Contributions and donations.
- Entertainment: costs of amusements, social activities and incidental costs such as meals, beverages, lodging and gratuities relating to entertainment, or any political or lobbying activity.
- Fines and penalties: costs resulting from violations of or failure to comply with Federal, State, and local laws and regulations.
- Interest and other financial costs: interest on borrowings (however represented), bond discounts, cost of financing and refinancing operations, and legal and professional fees paid in connection therewith.
- Membership expenses: costs of membership in any organization which devotes a substantial part of its activities to influencing legislation.
- Non-competitive subcontracts – payments under a sub-contract not obtained under competitive bidding procedure unless the requirement for such a procedure is specifically waived by the City.
- Political activities – donations and contributions, or time spent lobbying or supporting political activities.

Reimbursement

City staff will review each request for reimbursement submitted by program sub-recipients. Requests will include all required backup documentation. Questionable or ineligible expenses will be identified and the subrecipient will be requested to submit clarifications, corrections, or additional information.

Common Mistakes that Delay Payment:

- Unsigned, undated, or improperly signed Requests for Payment
- All approved activities not shown on each Request for Payment.
- All invoices and supporting documents missing from request package.
- Disbursements to date are not correct.

- Mathematical errors.
- Budget Amendments have not been approved

Performance Measurement (570.900)

Performance measurement is an organized process for gathering information to determine how well programs and activities are meeting established needs and goals.

There are three main components to the CPD Outcome Performance Measurement System: Objectives, Outcomes, and Indicators.

Objectives

Objectives closely mirror the statutory objectives of each program. The objectives are framed broadly to capture the range of community impacts that occur as a result of program activities. The CPD Outcome Performance Measurement System offers three possible objectives for each activity.

Creating Suitable Living Environments relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by LMI persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.

Providing Decent Housing covers the wide range of housing activities that could be undertaken with CDBG funds. This objective focuses on housing activities where the purpose is to meet individual family or community housing needs. It does not include programs where housing is an element of a larger effort to make community-wide improvements, since such programs would be more appropriately reported under Suitable Living Environments.

Creating Economic Opportunities applies to activities related to economic development, commercial revitalization, or job creation.

Outcomes

The program outcome helps further refine the grantee's objective and is designed to capture the nature of the change or the expected result of the objective that a grantee seeks to achieve. Outcomes correspond to the question "What is the type of change the grantee is seeking? Or what is the expected result of the activity?" The CPD Outcome Performance Measurement System provides three outcomes:

Availability/Accessibility applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to LMI people where they live.

Affordability applies to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.

Sustainability applies to activities that promote livable or viable communities through activities that improve communities or neighborhoods, helping to make them livable or viable by providing benefit to LMI people or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Indicators

There are four common indicators that are relevant for most activities. The system requires the grantee to report on these data elements for nearly all program activities.

- Amount of money leveraged from other Federal, state, local, and private sources, per activity.
- Number of persons, households, businesses, units or beds assisted, as appropriate.
- Income levels of persons or households by: 30 percent, 50 percent or 80 percent of area median income
- Race, ethnicity, and disability data for activities that currently report these data elements.

Consolidated Annual Performance & Evaluation Report (CAPER) Reporting

The CDBG regulations require grantees to submit an Consolidated Annual Performance and Evaluation Report to HUD within 90 days of the close of a grantee's program year. This is in accordance with the Consolidated Plan regulations at 24 CFR Part 91.

The purpose of the CAPER is to provide HUD with necessary information to assess the City's ability to carry out its programs in compliance with applicable regulations and requirements; provide information necessary for HUD to report to Congress; and provide the City with an opportunity to describe its program achievements to interested residents, agencies, and/or groups.

Recordkeeping

Accurate recordkeeping is crucial to the successful management of CDBG-funded activities. Some examples are: General administration, financial, project/activity, national objective, Determining and documenting income, Records on sub-recipients, Record retention period, access to records.

The City of Turlock will maintain files and records that relate to the overall administration of the CDBG program. These records will include the following:

- Consolidated Plan submissions to HUD, which includes the application, program descriptions, certifications, etc.;
- Executed grant agreements;
- Description, geographic location and budget of each funded activity;
- Eligibility and national objective determinations for each activity;
- Personnel files;
- Property management files;
- HUD monitoring correspondence;
- Citizen participation compliance documentation;
- Fair Housing and Equal Opportunity records;
- Lump sum agreements;
- Environmental review records; and
- Documentation of compliance with other Federal requirements (e.g., Davis-Bacon, Uniform Relocation Act, and Lead-Based Paint).

All CDBG files will be maintained for a minimum of five (5) years after the final expenditure of funds has been made. The following link provides access to a handbook on recordkeeping and reporting requirements:

www.hudexchange.info/sites/onecpd/assets/File/Playing-by-the-Rules-Handbook-CDBG-Subrecipients-Administrative-Systems-Chapter-5.pdf

Monitoring

Grantees are responsible for managing the day-to-day operations of their CDBG Program and ensuring that CDBG funds are used in keeping with program requirements. Implementation of CDBG activities by other entities does not relieve grantees of this responsibility.

Monitoring is the primary tool that CDBG grantees use to ensure that CDBG projects are being carried out in accordance with program requirements. Monitoring is a review of program or project performance and compliance. There are several types of monitoring: Administrative and financial, program monitoring and project monitoring.

Three primary goals of monitoring are to:

- Ensure production and accountability;
- Ensure compliance with CDBG and other federal requirements; and
- Evaluate organizational and project performance.

The subrecipient and City Program shall maintain records pertaining to the costs of carrying out their activity to the extent of detail that will adequately reflect costs, labor, materials, equipment, supplies, services, and other expenses. Authorized representatives of the City or HUD shall have access to sub-recipient and City program records at reasonable times of business for inspection, audit or reproduction. Sub-recipients and City Programs must make

these records available throughout the program year and four years after it expires. Furthermore, City staff may schedule monitoring visits with the sub-recipient to evaluate the programs, and performance of the program and provide technical assistance. Staff may also conduct monitoring review of a sub-recipient at any time, without prior notification.

The City of Turlock will monitor its subrecipients on an annual basis utilizing a risk based assessment and follow the standards and procedures detailed in HUD monitoring handbooks, guidelines, and technical assistance publications. This effort is supported by the City's Monitoring Plan.

The City will ensure the following:

- All expenditures of Federal funds are eligible under the CDBG Program Regulations.
- All purchase orders and contracts are in the files and in accordance with Federal
- Guidelines.
- Proper files are maintained and in place.
- An internal financial control system is in place and working properly.
- Accounting records are available and accurate.
- Periodic financial reports are maintained and available.
- All financial procedures are designed to avoid or eliminate waste, fraud, or abuse
- of grant funds.
- The sub-recipient has a written policies and procedures manual in place.
- There are written accounting procedures in place that include approving and recording transactions, including regular reconciliation of records to check for completeness and accuracy.
- The personnel are capable of performing their responsibilities.
- Procurement of goods and services are in keeping with the Federal Regulations.

Disputes (2 CFR Part 200.318)

Any dispute concerning a question of fact arising under a sub-recipient program or City Program shall be resolved by Housing Program Services Division staff, who shall relay their decision in writing to the sub-recipient, in addition to furnishing a copy to the City Manager. The decision of Housing Program Services Division staff shall be final and conclusive unless the sub-recipient furnishes a written appeal to the City Manager within ten days of the date of receipt of such copy. The decision of the City manager in such appeals shall be final and binding.

Audit Requirements

The Federal Government requires the City of Turlock to determine if subgrantees are compliant with 2 CFR Part 200, Subpart F - Audit Requirements. The following review procedure should be performed before a contract can be executed.

An independent public accountant typically performs these audits.

- A single audit is required when the total expenditure of all federal funds received by the Grantee or subrecipients exceeds \$750,000.
- A program-specific audit is required when the Grantee or subrecipients spend more than \$750,000 from a single federal program (e.g., the CDBG program).

If the City of Turlock or a subrecipient expends less than \$750,000 in federal funds, the City and subrecipients are exempt from the audit requirements for that year. The City must, however, maintain records and make them available for review or audit by HUD and/or the Government Accountability Office.

6. Other Program Requirements

Procurement- Overview of Procurement Requirements

The HUD Procurement Policy found in 24 CFR Part ~~84 and 85~~ 200 applies to all CDBG activities, including both City Programs and sub-recipients that involve the purchase of equipment, materials, supplies and or services. (Part 84 for nonprofits, institutions of higher education and hospitals and Part 85 for local governments)

Procurement should clearly specify standards for goods or services wanted, seek competitive offers to obtain the best possible quality at the best possible price, use a written agreement that clearly state the responsibilities of each party, keep good records, and have quality assurance system that helps the grantee or sub-recipient get what it pays for. Four methods of procurement identified in the federal regulations are small purchase procedures, sealed bids, competitive proposals, and non-competitive proposals.

City programs and sub-recipients are encouraged to make positive efforts to use small businesses, minority-owned firms (MBE), and women's business enterprises (WBE) in procuring services of all types.

City Programs and sub-recipients are encouraged to make positive efforts to use Section 3 businesses in procuring services of all types. Good faith efforts must be documented for all construction projects. Section 3 of the Housing and Urban Development Act of 1968 is designed to increase local job opportunities for low income individuals.

Labor Standards (570.603)

Under the labor laws, the prime or general contractor is responsible for full compliance with applicable requirements including all employers/subcontractors on the project. The CDBG grantee is responsible for the administration and enforcement of the requirements to ensure compliance.

Davis-Bacon: Whenever CDBG funds in excess of \$2,000 are allocated for construction projects, the sub-recipient and any contractor(s) shall abide by requirements of Davis Bacon and Related Acts (DBRA) for prevailing wages. Davis-Bacon does not apply to the rehabilitation of residential structures containing less than eight units.

Section 3: Requires the provision of opportunities for training and employment that arise through HUD-financed projects to lower-income residents of the project area. Also required is that contracts be awarded to businesses that provide economic opportunities for low- and very low-income persons residing in the area. The City shall provide appropriate guidance to both sub-recipient and contractor regarding DBRA requirements, including wage determinations, and Section 3 requirements as applicable to all CDBG-funded projects.

Lead-Based Paint (570.608)

Whenever Federal funds are used to assist housing built before 1978, steps must be taken to address lead hazards. All housing units in a project assisted with CDBG funds must comply with the regulations found at 24 CFR Part 35. For the Housing Rehab program see the Housing Rehabilitation Program Policies and Procedures for specific city processes.

Relocation and Acquisition (570.606)

In the event of any temporary or permanent relocation of residents or businesses as a result of CDBG-funded activity, the City shall follow Section 570.606- Displacement, relocation, acquisition and replacement of housing as applicable. The city is required to comply with:

- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (49 CFR part 24); and
- Section 104(d) and the residential anti-displacement and relocation assistance plan (24 CFR part 42, subpart B).

Non-discrimination (Fair Housing, accessibility, and Equal Employment)

The City as a recipient of CDBG funds shall ensure that sub-recipients comply with program requirements. CDBG sub-recipients are prohibited from discriminating on the basis of: Race, Color, Religion, national origin, disability status, familial status, ethnicity, gender, gender identity, language(s) spoken, literacy, sexual orientation, and veteran status. Discrimination is prohibited in delivery of services, program administration, and any enforcement mechanisms.

- Fair Housing (570.602)
- Handicapped Accessibility 570.614
- Equal Opportunity 570.607
- Recordkeeping and Monitoring 570.506

ADA (American with Disabilities Act)

The City shall abide by HUD regulations in Section 504, HUD's implementation of the American with Disabilities Act, to ensure that no qualified individual with a disability should, only by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving CDBG funds.

Conflict of Interest 570.611

There are two sets of conflict of interest provisions applicable to activities carried out with CDBG funding. The first set, applicable to the procurement of goods and services by sub-recipients, is the procurement regulations located at 24 CFR 84.44 and 85.36. (See 24 CFR 570.611(a)(1)). The second set of provisions is located at 24 CFR 570.611(a)(2). These provisions cover situations not covered by parts 84 and 85.

Faith-Based activities

Religious or faith-based organizations are eligible to participate in the CDBG program. Local government representatives and CDBG program administrators shall not discriminate against an organization on the basis of its religious affiliation.

Faith based organizations cannot use CDBG funds to support worship or religious instruction. Religious activities must be offered separately from the CDBG supported activity. Faith based organizations may not use direct CDBG funds to support inherently religious activities such as worship, religious instruction or proselytization. If an organization conducts such activities, the activities must be offered separately, in time or location, from the programs or services funded under this part, and participation must be voluntary for the beneficiaries of the HUD-funded programs or services. Organizations that participate in the CDBG program shall not discriminate against a program beneficiary on the basis of religion or religious belief. (Reference: CPD Notice 04-10 and 24 CFR 570.200)

Appendix I

Key Definitions

This section provides definitions of key CDBG topics and terms.

The Act: The Housing and Community Development Act of 1974 makes funds available to qualified cities and urban counties to develop of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities.

Annual Action Plan: An annual plan that outlines proposed housing and community development objectives, and activities for the City of Turlock. The plan includes information regarding federal, state, and local funding resources, a description of each activity to be implemented, and other actions that the City will take to address barriers to affordable housing, support anti-poverty strategies, and facilitate fair housing.

Adjusted Award: Amount of CDBG funds available to subrecipients after Urban County programs, administration, fair housing, and audit allocations are deducted

Administrative Cap: A maximum of 20% of the sum of the entitlement grant plus program income that is received during the program year may be spent on planning and administration costs.

Grant Review Panel: A committee of representatives from the Urban County, County Chief Executive Office and the local Continuum of Care (COC) formed to interview applicants, review CDBG and ESG grant applications and make preliminary funding recommendations.

Capacity Building: Activities that build the capacity of the CDBG program, Subrecipients, and program delivery to low-income residents of the Urban County. Capacity building activities are subject to the 20% administrative cap.

Community Development Block Grant (CDBG): A HUD entitlement grant with the primary objective is for the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Funds are intended to serve low- and moderate-income residents and areas.

CDBG Recipient: Local governments are known as grantees or recipients, and also referred to as units of general local government (UGLGs). Under the Entitlement CDBG Program, the City receives funding directly from HUD.

CFR: The Code of Federal Regulations (CFR) is the codification of the general and permanent rules and regulations (sometimes called administrative law) published in the Federal Register by the executive departments and agencies of the federal government of the United States. The CFR is divided into 50 titles that represent broad areas subject to federal regulation.

Citizen: Unless otherwise distinguished by HUD or applicable statute, citizen and resident are used interchangeably.

Citizen Participation Plan: A plan prepared by the City in accordance with 24 CFR 570.486 which describes how the City will include and encourage citizen participation, especially by low- and moderate-income citizens.

Community Development Block Grant (CDBG): A HUD entitlement grant whose primary objective is for the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Funds are intended to serve low- and moderate-income residents and areas.

Conflict of Interest: When an individual or organization is involved in multiple interests, one of which could compromise or be perceived to comprise fair and objective allocation of funds or procurement of goods and services.

Consolidated Annual Performance and Evaluation Report (CAPER): An annual report prepared by the City in accordance with 24 CFR Part 91, on the objectives, activities, and budget set forth in the Annual Action Plan and the progress on the three-to five- year Consolidated Plan.

Consolidated Plan: The Consolidated Plan is a three-to five-year strategic plan prepared by the City in accordance with 24 CFR Part 91, and describes needs, resources, priorities and proposed activities to be undertaken with respect to HUD's Office of Community Planning and Development (CPD) formula programs, including CDBG. An approved Consolidated Plan is one which has been approved by HUD.

Contractors: A contractor is an entity paid with CDBG funds in return for a specific service (e.g., construction). Contractors must be selected through a competitive procurement process.

Corrective Action Plan: A plan prepared by a subrecipient or Urban County member to correct issues of non-compliance within a specific schedule.

Cost Allocation: The identification, aggregation, and assignment of centralized costs.

Cost Allocation Plan: This plan, established under Federal guidelines, identifies, distributes, and allows the County to be reimbursed for the costs of services by support groups (such as Purchasing, Personnel, CEO, County Counsel) to those departments performing functions supported by Federal/State funds.

CPD: The Office of Community Planning and Development (CPD) is an office within HUD.

CPD administers and provides federal oversight of the CDBG program, along with other federal programs that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons.

Davis-Bacon Act: Establishes the requirement for paying the local prevailing wages and fringe benefits, as determined by the U.S. Department of Labor, laborers and mechanics. It applies to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000.

Draw Down: Refers to the process of requesting and receiving CDBG, ESG, HOME or NSP funds. Grantees draw down funds from a line of credit established by HUD, while subrecipients typically draw down funds from grantees.

Economic Development: Activities to improve the economic health and standard of living in the communities in the City. Depending on the nature of the activity, eligible economic development activities may be subject to the Public Services or Administrative caps.

Entitlement Community: A city in a metropolitan area with a population of 50,000 or more, a principal city of a metropolitan area, or an urban county with a population of at least 200,000 (excluding the population of metropolitan cities located therein) that receives an annual allocation of CDBG funds directly from HUD under the CDBG Entitlement Program. An Entitlement Community is sometimes referred to by HUD as a grantee or recipient.

Emergency Solutions Grants (ESG) Program: A HUD entitlement program with the purpose of assisting individuals and families regain housing (temporary and permanent) after experiencing a housing crisis or homelessness.

Entitlement Grant: Federal funds received by an entitlement community in a program year.

Fiscal Sponsor: A non-profit organization that applies for CDBG funding on behalf of an organization or group, also known as a Fiscal Agent. The fiscal sponsor accepts responsibility.

Fiscal Year: The City's Program Year begins July 1 and concludes June 30 of the following year. A twelve month period between settlement of financial accounts; Stanislaus County's Fiscal Year begins July 1 and ends June 30, as does the State of California. The Federal Fiscal Year begins on October 1 and ends on September 30.

Funding Cycle: The time period associated with the City's allocation of projected CDBG funds for the upcoming program year(s). The funding cycle is most commonly an annual cycle that begins in July 1 and ends in June 30 of the following year.

Household: All the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any groups of related or unrelated persons who share living arrangements.

Housing Rehabilitation: Activities that assist homeowners with the repair, rehabilitation, or reconstruction of owner-occupied units.

HUD Guidelines: All tools, guidebooks, trainings, notices, and other guiding materials and correspondence provided by HUD or CPD regarding the laws and regulations of CDBG Program.

Integrated Disbursement and Information System (IDIS): A nationwide database that provides HUD with current information regarding program activities and funding data. The City uses IDIS to fund and report on its CDBG and ESG Programs.

Income: Adjusted gross income as defined by the IRS Form 1040.

Indirect Costs: Costs that have been incurred for common or joint objectives and cannot be readily identified with a particular final cost objective. Expenses that cannot be specifically associated with a given service, program, or department and, thus, are not clearly identifiable to a particular function. For example, charges for the cost of heat in a building containing multiple departments would be an indirect charge

Indirect Cost Rate: A method for determining in a reasonable manner the proportion of indirect costs each program should bear. It is the ratio (expressed as a percentage) of the indirect costs to a direct cost base.

Indirect Cost Rate Proposal: The documentation prepared by a governmental unit or subdivision thereof to substantiate its request for the establishment of an indirect cost rate.

Job Creation/Retention: A mandatory public benefit standard that requires at least one full-time, permanent job per \$35,000 of CDBG funds used be created or retained.

Low- and Moderate- Income: Low- and moderate income (also referred to in this document as LMI) means family or household annual income less than the HUD Low Income Limit, generally 80 percent of the area median income, or a person within such household, as established by HUD.

Low-Income Household/Family: A household/family having an income equal to or less than the HUD Very-Low-Income limit (50% of the area median income) as established by HUD.

Microenterprise: A business that has five or fewer employees, one or more of whom own the enterprise.

Minimum Contracting Standards: A set of standards required before the execution of a Sub-recipient Agreement. The standards indicate the minimum administrative and financial framework required to manage public funds.

Minority Business Enterprise (MBE): A business concern that is at least 51% owned by one or more individuals who are African American, Hispanic American, Native American, Asian- Pacific American or Asian-Indian American; and whose management and daily business operations are controlled by one or more of these owners.

Moderate-Income Household/Family: A household/family having an income equal to or less than the HUD Low-Income limit (80% of area median income) established by HUD, but greater than the HUD Very-Low-Income limit (50% of area median income) established by HUD.

Monitoring Visits: Visits to subrecipients and City programs by City staff to evaluate the progress/performance of the program and/or to provide technical assistance.

Neighbor Stabilization Program (NSP) Program: A previous HUD grant with the purpose of stabilizing communities that have suffered from foreclosures and abandonment.

OMB: The Office of Management and Budget (OMB) is the largest office within the Executive Office of the President of the United States (EOP). The main function of the OMB is to assist the President in preparing the budget. The OMB issues budget instructions or information, known as circulars, to Federal agencies.

PR Reports: Standard CDBG program reports generated in IDIS that provide financial and performance information. 66 different PR reports are available in a noncontiguous range from PR01 to PR95. PR05 and PR07 provide draw down details.

Presumed Benefit: Benefit a group of clientele that is presumed to be principally Low- and moderate-income. Presumed benefit groups include abused children, battered spouses, severely disabled adults, homeless persons, illiterate adults, persons with AIDs, migrant farm workers, and elderly persons over 62-years-of-age.

Program Income: Program income is the gross income received by the City and its subrecipients directly generated from the use of CDBG funds.

Public Service Activity: Eligible public service activities including, but not limited to those concerned with employment, crime prevention, child care, health, homelessness, drug abuse, education, fair housing counseling, energy conservation, and welfare. To be eligible for CDBG assistance, a public service must be either a new service or demonstrate a quantifiable increase.

Public Services Cap: A maximum of 15% of the sum of the entitlement grant plus program income that is received during the program year may be spent on public service activities.

Resident: Unless otherwise distinguished by HUD or applicable statute, resident and citizen are used interchangeably.

Revolving Fund (RLF): A separate fund established to carryout eligible housing and/or economic development activities which generate program income. The fund reuses program income in making the same types of activities.

Section 3: Section 3 of the Housing and Urban Development (HUD) Act of 1968 established the Section 3 Program, which requires recipients of HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low-income residents in connection with projects and activities in their neighborhoods.

Scope of Work: An exhibit of the sub-recipient agreement which must include the project description, the national objective claimed, activity descriptions, intended beneficiaries (number and type), detailed budget and location(s) of program-related activity.

Small Business: The U.S. Small Business Administration is responsible for defining small businesses. Small Businesses are commonly identified by 500 employees or less for

manufacturing and mining industries and \$7.5 million or less in average annual receipts for non-mining industries. However, there are a number of exceptions.

Subrecipient: A public or private non-profit agency, authority, or organization, or a for-profit agency assisted under 24 CFR 570.201(o) receiving CDBG funds to carry out CDBG-eligible activities.

Subrecipient Agreement: A written agreement between the City and the sub-recipient that is required before CDBG funds are disbursed.

Substantial Amendment: An amendment to the Annual Action Plan or the Consolidated Plan as required when \$150,000 in funding is reallocated for an activity or plans to utilize funds under a different activity, area or purpose are proposed.

Technical Assistance: Assistance to an entity by another entity more knowledgeable in the applicable subject field, resulting in increased capacity or knowledge of the assisted entity.

Timeliness: Carrying out CDBG-funded activities in a timely manner.

Timeliness Spending Test: A test conducted sixty days prior to the end of the current program year, to ensure that the amount of entitlement grant funds available to the City under grant agreements but undisbursed by the U.S. Treasury is not more than 1.5 times the entitlement grant amount for the current program year.

Urgent Need: Activities designed to alleviate existing conditions of recent origin (18 months) that pose serious threats to the health and welfare of the community; this objective may only be used if the community cannot finance necessary activities with other sources

Women's Business Enterprise (WBE): A business concern that is at least 51% owned by one or more women and whose management and daily business operations are controlled by one or more of these owners.

Appendix II

CDBG AND OTHER CROSS-CUTTING RESOURCES

CDBG:

1. CDBG Income Limits- published 06/2022
2. Basically CDBG for Entitlements- published 09/2017
3. Managing CDBG: Guidebook for CDBG Grantees on Subrecipient Oversight- updated 02/2022 (includes sample subrecipient agreement)
4. Playing by the Rules: A Handbook for CDBG Subrecipients on Administrative Systems- updated 02/2022
5. IDIS for CDBG Entitlement Communities- updated 01/2016
6. Guide to National Objectives and Eligible Activities for CDBG Entitlement Communities- 01/2014
7. CPD Income Eligibility Calculator User Manual- published 06/2022
8. CDBG Matrix Code & National Objective Table- published 11/2021
9. eCon Planning Suite Desk Guide- published 07/2021
10. Instructions for IDIS Cash on Hand Quarterly Report- published 01/2020
11. Low and Moderate Income Summary Data Maps- helpful when determining eligibility for public facilities activities.

Section 3:

1. Section 3 Guidebook
2. Section 3 HUD Compliance Review Checklist
3. Section 3 Worker Employer & Self Certifications Housing and Community Development
4. Section 3 Business Concern Certification Sample Form

Environmental Review:

1. Part 58 Flowchart
2. Part 58 Environmental Assessment Form- 12/2013
3. HEROS- HUD Environmental Review Online System

Code of Federal Regulations (CFR) and US CODE:

1. 24 CFR 570- CDBG Program
2. 24 CFR 75- Section 3
3. 24 CFR 58- Environmental Procedures
4. Uniform Relocation Act
5. 2 CFR 200- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

Attachment C

Below are the CDBG-CV policies and procedures which will be added as Section 7 to the CDBG Policy and Procedures Manual.

7. CDBG-CV

In March 2020, Congress passed the Coronavirus Aid, Relief, and Economic Securities (CARES) Act in response to the COVID-19 pandemic. Included in the CARES Act was a \$5 billion supplemental allocation to the Community Development Block Grant (CDBG) program, to prevent, prepare for and respond to the coronavirus.

Activities funded with CDBG-CV funds must be determined to be a CDBG eligible activity. In addition, each activity funded with CDBG funds must meet one of three national objectives:

- Prevention and elimination of slum and blight
- Benefit low to moderate income persons
- Meet an urgent need

A minimum of 70% of all CDBG-CV funds must benefit low to moderate income persons. All activities funded through this program must prepare, prevent or respond to COVID-19.

All applicable state and federal CDBG regulations apply to CDBG-CV funds.

The proposed project must be designed to prevent, prepare for, or respond to the coronavirus. Grantees must document this relationship, often referred to as the "tieback," by documenting a logical relationship between the benefits of the assisted activity and the effects of the coronavirus. This tieback may relate to the current pandemic and may also relate to mitigating potential future coronavirus pandemic impacts. A grantee may also undertake activities to address the indirect effects of the virus, such as the economic and housing market disruptions caused by social distancing measures and stay-at-home orders implemented to prevent the spread of coronavirus.

City of Turlock Programs

Rental Assistance Program

The COVID-19 Turlock Emergency Rental Assistance Program (COVID-19- CERAP) program provides emergency rental assistance grants to income-eligible households economically impacted during the COVID-19 pandemic through job loss, furlough or reduction in hours or pay, residing in the City of Turlock.

Emergency Rental Assistance grants are rental payments made on behalf of an income-eligible household in an amount determined by the agency, using HUD allowable rent levels, for a maximum period of 2 months to maintain housing and/or to reduce rental payment delinquency in arrears as a result of the economic downturn during the COVID-19 pandemic. The current Stanislaus County

eviction moratorium prevents eviction of tenants but does not address the financial impact on the landlord at present, or the tenant upon expiration of the moratorium. This rental assistance program will be deployed immediately to provide relief to both tenants and landlords.

COVID-19 Eligibility:

Eligible households must meet all of the following criteria:

1. Reside in the City of Turlock.
2. Annual household income does not exceed the U.S. Department of Housing and Urban Development (HUD) established "Moderate-Income" limits. Household income eligibility is based on the following two (2) factors:
 - a. The total number of persons residing in the household; and
 - b. The total amount of the annual household income.
3. Economically impacted during the COVID-19 pandemic period beginning March 27, 2020-to present.
4. Current residential lease agreement.
5. Completed W-9 form from bona fide landlord/property management agent or company.
6. Signed Program Participation-Payment Acceptance form from bona fide landlord/property management agent or company.
7. Confirmed current rental balance.

Use of Community Development Block Grant (CDBG) Funds:

CDBG funds will be used for emergency rental payments on behalf of income-eligible households economically impacted by the COVID-19 pandemic. Monthly rental assistance is provided for a period of up to 2 months through direct payment to a bona fide landlord, property management agent or company for current rent and/or to pay down rentals in arrears. CDBG funds are also used for program administration such as direct personnel and non-personnel costs and indirect costs.

Rental Assistance

Rental assistance includes:

- a. Monthly Rental Payment made on behalf of eligible household to landlord/property management agent or company in a reasonable amount determined by the agency for a maximum of 2 months; or
- b. Monthly Rental Arrears Payment made on behalf of eligible household to landlord/property management agent or company in a reasonable amount determined by the agency for a maximum of 2 months; or

- c. Monthly payment combination of items a. and b. made on behalf of eligible household to landlord/property management agent or company.

Applicant Intake and Assessment Process:

Applications will be accepted on a rolling basis. Grants will be awarded to qualified applicants on a “first come, first served” basis until funds run out.

Application will be a fillable PDF, made available on the Agency’s website or emailed upon request. Applicants will attach the completed pdf application, and all supporting documentation requested on the application, to an email sent to rentassistance@ci.Turlock.ca.us. In an effort to protect the environment and prevent the spread of COVID-19, paper applications will not be accepted for this program.

Applicant household’s eligibility for emergency rental assistance will be determined upon submission of a completed application with all required information and documents. Program staff will review application information and provide an eligibility determination as soon as possible. All applicant household’s information and supporting documentation will be recorded accurately in an applicant file to demonstrate eligibility/ineligibility for this program.

A denied applicant file shall contain all submitted information and documentation, as well as the reason for denial (ex: over income limits, incomplete information, reside outside service area).

An approved applicant file shall contain all submitted information and documentation necessary to meet all required eligibility criteria and contain completed forms, documentation, and necessary information for all members of an applicant household such as the following:

Residency

An applicant household must reside in a rental property located in the City of Turlock.

Definition of a Household and Documentation of Household Members

A **Household** is defined as all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related persons who share living arrangements. Therefore, household member information must include, at a minimum, the following:

- 1) Full names and ages of all family members as well as any unrelated persons living in the residence; and
- 2) Signature of the primary applicant(s), certifying that the information provided related to the annual household income and members is correct.

Definition of Annual Income and Documentation of Household Income

Annual income is defined as the total gross amount of income received from all sources by adult individuals of the household who have earned or received income during a 12-month period prior to the March 27, 2020 authorization of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to address the COVID-19 pandemic. However, if a household's annual income prior to March 27, 2020 was above the HUD Income Limits, but the household income was then significantly impacted by COVID-19 resulting in an income level at or below the HUD limits, then the household would now be eligible. The household must also demonstrate that they anticipate their income will remain at or below HUD Income Limits for the foreseeable future, and for the period of time for which the rental assistance is provided.

To determine program eligibility, all sources of annual income for each household member over the age of 18 and the exact amounts earned from each income source must be accurately documented. The primary applicant(s) are also required to certify by signature that the information provided regarding household members is correct. Eligible households must be at or below the "Moderate Income" limits for confirmed household size. The Emergency Rental Assistance Program Household Income Limits are based on pre-COVID-19 CDBG programs requirements established by HUD, as displayed in this chart:

Emergency Rental Assistance Household Income Limits

Number of Persons	Extremely Low-Income	Low-Income	Moderate-Income
1	\$14,700	\$24,500	\$39,150
2	\$16,800	\$28,000	\$44,750
3	\$18,900	\$31,500	\$50,350
4	\$20,950	\$34,950	\$55,900
5	\$22,650	\$37,750	\$60,400
6	\$24,350	\$40,550	\$64,850
7	\$26,000	\$43,350	\$69,350
8	\$27,700	\$46,150	\$73,800

Documenting Economic Impact during COVID-19 pandemic period

Applicant households must submit documentation confirming negative economic impact during the COVID-19 pandemic period. Acceptable documentation sources include:

A copy of household member(s) notification of job loss/termination from employer during the eligible pandemic period (March 27, 2020 to present); or

A copy of household member(s) notification of furlough from employer during the eligible pandemic period (March 27, 2020 to present); or

A copy of household member(s) notification or employer signed form confirming reduction in hours and/or pay during the eligible pandemic period (March 27, 2020 to present). The enclosed **Form C** may be used for this purpose; or

A copy of household member(s) application during the eligible pandemic period (March 27, 2020 to present) and/or approval for Unemployment Insurance benefits; or

A notarized affidavit signed that includes the name of the household member who is self-employed, the name and nature of the business, and narrative confirming economic impact on self-employment during eligible pandemic period (March 27, 2020 to present).

Providing Emergency Rental Assistance

Emergency rental assistance will be provided for monthly rent payments and/or rental arrearages. Program administrators shall determine the duration and amount of rental assistance provided to eligible households based on application information, monthly rent due, and amount in arrears. This duration and assistance amount will be designed to ensure households are provided with the maximum benefit possible under program limits up to a maximum of 2 months. The maximum allowable rental assistance shall not exceed the HUD FY 2020 Stanislaus County, CA HUD Metro Fair Market Rent (FMR) Area FMRs for All Bedroom Sizes:

Final FY 2020 Fair Market Rents by Unit Bedrooms				
0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Emergency rental assistance will not be paid directly to households. Policies and procedures must establish how financial assistance is paid to the bona fide landlord/property management agent or company.

Emergency rental assistance shall be paid by the date specified on the current lease agreement and program staff will verify proper on-time partial or full rental payment has been made. The emergency rental assistance program will log all payments made on behalf of eligible households.

Confirming Current Lease Agreement

An applicant household must submit a copy of its current residential lease agreement for the address they reside in as a part of the emergency rental assistance application.

W-9 Form

A completed W-9 form from the bona fide landlord/property management agent or company must be submitted as a part of the emergency rental assistance application.

Program Participation-Payment Acceptance Form

A signed Program Participation-Payment Acceptance form from the bona fide landlord/property management agent or company must be submitted as a part of an applicant household's emergency rental assistance application.

Current Rental Balance

An applicant household must submit a confirmed copy of its current rental balance from the bona fide landlord/property management agent or company.

Landlord, Property Management Agent or Company

A bona fide landlord/property management agent or company is defined as the legal owner and/or representative of a Single-Family or Multi-Unit residential property leased for the purposes of permanent housing, entitled to collect rent as prescribed in a valid lease agreement.

In order to process and disburse emergency rental assistance payments to a bona fide landlord/property management agent or company, signed and completed W-9 and Program Participation-Payment Acceptance forms are required. The landlord/property management agent or company will abide by COVID-19-ERA program requirements and will be provided with a clear summary and schedule of payments to be made on behalf of eligible households.

Under no circumstances will the COVID-19-CERA program agency or staff be a party to any lease for which assistance is provided. Program administration contact numbers and information must be provided in case of questions or concerns.

In addition, the landlord/property management agent or company will be provided with an IRS 1099 form at the end of the calendar year for tax reporting purposes.

Types of Household Income

The following is a list of the types of household income most commonly encountered, as well as the kinds of documentation required for verification. This is not intended to provide an exhaustive list of possible income sources, but only those sources most commonly encountered. However, all applicant income sources must be clearly identified and documented. Applicants must submit **Form A – Household Income Self-Certification** and **Form B – Individual Income Self-Certification**, to determine annual household income.

- A. **Salary Income:** The documentation of salary income must be obtained from at least **one (1) source**. The documentation may not be older than six (6) months, except for Federal and State income tax returns which may not be older than one (1) year. The

documentation must be properly labeled and compiled in the applicant's case file in a readable format. Acceptable sources of income documentation include the following:

Federal or State income tax returns or W2 forms; or

Copies of the applicant's four (4) most recent paycheck stubs, establishing the applicant's monthly income; or

If above documentation is not available, certification of the applicant's monthly and annual income from the employer; the enclosed **Form C** may be used for this purpose.

- B. **Self-Employment:** Any income from an adult household member who is self-employed must be documented and verified from at least **one (1)** of the following sources:

A copy of IRS Form 1040/1040A (tax return), if filed with the IRS for the last year; or

A notarized affidavit signed by the applicant that includes the name of the household member who is self-employed, the name of the business, and the prior year's estimated annual income.

- C. **Social Security/Supplementary Security Income/Social Security Disability:** Income from Federal or State retirement programs and disability must be verified from at least **one (1) source** that may not be older than six (6) months, unless noted below. Acceptable documentation sources include:

A copy of the applicant's monthly award check; or

A copy of a benefit verification letter (also referred to as an "award letter" or "income letter" and can be requested from local Social Security office by applicant); or

Copy of a bank statement showing direct deposits of applicant's award check; or

Copy of Social Security Form SSA-2458 which verifies benefits (can be requested from local Social Security office by applicant); or

Copy of Social Security form SSA-1099 (tax form mailed each year stating total amount of benefits received from the previous year.) May not be older than one (1) year.

Written certification from the awarding agency verifying the applicant's eligibility and the amount of the monthly benefits; the enclosed **Form D** may be used for this purpose.

- D. **Welfare/General Relief:** Income from social aid programs [e.g., California Work Opportunity and Responsibility for Kids (CalWORKs), Temporary Assistance for Needy Families (TANF)] must be verified from at least **one (1)** of the following sources:

Copies of the applicant's most recent bi-monthly award checks.

Copy of most recent *Notice of Action* or award letter stating the amount of applicant's benefit; or

Written statement from caseworker stating the applicant's benefit amount; or

Written certification from the awarding agency verifying the applicant's eligibility and the amount of the monthly benefits; the enclosed **Form D** may be used for this purpose.

- E. **Pension Income:** Pension Income must be verified from at least **one (1)** of the following sources:

A copy of the pension award letter; or

Copies of the applicant's three (3) most recent payment stubs verifying benefit amount; or

A copy of the applicant's bank statement demonstrating that the award check was directly deposited into the applicant's account.

- F. **Personal Interest:** Personal interest from savings accounts or dividends from financial investments must be identified and documented as earned income. Adequate verification may include:

Federal income tax return; or

Copies of bank statements; or

All pages of investment statements indicating the amount of dividends earned.

- G. **Alimony/Child Support:** Income received from alimony and/or child support payments must be documented and verified from at least **one (1)** of the following sources:

A copy of applicant's weekly or monthly check; or

A copy of a separation or settlement agreement or a divorce decree from a court establishing payments; or

A notarized affidavit, signed by the applicant, certifying to the amount of child support received.

- H. **In-Home Supportive Services:** Income earned by a caregiver/caretaker providing in-home supportive services for a different household must be documented through copies of **the three (3)** most recent paycheck stubs, to establish the monthly income.

- I. **Rental Income:** Income received from rental property must be documented as earned income and must be verified from at least two (2) of the following sources:

A copy of the property rental agreement signed by current tenant stating monthly rent;

A copy of recent rent check; and/or

A copy of the applicant's income tax return declaring earned rental income. May not be older than one (1) year.

Rent receipt book.

- J. **No Income:** Should an adult member of the household (18 years and older) have no income to report, documentation to be submitted may include:

A notarized affidavit signed by the household member declaring he/she does not earn income that can be contributed to the household; or

Self-certification that the household member does not earn income; the enclosed **Form E** may be used for this purpose.

The calculation of annual income **shall not include** the following:

- A. **Income from Children**, which is income from the employment of children (including foster children) under the age of 18 years.
- B. **Payments Received for the Care of Foster Children**, including foster adults (usually persons with disabilities, unrelated to the family, who are unable to live alone).
- C. **Lump-Sum Payments**, including additions to family assets, such as inheritances, insurance payments (e.g., health and accident insurance, and worker's compensation), capital gains and settlement for personal or property losses [except as provided].
- D. **Reimbursement for Medical Costs**, including all payments received by the family that are specifically for, or in reimbursement of, medical expenses for any family member.
- E. **Live-in Aide**, including the income of a live-in aide employed because of a medical condition or disability of a family member. A live-in aide is determined to be essential to the care and well-being of the person, not obligated for the support of the person, and would not be living in the unit except to provide the necessary supportive services.
- F. **Education Assistance**, including the full amount of educational scholarships paid directly to the student or to the educational institution, and Government funds paid to a veteran for tuition fees, books, equipment, materials, supplies, transportation and miscellaneous personal expenses of the student. Any amount of such scholarship or payment to a veteran not used for the above purposes that is available for subsistence is to be included in income.
- G. **Armed Forces (Special Pay)**, specifically special pay to a family member serving in the Armed Forces who is exposed to hostile fire.
- H. **Government Programs**, including the following:

Amounts received under training programs funded by HUD and earnings and benefits from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government.)

Amounts received by a disabled person that are disregarded for a limited time for purposes of Supplemental Security Income (SSI) eligibility and benefits, because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS).

Amounts received by a participant in other publicly-assisted programs, which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and made solely to allow participation in a specific program.

Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the U.S. Housing Act of 1937.

Amounts paid by a State agency to a family with a member who has developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member living at home.

- I. **Temporary Income**, considered temporary, nonrecurring or sporadic in nature (including gifts).
- J. **Income of Full-Time Students**, earnings in excess of \$480 for each full-time student 18 years old or older attending school or vocational training (excluding the head of household and spouse).
- K. **Property Tax Refunds**, including amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling of the unit.
- L. **Adoption Assistance Payments**, in excess of \$480 per adopted child.

Emergency Rental Assistance Program Administration Costs

The operating agency for the Emergency Rental Assistance program may charge up to 10% for direct program administration costs such as personnel and non-personnel, and indirect costs (upon approval of City).

Record Retention, Program Reporting and Monitoring

The operating agency for the ERA program shall maintain applicant files, landlord/property management agent or company information, and all program administration (programmatic and financial) records, written and digital, for no less than a period of 5 years from the end of the program in accordance with Stanislaus County Auditor-Controller Handbook 3.1.

The operating agency for the ERA program shall report, approved and assisted households, and their corresponding assistance information, weekly, or as directed by the funder. The operating agency for the ERA program shall periodically report to-date households assisted in a numeric and narrative format as directed by the funder. Financial and programmatic monitoring of the operating agency will be conducted by City of Turlock staff.

The City of Turlock follows the League of California Cities, "A Guide to the California Public Records Act". This can be accessed on the City of Turlock website at <https://ci.turlock.ca.us/workingforus/policiesprocedures>.

Conflict of Interest

No COVID-19 ERA funding will be provided to any member of the governing body of the City of Turlock, nor any designee of the City of Turlock or the operating agency who is in a decision-making capacity in connection with the administration of this program; no member of the above

organizations shall have any interest, direct or indirect, in the proceeds from a grant from this program.

Public Facilities Improvements

Existing public facility structures can be modified to prevent the transmission of the coronavirus and allow for adequate social distancing or remote access. Public infrastructure improvements can also help alleviate the immediate or long-term social, economic, and public health impacts of the current COVID-19 pandemic and prevent the coronavirus's future spread.

The City of Turlock will identify two public facility improvements to be funded by CDBG-CV funding. These projects will be identified using [CDBG-CV Quick Guide: https://files.hudexchange.info/resources/documents/CDBG-CV-Public-Facilities-Quick-Guide.pdf](https://files.hudexchange.info/resources/documents/CDBG-CV-Public-Facilities-Quick-Guide.pdf).

The City will evaluate dwellings that need modification such as centers for people experiencing homelessness, neighborhood centers, senior centers, or other places that serve low- and moderate-income households or people who are presumed to be low-income.

Evaluation of national objectives will be supported by census tract and/or a community fact finding database to determine eligible L/M-income benefit on a limited clientele basis.

For Environmental Review process, refer to section titled "Environmental Review-24 CFR Part 58".

Administrative costs will be subject to the terms in the standard agreement.

Duplication of Benefits

The City of Turlock, as an CDBG-CV grantee, is required to ensure that there are procedures in place to prevent any duplication of benefits for any recipients of CDBG-CV funds as required by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended by section 1210 of the Disaster Recovery Reform Act (DRRA) of 2018.

Duplication of benefits (DOB) occurs when a person, household, business, government, or other financial entity receives financial assistance from multiple sources for the same purpose, and the total assistance received for that purpose is more than the total need for assistance.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was signed to provide immediate and direct response to the emerging crisis impacting our country as a result of the COVID-19 global pandemic. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. CDBG-CV funding, intends to address the unmet needs of a community. The funds are supplemental to primary forms of assistance, including private insurance, and FEMA funds, and cannot be used simultaneously. To avoid duplicative assistance and potential de-obligation of funding, the City of Turlock must account for all possible funding sources before applying CDBG-CV dollars to a project. Any entity receiving CDBG-CV assistance (including subrecipients and subawardees) must agree to repay assistance that is determined to be duplicative. This may be documented through a contract, exhibit, and/or affidavit with the entity (subrecipients or subawardees).

Analyzing Duplication of Benefits (DOB)

To analyze duplication of benefits, [name of City or County] will complete the following steps:

1. Assess Need
 - a. Determine the total cost of the project/program.
 - b. Determine the total cost of eligible CDBG-CV project/program expenses.
2. Determine Assistance
 - a. Determine the amount of assistance that has been or will be provided from all sources to pay for all costs of the project/program.
 - b. Determine the amount of all sources that can pay for eligible CDBG-DV project/program expenses.
3. Calculate Unmet CDBG-CV Project/Program Costs

- a. Determine the amount of assistance already provided for the total project and/or program compared to CDBG-CV eligible expenses to determine the maximum CDBG-CV award (unmet need).

4. Document Analysis

- a. Document the calculation and maintain adequate documentation justifying determination of maximum award.

- i. Example:

How much will the overall project or program cost?

- (subtract)

How much of the project or program costs are ineligible CDBG-CV costs?

Amount of assistance that has been or will be provided by all sources to pay the eligible CDBG-CV cost (other than CDBG-CV).

= (equals)

Unmet CDBG-CV Need

Recapture/Repayment Process

If a Duplication of Benefits does occur, the subrecipient agrees that the City of Turlock will require the subrecipient to repay the CDBG-CV grant with non-federal funds within ten calendar days of discovery of the duplication.

City Council Staff Report

February 11, 2025



From: Adrienne Werner, Development Services Director
Prepared by: Adrienne Werner, Development Services Director
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Rescinding Resolution Number 2013-061 and Adopting the Amended Powers, Duties, and Procedures for Conducting Turlock Planning Commission

2. DISCUSSION OF ISSUE:

On April 23, 2016, City Council passed Resolution number 2013-061 which updated the start time of the Planning Commission from 7:00 p.m. to 6:00 p.m. One of the primary reasons for making the change was to align the Planning Commission meeting with the City Council meeting.

The current resolution indicates how the Planning Commission shall run the meetings by indicating the order of the agenda. The order is no longer aligned with the agenda of the City Council, and causes some redundancy at the meetings.

3. BASIS OF RECOMMENDATION:

The proposed change in the order of business will allow the Planning Commission to have their agenda's consistent with that of the City Council. This will allow for a more streamlined process as the Planning Commission holds monthly meetings, and will allow for more consistency for the public attending City meetings.

4. FISCAL IMPACT / BUDGET AMENDMENT:

None

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment" and therefore is not considered a project.

8. ALTERNATIVES:

Do not approve the proposed change in the Planning Commission business procedures.

9. ATTACHMENTS:

1. Draft Resolution - PC Policy and Procedures Update
2. Resolution No. 2013-061_Amending Planning Commission Procedures

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF RESCINDING
RESOLUTION NO. 2013-061 AND
ADOPTING THE AMENDED POWERS,
DUTIES, AND PROCEDURES FOR
CONDUCTING TURLOCK PLANNING
COMMISSION**

RESOLUTION NO. 2025-XXX

WHEREAS, on April 23, 2013, the Turlock City Council amended the Turlock Planning Commission business procedures to change the start time of regular meetings from 7:00 PM to 6:00 PM; and

WHEREAS, to update the Planning Commissions process and procedures to be consistent with those of the City Council of the City of Turlock, an update to the current process and procedures is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock hereby amends the Turlock Planning Commission business procedures as follows:

PROCEDURES FOR CONDUCTING PLANNING COMMISSION BUSINESS

SECTION 101. APPOINTMENT OF CITY PLANNING COMMISSION.

Appointment and term of voting members and alternate members of the Planning Commission shall be governed by the provisions set forth in Title 2, Chapter 2, Article 2 (§2-2-200 et seq.) of the Turlock Municipal Code, and as set forth below:

a) A voting member or alternate member who is absent from three (3) consecutive meetings in any twelve (12) month period shall meet with the commission officers and the staff liaison to discuss absenteeism on the commission.

b) Any appointed voting member or alternate member of the City Planning Commission may be removed from office by a majority vote of the City Council.

SECTION 102. ELECTIONS AND TERMS OF THE PLANNING COMMISSION OFFICERS.

(a) The Commission, as soon as practical after the first meeting in January, shall elect from among the voting members a Chairperson and Vice Chairperson.

(b) The officers shall hold office for one year, and thereafter until their successors are elected or appointed.

(c) In the event of any vacancy in office, the vacancy shall be filled by an election or appointment at the first regular meeting after the occurrence of the vacancy, unless postponed by an action of the Commission.

(d) Election of the Chairperson and the Vice Chairperson shall be by nominations from a Commissioner(s) or by secret ballot cast separately for each office. Balloting for the Vice Chairperson shall follow the election of the Chairperson. In each case the Commission member with the highest number of votes shall be declared elected.

(e) In case of the absence or inability to act of either the Chairperson or Vice Chairperson, the members present at any meeting shall, by an order entered in their minutes, select one of their number as Chairperson Pro Tem for that meeting.

SECTION 103. DUTIES OF OFFICERS AND STAFF.

The powers and duties of the Planning Commission shall be as established in State Law, except as provided for in §2-2-204 of the Turlock Municipal Code, and as set forth below and in Attachment A.

(a) **Chairperson.** The Chairperson shall preside at all meetings of the Planning Commission. The Chairperson shall appoint all committees and shall perform all other duties necessary or incidental to their office.

(b) **Vice Chairperson.** In the event of an absence of the Chairperson or of his/her inability to act, the Vice Chairperson shall take the place of and perform the duties of the Chairperson.

(c) **Secretary.** The Planning Division Manager, or designated representative, shall be designated as the Secretary to the Commission. The Secretary shall maintain the minutes of the meetings, records of hearings and official action.

The Secretary shall, on all official actions for which a specific number of votes is required by local or state law, show the vote of each member upon each question, or if a member is absent or fails to vote, shall indicate such fact. The Secretary shall certify all official documents and resolutions of the Planning Commission.

The Secretary shall report to the Commission on procedural matters pertaining to

items before the Planning Commission. The Secretary shall examine incoming mail for proper referral and answer correspondence for the Planning Commission. The Secretary shall maintain records of operation and shall perform such other duties as may be assigned by the Commission.

(d) **Alternate Members.** Alternate members shall attend all Commission meetings, may participate in all discussions, and shall vote in the absence of a voting member. The order of participation between the two alternate members shall be determined by the order of appointment. If simultaneously appointed, the order shall be determined by lot.

(e) **Planning Staff.** The Planning Division Manager, or designated representative, shall be the administrative officer and Secretary of the Planning Commission. The Planning Staff shall furnish professional and technical advice to the Planning Commission in the discharge of its responsibilities.

SECTION 104. COMMITTEES.

When desirable or necessary, the Chairperson by a majority vote of the membership, may select Planning Commission members to serve on Special Committees addressing issues of concern to the Planning Commission and/or City Council. Special Committees shall be discharged at the end of their assignments.

SECTION 105. MEETINGS.

(a) **Regular Meetings** of the Planning Commission shall be open to the public and shall be held on the first Thursday of the month. The meeting shall begin at 6:00 p.m. in the Yosemite Community Room of the Turlock City Hall, located at 156 S. Broadway, Turlock, or the meeting may take place at alternate locations, as noticed. If the regular meeting day falls on a legal holiday, the meeting shall be canceled or rescheduled to a date agreed upon by a majority of the Commission.

(b) **Special Meetings** of the Planning Commission shall be open to the public and be held on the third Thursday of the month, or on an as needed basis. Special meetings may be held on another date, as determined by the Chairperson in consultation with the members of the Commission and the Secretary. Special meetings shall be reserved for specific Commission business/workshops.

(c) **A quorum** for conducting the business of the Planning Commission shall consist of four (4) voting members. Alternate members shall vote in the absence of a voting member and shall be counted for purposes of determining quorum. In the absence of a quorum, the members present shall adjourn to an agreed time and place, or adjourn to the next regular meeting.

(d) **Order of business** at a regular meeting shall follow the current order of business of the City Council of the City of Turlock.

(e) **Order for each agenda item** shall be as follows:

- 1) Chairperson announces the next matter to be discussed.
- 2) Application is read by the Chairperson or the Secretary.
- 3) Chairperson calls on the Planning Staff to:
 - (i) Explain the application and outline any unique problems;
 - (ii) Present staff report and describe findings.
- 4) Secretary reads any communications received too late for inclusion in the agenda, which are concerned with the application.
- 5) Chairperson calls on applicant or his counsel or agent to:
 - (i) Present applicant's basis for the application.
 - (ii) When necessary, applicant shall prove that granting of approval will be in the public interest.
- 6) Commission hears those present:
 - (i) Each person speaking is asked to give their name and address.
 - (ii) Order of speaking: row by row, or call for proponents, then opponents.
- 7) Planning Staff presents summary, alternatives and necessary recommendations.
- 8) Commission acts to:
 - (i) Close or continue the hearing until later date
 - (ii) To recommend, grant, grant conditionally, deny, or take under advisement.

(f) **Voting** procedures shall be as follows:

Every official act taken by the Planning Commission shall be by resolution or motion adopted by the affirmative vote of the majority of those present and voting (not less than a quorum), except that for the adoption of, or amendment of the General Plan, or any Specific (precise) Plan, action shall be by resolution carried by not less than a majority vote of its total voting members.

SECTION 106. AMENDMENTS:

These rules, regulations, and procedures may be amended by recommendation by the Planning Commission at any regular or special meeting by a majority vote of the voting members present, subject to the approval by the City Council.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Turlock does hereby authorize rescinding Resolution No. 2013-061 and adopting the amended powers, duties, and procedures for conducting Turlock Planning Commission.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF RESCINDING	}	RESOLUTION NO. 2013-061
RESOLUTION NO. 2009-061 AND	}	
ADOPTING THE AMENDED POWERS,	}	
DUTIES, AND PROCEDURES FOR	}	
CONDUCTING TURLOCK PLANNING	}	
COMMISSION BUSINESS BY CHANGING	}	
THE START TIME OF REGULAR MEETINGS	}	
FROM 7:00 P.M. TO 6:00 P.M.	}	
	}	

WHEREAS, on April 4, 2013, the Planning Commission of the City of Turlock unanimously recommended that the City Council amend the Turlock Planning Commission business procedures to change the start time of regular meetings from 7:00 PM to 6:00 PM; and

WHEREAS, the Planning Commission of the City of Turlock found that the proposed change in meeting start times would improve public participation and align the meeting start times with the recently adopted start time for City Council meetings.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock hereby amends the Turlock Planning Commission business procedures as follows:

PROCEDURES FOR CONDUCTING PLANNING COMMISSION BUSINESS

SECTION 101. APPOINTMENT OF CITY PLANNING COMMISSION.

Appointment and term of voting members and alternate members of the Planning Commission shall be governed by the provisions set forth in Title 2, Chapter 2, Article 2 (§2-2-200 et seq.) of the Turlock Municipal Code, and as set forth below:

a) A voting member or alternate member who is absent from three (3) consecutive meetings in any twelve (12) month period shall meet with the commission officers and the staff liaison to discuss absenteeism on the commission.

b) Any appointed voting member or alternate member of the City Planning Commission may be removed from office by a majority vote of the City Council.

SECTION 102. ELECTIONS AND TERMS OF THE PLANNING COMMISSION OFFICERS.

(a) The Commission, as soon as practical after the first meeting in January, shall elect from among the voting members a Chairperson and Vice Chairperson.

(b) The officers shall hold office for one year, and thereafter until their successors are elected or appointed.

(c) In the event of any vacancy in office, the vacancy shall be filled by an election or appointment at the first regular meeting after the occurrence of the vacancy, unless postponed by an action of the Commission.

(d) Election of the Chairperson and the Vice Chairperson shall be by nominations from a Commissioner(s) or by secret ballot cast separately for each office. Balloting for the Vice Chairperson shall follow the election of the Chairperson. In each case the Commission member with the highest number of votes shall be declared elected.

(e) In case of the absence or inability to act of either the Chairperson or Vice Chairperson, the members present at any meeting shall, by an order entered in their minutes, select one of their number as Chairperson Pro Tem for that meeting.

SECTION 103. DUTIES OF OFFICERS AND STAFF.

The powers and duties of the Planning Commission shall be as established in State Law, except as provided for in §2-2-204 of the Turlock Municipal Code, and as set forth below and in Attachment A.

(a) **Chairperson.** The Chairperson shall preside at all meetings of the Planning Commission. The Chairperson shall appoint all committees and shall perform all other duties necessary or incidental to their office.

(b) **Vice Chairperson.** In the event of an absence of the Chairperson or of his/her inability to act, the Vice Chairperson shall take the place of and perform the duties of the Chairperson.

(c) **Secretary.** The Planning Division Manager, or designated representative, shall be designated as the Secretary to the Commission. The Secretary shall maintain the minutes of the meetings, records of hearings and official action.

The Secretary shall, on all official actions for which a specific number of votes is required by local or state law, show the vote of each member upon each question, or if a member is absent or fails to vote, shall indicate such fact. The Secretary shall certify all official documents and resolutions of the Planning Commission.

The Secretary shall report to the Commission on procedural matters pertaining to items before the Planning Commission. The Secretary shall examine incoming mail for proper referral and answer correspondence for the Planning Commission. The Secretary shall maintain records of operation and shall perform such other duties as may be assigned by the Commission.

(d) **Alternate Members.** Alternate members shall attend all Commission meetings, may participate in all discussions, and shall vote in the absence of a voting member. The order of participation between the two alternate members shall be determined by the order of appointment. If simultaneously appointed, the order shall be determined by lot.

(e) **Planning Staff.** The Planning Division Manager, or designated representative, shall be the administrative officer and Secretary of the Planning Commission. The Planning Staff shall furnish professional and technical advice to the Planning Commission in the discharge of its responsibilities.

SECTION 104. COMMITTEES.

When desirable or necessary, the Chairperson by a majority vote of the membership, may select Planning Commission members to serve on Special Committees addressing issues of concern to the Planning Commission and/or City Council. Special Committees shall be discharged at the end of their assignments.

SECTION 105. MEETINGS.

(a) **Regular Meetings** of the Planning Commission shall be open to the public and shall be held on the first Thursday of the month. The meeting shall begin at 7:00 6:00 p.m. in the Yosemite Community Room of the Turlock City Hall, located at 156 S. Broadway, Turlock, or the meeting may take place at alternate locations, as noticed. If the regular meeting day falls on a legal holiday, the meeting shall be canceled or rescheduled to a date agreed upon by a majority of the Commission.

(b) **Special Meetings** of the Planning Commission shall be open to the public and be held on the third Thursday of the month, or on an as needed basis. Special meetings may be held on another date, as determined by the Chairperson in consultation with the members of the Commission and the Secretary. Special meetings shall be reserved for specific Commission business/workshops.

(c) **A quorum** for conducting the business of the Planning Commission shall consist of four (4) voting members. Alternate members shall vote in the absence of a voting member and shall be counted for purposes of determining quorum. In the absence of a quorum, the members present shall adjourn to an agreed time and place, or adjourn to the next regular meeting.

(d) **Order of business** at a regular meeting shall be as follows:

- 1) Call to Order
- 2) Approval of Minutes
- 3) Announcements
- 4) Declaration of Conflicts of Interest and Disqualifications
- 5) Public Participation
- 6) Consent Calendar (optional)
- 7) Public Hearings:
 - (i) Consent Items
 - (ii) Non-Consent Items
- 8) Other Matters (not public hearings) (optional)
- 9) Commissioner's Consideration
- 10) Stanislaus County Planning Commission Referral Items
- 11) Commissioner's Comments
- 12) Staff Updates
- 13) Adjournment

With majority consent by the members of the Planning Commission, the above order of business may be suspended or varied at any time upon order of the Chairperson.

(e) **Order for each agenda item** shall be as follows:

- 1) Chairperson announces the next matter to be discussed.
- 2) Application is read by the Chairperson or the Secretary.
- 3) Chairperson calls on the Planning Staff to:
 - (i) Explain the application and outline any unique problems;
 - (ii) Present staff report and describe findings.
- 4) Secretary reads any communications received too late for inclusion in the agenda, which are concerned with the application.
- 5) Chairperson calls on applicant or his counsel or agent to:
 - (i) Present applicant's basis for the application.
 - (ii) When necessary, applicant shall prove that granting of approval will be in the public interest.
- 6) Commission hears those present:
 - (i) Each person speaking is asked to give their name and address.
 - (ii) Order of speaking: row by row, or call for proponents, then opponents.
- 7) Planning Staff presents summary, alternatives and necessary recommendations.
- 8) Commission acts to:
 - (i) Close or continue the hearing until later date
 - (ii) To recommend, grant, grant conditionally, deny, or take under advisement.

(f) **Voting** procedures shall be as follows:

Every official act taken by the Planning Commission shall be by resolution or motion adopted by the affirmative vote of the majority of those present and voting (not less than a quorum), except that for the adoption of, or amendment of the General Plan, or any Specific (precise) Plan, action shall be by resolution carried by not less than a majority vote of its total voting members.

SECTION 106. AMENDMENTS:

These rules, regulations, and procedures may be amended by recommendation by the Planning Commission at any regular or special meeting by a majority vote of the voting members present, subject to the approval by the City Council.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Turlock does hereby authorize rescinding Resolution No. 2009-061 and adopting the amended powers, duties, and procedures for conducting Turlock Planning Commission business by changing the start time of regular meetings from 7:00 p.m. to 6:00 p.m.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 23rd day of April, 2013, by the following vote:

AYES:	Councilmembers DeHart, Nascimento, Bublak, White and Mayor Lazar
NOES:	None
NOT PARTICIPATING:	None
ABSENT:	None

ATTEST:



Kellie E. Weaver, City Clerk,
City of Turlock, County of Stanislaus,
State of California

City Council Staff Report

February 11, 2025



From: Jessie Dhami, Human Relations Director
Prepared by: Darlene Ingersoll, Principal HR Analyst
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Approving the establishment of a new job description for an Assistant Municipal Services Director to include the reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director effective February 11, 2025, salary range revision for Chief Building Official and amend the Management Salary Schedule effective February 11, 2025, and appropriate \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" from February 11, 2025 through June 30, 2025

2. DISCUSSION OF ISSUE:

The Municipal Services Department reorganization was approved by City Council on May 14, 2024 and the revised Municipal Services Department Organization Chart was approved on June 26, 2024 with an effective date of July 1, 2024. Since the reorganization, the Department has been working through clarifying roles and responsibilities. One of the identified items is the establishment of a job description of an Assistant Municipal Services Director. This item will be changing the job descriptions of Municipal Services Deputy Director and Deputy Public Works Director to a uniform job description of Assistant Municipal Services Director. This change is intended to streamline the City's structure and ensure consistency in job titles across the organization.

Currently, there are budgeted position allocations in the Municipal Services Department: one (1) Municipal Services Deputy Director (currently vacant) and one (1) Deputy Public Works Director (currently filled). This item will be establishing a job description of an Assistant Municipal Services Director and changing both the Municipal Services Deputy Director and the Deputy Public Works Director to an Assistant Municipal Services Director resulting in the position allocations of: two (2) Assistant Municipal Services Directors.

The Chief Building Official position in the Development Services Department has been vacant since June 2023. Since that time, the Chief Building Official duties have been performed by a contracted consultant and subsequent recruitments have failed even with utilizing an Executive Recruiter. The most current salary survey was conducted in December 2024 and the City of Turlock was 9.6% below the average annual salary of comparable cities. Therefore, the recommendation is to revise the salary range of the Chief Building Official to 36.1 on the Management Salary Schedule effective February 11, 2025. This revision of salary range should increase the candidate pool to fill this vacant position.

Staff is now bringing forward the recommendations for approval of:

- Establishment of a new job description for an Assistant Municipal Services Director

to include the reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director effective February 11, 2025.

- Salary range revision for Chief Building Official to 36.1 effective February 11, 2025.
- Amend the Management Salary Schedule effective February 11, 2025, and appropriate funds in the amount of \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" from February 11, 2025 through June 30, 2025.

The Assistant Municipal Services Director and Chief Building Official are designated as Management for labor relations purposes and are considered exempt under the Fair Labor Standards Act (FLSA).

3. BASIS OF RECOMMENDATION:

The recommended actions support the City of Turlock, reorganization of the Municipal Services Department by clarifying roles and responsibilities, along with streamlining the City's structure, ensuring consistency in job descriptions and titles across the organization and increasing the pool of candidates for the position of Chief Building Official.

Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business.

City Council approval is required for any new and/or updated job descriptions and salary ranges.

4. FISCAL IMPACT / BUDGET AMENDMENT:

There is not a fiscal impact for the establishment of a new job description for an Assistant Municipal Services Director.

Appropriate from February 11, 2025 through June 30, 2025, in the amount of \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building." The annual cost of this revision to salary range for Chief Building Official is \$18,260.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

N/A

8. ALTERNATIVES:

Council may choose not to approve the recommended actions. However, this is not recommended.

9. ATTACHMENTS:

1. Attachment A - Draft Resolution
2. Attachment B- Job Description- Assistant Municipal Services Director
3. Attachment C - Management Salary Schedule

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

APPROVING THE ESTABLISHMENT OF A	}	RESOLUTION NO. 2025-XXX
NEW JOB DESCRIPTION FOR AN	}	
ASSISTANT MUNICIPAL SERVICES	}	
DIRECTOR TO INCLUDE THE	}	
RECLASSIFICATION OF VACANT POSITION	}	
OF MUNICIPAL SERVICES DEPUTY	}	
DIRECTOR AND RECLASSIFICATION OF	}	
INCUMBENT CURRENTLY ASSIGNED AS	}	
THE DEPUTY PUBLIC WORKS DIRECTOR	}	
EFFECTIVE FEBRUARY 11, 2025, SALARY	}	
RANGE REVISION FOR CHIEF BUILDING	}	
OFFICIAL AND AMEND THE MANAGEMENT	}	
SALARY SCHEDULE EFFECTIVE	}	
FEBRUARY 11, 2025, AND APPROPRIATE	}	
\$6,954 TO SALARY AND VARIOUS BENEFIT	}	
ACCOUNT NUMBERS IN 110-40-405	}	
"FUND 110 GENERAL FUND 405 BUILDING"	}	
FROM FEBRUARY 11, 2025 THROUGH	}	
JUNE 30, 2025	}	

WHEREAS, Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control and Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business; and

WHEREAS, the recommended actions support the City of Turlock, reorganization of the Municipal Services Department by clarifying roles and responsibilities, and increasing the pool of candidates for the position of Chief Building Official; and

WHEREAS, the establishment of this new job description of Assistant Municipal Services Director, reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director, and salary range revision for Chief Building Official is appropriate; and

WHEREAS, Staff is now bringing forward the recommendation for approval of:

- Establishment of a new job description for an Assistant Municipal Services Director to include the reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director effective February 11, 2025; and
- Salary range revision for Chief Building Official to 36.1 effective February 11, 2025; and

- Amend the Management Salary Schedule effective February 11, 2025, and appropriate funds in the amount of \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" from February 11, 2025 through June 30, 2025; and

WHEREAS, the fiscal impact to appropriate from February 11, 2025 through June 30, 2025, in the amount of \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" and the annual cost of this salary range revision is \$18,260; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve the establishment of a new job description for an Assistant Municipal Services Director to include the reclassification of vacant position of Municipal Services Deputy Director and reclassification of incumbent currently assigned as the Deputy Public Works Director effective February 11, 2025, salary range revision for Chief Building Official and amend the Management Salary Schedule effective February 11, 2025, and appropriate \$6,954 to salary and various benefit account numbers in 110-40-405 "Fund 110 General Fund 405 Building" from February 11, 2025 through June 30, 2025.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February 2025, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of
Stanislaus, State of California

City of Turlock

ASSISTANT MUNICIPAL SERVICES DIRECTOR

DEFINITION

Under the general direction of the Municipal Services Director, responsible for planning, directing, organizing and managing the assigned divisions/areas of:

Regulatory Affairs, Water Quality Control, Utility Maintenance, Fleet, Transit, Assets.

OR

Facilities Maintenance, Recreation and Airport.

Responsible for management and administration of complex technical, financial, statistical and analytical work of the assigned department divisions. The incumbent may assist the Director and/or represent/present in public activities or meetings and oversees coordination of other service areas as directed. Represents the Department in the absence of the Director.

DISTINGUISHING CHARACTERISTICS

This is a mid-management classification responsible for the supervision of discrete sub-departmental organizational component(s) and programs/functions within a department as determined by the Department Director, City Manager and City Council. Demonstrates professional and technical competence while working as a team member in the development of projects, implementation of projects and departmental goals and objectives. Exercise independent judgment in a number of confidential and sensitive assignments. Duties and responsibilities are performed in accordance with municipal codes, ordinances, City policy, federal and state law and related regulating entities.

SUPERVISION RECEIVED AND EXERCISED

General direction is provided by the Municipal Services Director. The job incumbent provides general supervision to subordinate level professional/technical and clerical staff in the department administrative area. At the discretion of the Department Director, may also be required to provide supervision to other divisions of the department.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Prepares staff reports and other appropriate analysis to the City Council on issues relevant to the Department and goals and objectives of the City.
- Plan, organize, and direct assigned divisional activities, including planning, directing, supervising, and coordinating operations and maintenance activities of assigned divisions.
- Assist in the development, planning, and implementation of department goals, objectives, policies and procedures.
- Direct, oversee, and participate in the development of the assigned divisional work plan; assign work activities, projects, and programs; monitor workflow; review and evaluate work products, methods, and procedures.

- Prepare assigned division budget; assist in budget implementation; participate in the forecast of additional funds needed for staffing, equipment, materials, and supplies; administer the approved budget.
- Recommend the appointment of personnel; provide or coordinate staff training; conduct performance evaluations; implement discipline procedures as required; maintain discipline and high standards necessary for the efficient and professional operation of the Department.
- Assist the Municipal Services Director in managing and directing the functions of the Municipal Services Department.
- Establish and implement short and long-range plans and goals, including strategic planning.
- Research, prepare, and present technical and administrative reports; prepare written correspondence.
- Serves as technical advisor to the City Council, City Manager, Department Manager and Planning Commission on a broad range of projects and issues; prepares and submits reports and recommendations for management consideration.
- Oversees the state-mandated environmental review duties of the division, including preparation of the core complex California Environmental Quality Act (CEQA) documents.
- Oversees and monitors projects through all phases and assures compliance with regulations of various local, state and federal agencies.
- Ensures timely and compliant completion of projects, aligning with local, state and federal regulations.
- Develops and monitors compliance with divisional policies and procedures.
- Consults and coordinates with City departments, citizens and officials regarding conflicts and issues related to contract and regulatory compliance.
- Prepares multiple specialized budgets related to assigned activities; oversees budget implementation; determines budget forecasts; cost saving measures; administers the approved budget.
- Makes presentations before various groups, including City Council, commissions, boards, committees, task forces as needed.
- Supervises staff including provision of timely performance evaluations; recommends and implements approved discipline; provides staff development; and maintains high standards necessary for efficient, professional operations.
- Manages the activities of consultants, including selection, evaluation, and contract administration.
- Answers questions; provides information to the public, other City departments, and other agencies; recommends and coordinates corrective actions; investigates, reports, documents and resolves complaints.
- Builds and maintains respectful, positive working relationships with staff, supervisors, outside agencies and the public using principles of good customer service; provides effective conflict resolution, as needed.
- Models appropriate professional management conduct; maintains appropriate confidentiality of sensitive information; complies with and supports City policies and procedures, labor laws, and MOU provisions.
- Attends assigned meetings and training; interacts with outside agencies and commissions; consortium, participates in teams, or committees, as needed.
- Assures staff works in a safe manner; follows safety requirements; monitors and assures compliance with regulations and other legal requirements.
- Mentoring and preparing staff for leadership roles to ensure long-term sustainability and growth of the division.
- Performs other duties, as assigned.

QUALIFICATIONS:

Knowledge of:

- Principles and practices and theories of Municipal Services areas with emphasis on water related areas.
- Principles, practices and theories of asset management, construction and maintenance best practices.
- California state laws affecting Municipal Services and related water, solid waste and related infrastructures.
- Statistical methods and principles.
- Modern office procedures, and methods including computer equipment, word processing, spread sheet, data base, graphic presentations and other needed specialized software applications, and internet and electronic communication usage and methods.
- Budgeting procedures and techniques.
- Principles and practices of supervision, staff selection, training and personnel management.
- Principles of effective file management and time management
- Safe work practices and related regulations.
- Principles of public speaking, conflict resolution and excellent customer service.
- Provisions, principles and practices of municipal structure and organization

Ability to:

- Understand and interpret complex state and federal regulations, laws, codes, policies and solutions in the area of municipal services, environmental, and related areas.
- Understand City processes and procedures and specific requirements of assigned program area.
- Understand and interpret public contract principles.
- Work with and control sensitive and confidential information.
- Plan, initiate, manage and complete complex and multiple simultaneous work assignments with a minimum of direction;
- Set priorities and organize work to meet deadlines.
- Lead, manage, evaluate and train personnel effectively and maintain discipline.
- Organize, implement and supervise departmental goals and City objectives.
- Make presentations before groups and represent the City in public forums.
- Use computer and needed programs in a highly effective manner.
- Organize, analyze, manage and implement a variety of programs.
- Prepare, forecast and administer a budget.
- Establish and maintain respectful, effective and cooperative working relationships with those contacted in the course of work.
- Communicate effectively, orally, electronically and in writing.

Experience and Training Guidelines

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

Experience:

Four years of increasingly responsible professional experience with a public agency in municipal services related administration, regulatory affairs, water quality control, utility maintenance, water treatment, engineering, transit, facilities maintenance and recreation or a related field, which includes two years of progressively responsible administrative and supervisory experience, or any experience that would have provided the opportunity to develop the required skills, knowledge and abilities.

Training:

Equivalent to a Bachelor's degree from an accredited college or university with course work in the areas of public administration, engineering, planning, transportation, civil engineering, urban studies or related fields.

Licenses:

Possession of a valid California Driver's License in the category necessary to perform essential duties of the position may be required as the time of appointment. Maintenance of a valid California Driver's license and proof of automobile liability insurance is a condition of continued employment.

ADDITIONAL INFORMATION:

WORKING CONDITIONS

Environmental Conditions:

Physical Conditions:

Vision adequate to operate vehicles and office equipment, read instructions and follow directions; hearing adequate to converse on telephone and in person; body mobility adequate to drive and perform required office duties including reaching and bending for files and related office items; use of hands and fingers adequate for operating vehicles, writing, typing, computer, copier, and fax machine and related functions; ability to lift office files, binders and small office equipment, as needed.

FLSA Status: Exempt

Bargaining Unit: Management

Established: February 11, 2025

Reviewed and Approved:

Personnel Officer

Date

MANAGEMENT SALARY SCHEDULE 2024-2025

	Range	Step 1	Step 2	Step 3	Step 4	Step 5
ADMINISTRATIVE ANALYST	29.1	7963	8361	8779	9218	9679
PRINCIPAL HUMAN RELATIONS ANALYST	32.1	9218	9679	10164	10672	11206
PARKS/STREETS & PUBLIC FACILITIES SUPERINTENDENT	32.1	9218	9679	10164	10672	11206
PURCHASING MANAGER	32.1	9218	9679	10164	10672	11206
RECREATION SUPERINTENDENT	32.1	9218	9679	10164	10672	11206
BUILDING OFFICIAL, CHIEF	34.1	10164	10672	11206	11767	12354
FLEET SERVICES MANAGER	34.1	10164	10672	11206	11767	12354
PUBLIC WORKS SUPERVISOR/ CITY SURVEYOR	34.1	10164	10672	11206	11767	12354
PLANNING MANAGER	34.1	10164	10672	11206	11767	12354
REGULATORY AFFAIRS MGR	34.1	10164	10672	11206	11767	12354
ROADS PROGRAM MANAGER	34.1	10164	10672	11206	11767	12354
UTILITIES MANAGER	34.1	10164	10672	11206	11767	12354
WQC DIVISION MGR	34.1	10164	10672	11206	11767	12354
HOUSING PROGRAM MANAGER	34.1	10164	10672	11206	11767	12354
ACCOUNTANT, PRINCIPAL	35.1	10672	11206	11767	12354	12973
CIVIL ENGINEER, PRINCIPAL	35.1	10672	11206	11767	12354	12973
EXECUTIVE ASST TO CM/CITY CLERK	35.1	10672	11206	11767	12354	12973
POLICE SUPPORT OPERATIONS MANAGER	35.1	10672	11206	11767	12354	12973
TRANSIT MANAGER	35.1	10672	11206	11767	12354	12973
INFO TECH MANAGER	35.8	11051	11604	12185	12793	13435
BUILDING OFFICIAL, CHIEF	36.1	11206	11767	12354	12973	13621
WATER TREATMENT PLANT MANAGER	36.1	11206	11767	12354	12973	13621
DEPUTY PUBLIC WORKS- DIRECTOR	38.1	12354	12973	13621	14302	15018
ASSISTANT MUNICIPAL SERVICES DIRECTOR	38.1	12354	12973	13621	14302	15018
CITY ENGINEER	39.1	12973	13621	14302	15018	15768
HUMAN RELATIONS DIRECTOR	39.1	12973	13621	14302	15018	15768
DEV SERV DIRECTOR	39.1	12973	13621	14302	15018	15768
FINANCE DIRECTOR	39.1	12973	13621	14302	15018	15768
MUNICIPAL SERVICES DIR ECONOMIC DEVELOPMENT DIRECTOR /	39.1	12973	13621	14302	15018	15768
COMMUNICATIONS OFFICER INFORMATION TECHNOLOGY DIRECTOR	39.1	12973	13621	14302	15018	15768
PUBLIC WORKS DIRECTOR	39.1	12973	13621	14302	15018	15768
RISK MANAGEMENT DIRECTOR	39.1	12973	13621	14302	15018	15768
DIRECTOR / SRWA GENERAL MANAGER	40.1	13621	14302	15018	15768	16557
FIRE CHIEF	41.1	14302	15018	15768	16557	17385
DEPUTY CITY MANAGER	41.1	14302	15018	15768	16557	17385
POLICE CHIEF	42.1	15018	15768	16557	17385	18255
CITY MANAGER	44.3	16723	17559	18438	19359	20328

City Council Staff Report

February 11, 2025



From: Jessie Dhami, Human Relations Director
Prepared by: Jessie Dhami, Human Relations Director
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Approving revisions to the job description and salary range for Police Records Supervisor from 25.7 to 30.4, Police Records Technician Senior from 19.3 to 23.6, and Police Records Technician from 17.3 to 21.0 and amending the Turlock City Employees Association Salary Schedule effective February 11, 2025, appropriating \$45,568 to salary and various benefit account numbers in 110-20-205 "Police Support Operations" from February 11, 2025 through June 30, 2025 and retitle of the supervisor position

2. DISCUSSION OF ISSUE:

The Police Department Records Unit plays a vital role in managing law enforcement records, ensuring regulatory compliance and supporting police operations. Currently, the Police Records Unit is allocated (budgeted) with a Records Supervisor, two (2) Senior Records Technicians, and five (5) full-time Records Technicians. However, the existing job descriptions do not fully capture the scope of the duties assigned to these positions, making recruitment and retention increasingly challenging.

Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business.

City Council approval is required for any new/modified job description updates and salary adjustments.

3. BASIS OF RECOMMENDATION:

A comprehensive review of the Police Records Unit, including staff participation in the City's active classification study and departmental assessment, has identified the need to update job descriptions for the Police Records Supervisor, Police Records Technician Senior and Police Records Technician. These positions have evolved over the past seven years due to advancements in law enforcement technology, changes in data management standards and increased regulatory requirements. The current job descriptions do not fully reflect these expanding duties, making it difficult to retain qualified employees. The proposed updates will ensure job descriptions accurately align with legal requirements, and enhance operational efficiency. Additionally, a salary adjustment is recommended to maintain competitive compensation reflective of the complexity and level of responsibility required for these roles. As part of these changes, the Public Records Supervisor title will be updated to Police Records Supervisor to better reflect the position's function within the department.

The Turlock City Employees Association (TCEA), which represents these job descriptions, has reviewed the proposed changes and has no objections.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Funds are available in fund 110-20-205.41001 "Full Time Salaries" to cover the estimated impact of \$45,568 for Fiscal Year 2024-2025 due to vacancies and salary savings. The total cost for the entire FY 24/25 is \$119,656. \$45,568 is the actual cost from February 11, 2025 through June 30, 2025. This is the pro-rated for 139 days of 365 days.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

8. ALTERNATIVES:

Council may choose not to approve the recommended actions. However, this is not recommended as the current structure does not meet the business needs of the Police Departments Records Unit.

9. ATTACHMENTS:

1. Attachment A- Draft Resolution
2. Attachment B (1)- Public Safety Records Supervisor- Job Description
3. Attachment B (2)- Police Records Technician Senior- Job Description
4. Attachment B (3)- Police Records Technician- Job Description
5. Attachment C- TCEA Salary Schedule 02.11.25

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING REVISIONS }
 TO THE JOB DESCRIPTION AND SALARY }
 RANGE FOR POLICE RECORDS SUPERVISOR }
 FROM 25.7 TO 30.4, POLICE }
 RECORDS TECHNICIAN SENIOR FROM }
 19.3 TO 23.6, AND POLICE }
 RECORDS TECHNICIAN FROM }
 17.3 TO 21.0 AND AMENDING THE }
 TURLOCK CITY EMPLOYEES ASSOCIATION }
 SALARY SCHEDULE EFFECTIVE FEBRUARY }
 11, 2025, APPROPRIATING \$45,568 TO }
 SALARY AND VARIOUS BENEFIT ACCOUNT }
 NUMBERS IN 110-20-205 "POLICE SUPPORT }
 OPERATIONS" FROM FEBRUARY 11, 2025 }
 THROUGH JUNE 30, 2025 AND RETITLE OF }
 THE SUPERVISOR POSITION }

RESOLUTION NO. 2025-XXX

WHEREAS, Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control; and

WHEREAS, Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business; and

WHEREAS, A comprehensive review of the Police Records Unit, including staff participation in the City's active classification study and departmental assessment, has identified the need to update job descriptions for the Police Records Supervisor, Police Records Technician Senior and Police Records Technician; and

WHEREAS, A salary adjustment is recommended to maintain competitive compensation reflective of the complexity and level of responsibility required for these roles; and

WHEREAS, As part of these changes, the Public Records Supervisor title will be updated to Police Records Supervisor to better reflect the position's function within the department; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby the recommend approving revisions to the job description and salary range for Police Records Supervisor from 25.7 to 30.4, Police Records Technician Senior from 19.3 to 23.6, and Police Records Technician from 17.3 to 21.0 and amending the Turlock

City Employees Association Salary Schedule effective February 11, 2025, appropriating \$45,568 to salary and various benefit account numbers in 110-20-205 "Police Support Operations" from February 11, 2025 through June 30, 2025 and retitle of the supervisor position.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California



POLICE RECORDS SUPERVISOR

DEFINITION

To perform a variety of complex duties providing police records services and is responsible for planning, organizing, directing, and supervising the activities of the Police Records Unit, including managing law enforcement data in local, State, and Federal law enforcement database systems.

SUPERVISION RECEIVED AND EXERCISED

This is a first line supervisor classification that provides direct supervision over assigned clerical and technical staff. General direction is provided by the Police Support Operations Manager.

DISTINGUISHING CHARACTERISTICS

This class is distinguished from the Police Records Technician series by the specialized knowledge of police records operations, including the knowledge of statutes governing police records; municipal codes, ordinances, policies, and related regulations; and law enforcement information systems. The class is distinguished from the Police Support Operations Manager in the latter works under administrative direction with greater administrative and personnel responsibilities.

EXAMPLES OF DUTIES: - Duties may include, but are not limited to the following:

- Lead and supervise a team of records technicians and administrative staff to implement departmental goals, objectives, policies, procedures and priorities; maintain a safe work environment; recommend and coordinate corrective actions; and schedule staff.
- Perform highly complex record keeping and tasks related to police functions by using automated and manual systems.
- Process, review and report complex National Incident-Based Reporting System (NIBRS) data.
- Supervise, train and operate the department record management system, which include California Law Enforcement Telecommunications System (CLETS), Criminal Justice Information Services (CJIS), National Crime Information Center (NCIC), the Turlock Police Department Records Management System and other federal, state and local law enforcement records systems and reports.
- Process and provide custody and security of various records; file historical information, lists, certificates, contracts, agreements, claims, or other specialized documents or data related to assigned program area.
- Manage and maintain the police Records Management System including installation, configuration, and upgrade of system.

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<#>Plan, develop, and implement or direct the implementation of goals, objectives, policies and priorities relating to police records functions.¶
<#>Administer and direct the work of Police Records Technicians/clerical office support staff with responsibilities relating to police records functions.¶

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<#>ble for quality assurance of NIBRS entry and reporting; compiles and tabulates statistical data for NIBRS reporting¶

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Responsible for reviewing NIBRS data to be submitted to CA Department of Justice and the FBI

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- Coordinate resolution of technical problems and system changes; and engage with vendors to resolve issues.
- Supervise RMS, CLETS, Warrants, and all criminal records processes performed within the Records Unit.
- Assign, coordinate, supervise, and evaluate the work of assigned personnel for the most effective utilization of available personnel.
- Manage clerical procedures and incoming/outgoing information and records.
- Develop, coordinate and conduct training programs. Perform research, compile data, and produce reports related to public information requests, crime statistics, and other related subjects.
- Monitor the quality of data entry.
- Receive, document, investigate and process complaints and provides information to the public, City departments, and other agencies.
- Testify in court.
- Ensure confidentiality of information is maintained according to applicable laws, rules, regulations, and administrative orders.
- Represent the department at meetings and/or serves as liaison with other criminal justice agencies involving records issues.
- Build and maintain respectful, positive working relationships with staff, supervisors, outside agencies and the public using principles of customer service; and provide effective conflict resolution.
- Apply laws, regulations, policies, and procedures related to the security, processing, maintenance, storage and destruction of records.
- Perform related duties as assigned.

QUALIFICATIONS:

Knowledge Of:

- Required training and certification requirements related to assigned program area.
- Principles and practices of supervision, staff selection, training and personnel management.
- Experience classifying and coding police reports using regulatory standards.
- A variety of law enforcement records systems.
- City and Police department policies, rules, regulations, labor agreements, and procedures.
- Laws, codes, and regulations relevant to police operations and confidentiality.
- Technical and operational aspects of assigned function or program area.
- Statistical methods and principles.
- Modern office procedures and methods including computer equipment, word processing, spread sheet, data base, graphic presentations and other needed specialized software applications, and internet and electronic communication usage and methods.

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- Deleted:** <#>Perform all related duties of a Police Services Aide as required. ¶
- Deleted:** Performs research, compiles data, and conducts studies, as assigned.
- Deleted:** <#>Maintains and supervises record management system; processes and provides custody and security of various records; files historical information, lists, certificates, contracts, agreements, claims, or other specialized documents or data related to assigned program area. ¶
- <#>Assists with audits or requests for information by providing research and reports, as needed. ¶
- Deleted:** <#>Assists with the preparation of specialized budgets related to assigned activities; assists in budget implementation; organizes and prepares department's Annual Report; Quarterly Report; participates in budget forecasts; alerts Police Support Operations Division Manager of problems detected in budget related to planned programs, projects or expenditures. ¶
- Deleted:** <#>Assists with the research, submits, reviews, coordinates and follows up on grant requests from state and federal funding sources or other contracts or agreements, as assigned; assures insurance and other requirements are met. ¶
- Deleted:** <#>Orders or purchases and distributes or assigns materials, equipment or supplies; maintains related records and inventories. ¶
- Deleted:** <#>Provides, assists with or coordinates training to others, as needed. ¶ ... [9]
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- Budgeting procedures and techniques.
- Principles of effective record, file and archival management.
- Principles of effective time management.
- Safe work practices and regulations.
- Principles of conflict resolution and excellent customer service.
- Provisions, principles and practices of municipal structure and organization.
- Applicable federal, state and local laws, regulations and guidelines.
- Modern techniques for proper maintenance and destruction of police records and other documents.
- Requirements and processes for Live Scan Fingerprint Program and Live ID.
- Stays current with laws related to records retention, records release, records destruction, and records management.
- Customer service techniques.

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Ability To:

- Interpret laws, regulations, and procedures and to ensure compliance in all areas and responsibilities.
- Compile information for statistical reports.
- Establish and maintain tactful, courteous, and effective working relationships with others.
- Provide supervision.
- Manage multiple priorities, organize workload and meet strict deadlines.
- Identify and resolve problems.
- Make effective decisions.
- Take appropriate action in a variety of work situations.
- Understand and comply with complex state and federal regulations, laws, codes, policies as related to assigned program area.
- Understand City processes and procedures and specific requirements of assigned program area.
- Work with and control sensitive and confidential information and assure security for assigned program area.
- Create and maintain accurate and detailed record keeping systems.
- Facilitate and coordinate meetings and trainings.
- Develop and implement policies and procedures.
- Plan, initiate, manage and complete complex and multiple simultaneous work assignments or projects with a minimum of direction.
- Lead, manage, evaluate and train personnel effectively.
- Organize, implement and supervise assigned program goals and City objectives.
- Use computer and needed programs in a highly effective manner.

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- Organize, analyze, manage and implement a variety of programs.
- Establish and maintain respectful, effective and cooperative working relationships with those contacted in the course of work.
- Communicate effectively, orally, electronically and in writing.
- Successfully complete a Peace Officer Standards and Training (POST) Certified Civilian Supervisory Course.
- Available to work shifts, weekends, holidays, nights and evenings.

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EXPERIENCE AND EDUCATION

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

Experience:

Three years of increasingly responsible technical, administrative or analytical experience in a public safety agency in related function areas or any experience that would have provided the opportunity to develop the required skills, knowledge and abilities. One of the three years of experience shall be in a lead or supervisory capacity.

Education:

Equivalent to an Associate's degree from an accredited college or university with course work in the areas of Public Administration, Criminal Justice, Administration of Justice or related field.

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Candidates may meet the minimum requirements in two different ways:¶

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¶
<#>Three years of supervisory or lead experience in a comparable position as a City of Turlock Records Technician with a Law Enforcement Agency.¶
OR¶

¶
<#>Possession of a Bachelor's Degree from an accredited college or university in Public Administration, Criminal Justice, Administration of Justice or related field.¶

<#>One year of supervisory or lead experience in a comparable position as a City of Turlock Records Technician with a Law Enforcement Agency.¶

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LICENSE OR CERTIFICATE

Possession of a valid California Driver's License in the category necessary to perform essential duties of the position may be required as the time of appointment. Maintenance of a valid California Driver's license and proof of automobile liability insurance is a condition of continued employment.

PHYSICAL REQUIREMENTS

Vision adequate to operate vehicles and office equipment, read instructions and follow directions; hearing adequate to converse on telephone and in person; body mobility adequate to drive and perform required office duties including reaching and bending for files and related office items; use of hands and fingers adequate for operating vehicles, writing, typing, computer, copier, and fax machine and related functions; ability to lift office files, binders and small office equipment, as needed.

Created June 2007 Revised 02/03/2025

REVIEWED AND APPROVED: PERSONNEL OFFICER



POLICE RECORDS TECHNICIAN, SENIOR

DEFINITION

To perform a variety of complex duties related to the activities of Police Services in providing police records to the public and law enforcement agencies, properly processing records for filing and retrieval purposes, and performance of clerical duties. **This classification is assigned to the Miscellaneous bargaining unit for labor relations purposes and is subject to overtime assignments.**

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SUPERVISION RECEIVED AND EXERCISED

Immediate supervision is provided by higher level police supervisory positions.

DISTINGUISHING CHARACTERISTICS

This is an advanced journey level class in the police services clerical/records series. This classification is distinguished from the Police Records Technician by the more complex, responsible and sensitive duties assumed related to functioning at the level impacting broader records operations and greater consequence of error in completing assigned tasks.

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ESSENTIAL FUNCTIONS - Duties may include, but are not limited to the following:

- Type, process, record, and file a variety of Police records, reports and materials; collect and compile relevant data.
- Prepare and process a variety of Police records forms, related to Police Department procedures.
- Prepare and process police reports and various permits.
- Assist departmental personnel and the public in person and by phone, performing record checks, issuing permits and collecting fees, and receiving reports and complaints from citizens.
- Process and respond to inquiries from the public, departmental staff, and other agencies in person, electronically, and by telephone; forward inquiries to appropriate personnel; respond to inquiries for information regarding police reports and other matters; ensure that the release of records follows state, federal, and local laws.
- Perform a wide variety of technical and clerical duties in support of departmental operations including those related to collecting, indexing, processing, maintaining, retrieving, copying, and distributing technical and confidential law enforcement data and information including police reports, citations, warrants, protective orders, and subpoenas.

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- Process and distribute crime, incident, arrest, and accident reports, warrants, subpoenas, follow-up requests, and related paperwork to various agencies including departmental staff, other local and state law enforcement personnel, insurance companies, and other agencies and organizations; process and distribute police reports and criminal complaints to the District Attorney's Office.
- Utilize computers to enter, modify, and retrieve data; perform records and warrants checks.
- Research, collect data, and prepare a variety of statistical and written reports.
- Provide training and supervision to clerical personnel.
- Review and process requests related to a variety of issues including the California Public Records Act, and Adult and Juvenile Sealings.
- Create and edit Standard Operating Procedures.
- Process, input and maintain records data into a variety of databases, including records, law enforcement, geographical, dispatch, and other systems.
- Compile and total public safety statistics; conduct comparative statistical analysis of computer generated reports to ensure accuracy of information; prepare state and federal mandated reports.
- Process a variety of warrants, including criminal, bench, and Ramey warrants, as well as abstracting and maintaining records on warrants served.
- Perform related duties as assigned.

MINIMUM QUALIFICATIONS

Knowledge of:

- Customer service principles and practices.
- Interpret, explain, and apply applicable Federal, State, City and Department policies, procedures, rules, and regulations.
- Assembling, coding, recording, and summarizing a variety of data as it relates to the police function.
- Organization, procedures, and operating details of law enforcement agencies.
- Principles, codes, regulations, and laws governing police, recreation and neighborhood services.
- Principles of office management, supervision, training and evaluation.
- Criminal justice procedures.

Police Records Technician, Senior

June 2023

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- Modern office procedures, practices, techniques, and equipment.

- Data management, including principles of record keeping, automated information systems, and processing confidential and complex data.
- Evidence, subpoena and document processing.
- Principles and practices of record retention.

Proficient use of Microsoft Word, Excel, and PowerPoint, Outlook as well as the CAD system (Computer Aided Dispatch), RMS (Records Management System) and their functions.

- City practices and procedures.
- Research techniques and procedures.

Ability to:

- Exercise good judgment in maintaining critical and confidential information, records, and reports.

- Effectively perform processing of police reports and various permits.
- Effectively maintain and process the work of police services clerical support.
- Accomplish complex tasks on an independent basis.
- Understand the organization and operation of the City, and of outside agencies, as necessary, to assume assigned responsibilities to include the ability to analyze and enforce laws.

- Follow verbal and written instructions.

- Prioritize and organize multiple projects and assignments, work in a complex work environment with deadlines, shifting priorities, and frequent interruptions

- Meet critical deadlines.

- Communicate clearly and concisely, verbally and in writing.
- Establish and maintain effective working relationships with those contacted during the course of work.
- Train and supervise subordinate clerical personnel.
- Compile and maintain complex and extensive records, including financial data; prepare reports.
- Make accurate decisions relating to confidential records and information.

Work various shifts as assigned.

- Type at a speed of 35 words per minute net corrected.

EXPERIENCE AND EDUCATION:

Police Records Technician, Senior

June 2023

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

Experience:

Three years of experience as a Police Records Technician or in a position comparable to a Police Records Technician with the City of Turlock or a similar law enforcement agency.

Education:

Possession of a High School diploma or GED Certificate and a minimum of twenty (20) accredited college units at time of appointment.

An associate's degree from an accredited college or university in criminal justice, public administration, or a related field is desirable.

LICENSE AND/OR CERTIFICATE

Possession of a valid California Driver's License in the category necessary to perform essential duties of the position may be required at the time of appointment. Maintenance of a valid California Driver's License is a condition of continued employment.

PHYSICAL REQUIREMENTS

Maintain the following physical abilities: see well enough to read instructions, read fine print and view computer screen; hear well enough to converse on the telephone and in person assisting customers; use of hands and fingers for use of computer keyboard, copy machine, filing, writing and answering telephones.

Reviewed and approved: _____ Date: _____

January, 1996 06/2023
Revised, 10/04, 12/05, 9/09, 04/2017, 02/03/2025

Police Records Technician, Senior

June 2023

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POLICE RECORDS TECHNICIAN

DEFINITION

To perform a variety of moderately complex clerical duties related to the records activities of the Police Department in providing police records to the public and law enforcement agencies and properly processing records for filing and retrieval purpose.

This classification is assigned to the Miscellaneous bargaining unit for labor relations purposes and is subject to overtime assignments.

DISTINGUISHING CHARACTERISTICS

This is the entry level class in the police services clerical/records series. This classification is distinguished from the Senior Police Records Technician in that the latter is assigned more complex assignments with a greater level of independence.

Police Records Technician may be used as a training class for advancement to the Senior Police Records Technician level.

SUPERVISION RECEIVED AND EXERCISED

Immediate supervision is provided by higher level police supervisory positions.

ESSENTIAL FUNCTIONS - Duties may include, but are not limited to the following:

- Type, process, record, and file a variety of Police records, reports and materials; collect and compile relevant data.
- Prepare and process a variety of Police records forms, related to Police Department procedures.
- Process and respond to inquiries from the public, departmental staff, and other agencies in person, electronically, and by telephone; forward inquiries to appropriate personnel; respond to inquiries for information regarding police reports and other matters; ensure that the release of records follows state, federal, and local laws.
- Process, record and route calls for service to dispatch.
- Interpret, explain, and apply City and department policies, procedures, rules, and regulations.

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- Respond to internal and external customers on a variety of issues, including performing record checks, issuing permits, collecting fees, and processing reports and complaints.
- Enter, maintain, retrieve and route data, reports, and information into and from a variety of automated law enforcement records systems; enter police reports and citations including names, vehicle information, charges, property, dispositions, classification of charges, and other information as needed.
- Prepare certified copies of reports and documents for department personnel, District Attorney, courts and other government agencies, as specified by law and department policy.
- Accurately route time sensitive reports to protective service agencies.
- Perform records and warrants checks.
- Research, collect data, and prepare a variety of statistical and written reports as required.
- Train new clerical personnel.
- Release vehicles to registered owners, legal owners, and the victims of stolen vehicles.
- Collect fees for vehicle releases, copies of reports, parking citation fines, citation sign offs, records checks, and other matters; prepare and issue receipts; maintain appropriate ledgers and balance register.
- Process and distribute crime, incident, arrest, and accident reports, warrants, subpoenas, follow-up requests, and related paperwork to various agencies including departmental staff, other local and state law enforcement personnel, insurance companies, and other agencies and organizations; process and distribute police reports and criminal complaints to the District Attorney's Office.
- Perform related duties as assigned.

MINIMUM QUALIFICATIONS

Knowledge of:

- Organization, procedures, and operating details of law enforcement agencies. Principles, codes, regulations, and laws governing records management.
- Modern office practices and computer equipment including computer hardware and software.
- Correct English usage, spelling, punctuation, vocabulary, and grammar
- Filing, indexing and cross-referencing methods and systems.
- Customer service practices and techniques.

Police Records Technician

June 2023

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- Criminal justice procedures.
- Modern office procedures, techniques, and equipment, including principles of record keeping and automated information systems including a variety of office software.

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- Research techniques and procedures.

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Ability to:

- Learn and properly interpret related California Codes, public records acts, penal and vehicle sections.
- Effectively maintain accurate record keeping and process the work of major police records and clerical support operation.
- Understand the organization and operation of the City, and of outside agencies.
- Follow verbal and written instructions.

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- Process applicants for City permits and licenses.
- Ability to courteously and concisely respond to community issues, concerns, and needs in person, electronically, and on the phone.

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- Communicate clearly and concisely, orally and in writing.

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- Effectively communicate with internal and external customers.

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- Establish and maintain effective working relationships with those contacted during the course of work.

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- Work in fast-paced work environment with public contact; exercise good judgment, and make sound decisions in a variety of situations.

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- Train subordinate clerical personnel.

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- Read, understand, and review documents for accuracy and relevant information.

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Deleted: <#>Establish and maintain effective working relationships with those contacted in the course of work.¶

- Compile and maintain complex and extensive records, including financial data; prepare reports.

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- Type letters, forms and reports, review documents for errors or omissions.

- Work various shifts as assigned.

Deleted: Work under pressure.

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- Type at a speed of 35 words per minute net corrected.

- Maintain confidential criminal records pertaining to law enforcement activity.

EXPERIENCE AND EDUCATION

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

Experience:

One year of experience performing general clerical work.

Education:

Possession of a High School diploma or GED Certificate.

- An associate's degree from an accredited college or university in criminal justice, public administration, or a related field is desirable.

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Deleted: or a combination of education and experience.

Deleted: two-year, four-year, or advanced degree

LICENSE AND/OR CERTIFICATE

Possession of a valid California Driver's License in the category necessary to perform essential duties of the position may be required at the time of appointment. Maintenance of a valid California Driver's License is a condition of continued employment.

DESIRABLE QUALIFICATIONS

Clerical experience working in a law enforcement agency.

PHYSICAL REQUIREMENTS

Maintain the following physical abilities: see well enough to read instructions, read fine print and view computer screen; hear well enough to converse on the telephone and in person assisting customers; use of hands and fingers for use of computer keyboard, copy machine, filing, writing and answering telephones.

Reviewed and approved: _____ Date: _____

Revised, 7/95, 3/96, 10/04, 12.05, 8/09, 6/23, 02/03

Police Records Technician

June 2023

4

Deleted: August 2009

TCEA MONTHLY SALARY SCHEDULE
EFFECTIVE 7/1/24

Attachment C

	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
OFFICE ASST I	13.9	3376	3545	3722	3909	4104
FACILITIES MAINT. ASST	15.2	3595	3774	3963	4161	4369
ACCOUNT CLERK I	15.2	3595	3774	3963	4161	4369
OFFICE ASST II	15.9	3722	3909	4104	4309	4525
TRAFFIC TECHNICIAN TRAINEE	16.6	3851	4043	4245	4457	4680
ACCOUNT CLERK II	17.2	3963	4161	4369	4588	4817
FIELD SERVICES TECHNICIAN	17.2	3963	4161	4369	4588	4817
MAINTENANCE WKR I	17.2	3963	4161	4369	4588	4817
SHIPPING & RECEV INV SPEC	17.2	3963	4161	4369	4588	4817
POLICE RECORDS TECH	17.3	3983	4182	4391	4611	4841
FLEET MAINT SERVICE WKR	17.9	4104	4309	4525	4751	4988
COMMUNITY SERV COORDINATOR	18.0	4120	4326	4542	4769	5008
PARTS CLERK	18.2	4161	4369	4588	4817	5058
ACCOUNTS PAYABLE CLERK	19.2	4369	4588	4817	5058	5311
ACCOUNT CLERK, SR	19.2	4369	4588	4817	5058	5311
MAINTENANCE WKR II	19.2	4369	4588	4817	5058	5311
CODE COMPLIANCE TECHNICIAN	19.2	4369	4588	4817	5058	5311
PLANNING ASSISTANT	19.2	4369	4588	4817	5058	5311
SECRETARY	19.2	4369	4588	4817	5058	5311
POLICE RECORDS TECH, SR	19.3	4391	4611	4841	5083	5338
UTILITY MAINT WKR I	19.4	4413	4634	4866	5109	5364
WATER CONSERVATION WORKER	19.4	4413	4634	4866	5109	5364
TRAFFIC TECHNICIAN I	19.6	4457	4680	4914	5160	5418
CODE ENFORCEMENT OFFICER	20.2	4588	4817	5058	5311	5577
BUILDING INSPECTOR, TRNEE	20.8	4727	4964	5212	5472	5746
FLEET MAINT. MECHANIC I	20.9	4751	4988	5238	5500	5775
NEIGHBORHOOD SERVICES TEC	21.0	4769	5008	5258	5521	5797
POLICE RECORDS TECH	21.0	4769	5008	5258	5521	5797
STAFF SERVICES ASSISTANT	21.0	4769	5008	5258	5521	5797
LABORATORY ANALYST I	21.1	4793	5033	5285	5549	5826
ACCOUNTING TECHNICIAN	21.2	4817	5058	5311	5577	5855
MAINTENANCE WKR, SR.	21.2	4817	5058	5311	5577	5855
SECRETARY, SR.	21.2	4817	5058	5311	5577	5855
COMMUNITY DEV-SERVICE TEC	21.3	4841	5083	5338	5604	5885
UTILITY MAINT WKR II	21.4	4866	5109	5364	5633	5914
WASTEWATER PLT OPR I	21.9	4988	5238	5500	5775	6063
WATER TREATMENT PLANT OPERATOR I	21.9	4988	5238	5500	5775	6063
ADMIN ASST, PUBLIC SAFETY	22.0	5008	5258	5521	5797	6087
ADMINISTRATIVE ASSISTANT	22.0	5008	5258	5521	5797	6087
PERMIT TECHNICIAN	22.5	5134	5391	5661	5944	6241
FLEET MAINT. MECHANIC II	22.9	5238	5500	5775	6063	6367
PLANNING TECHNICIAN	23.0	5258	5521	5797	6087	6392
PURCHASING SPECIALIST	23.0	5258	5521	5797	6087	6392
RECREATION COORDINATOR	23.0	5258	5521	5797	6087	6392
STAFF SERVICES TECHNICIAN	23.0	5258	5521	5797	6087	6392
CRIME & COMMUNITY INFO ANALYST	23.2	5311	5577	5855	6148	6456
PUBLIC SAFETY BUSINESS ANALYST - POLICE	23.2	5311	5577	5855	6148	6456
PUBLIC SAFETY BUSINESS ANALYST - FIRE	23.2	5311	5577	5855	6148	6456
SECRETARY, SUPERVISING	23.2	5311	5577	5855	6148	6456
PUB FAC MAINT - TEAM LEADER	23.2	5311	5577	5855	6148	6456
UTILITY MAINT WKR, SR	23.4	5364	5633	5914	6210	6520
LAND SURVEYING TECH I	23.6	5418	5689	5973	6272	6586
POLICE RECORDS TECH, SR	23.6	5418	5689	5973	6272	6586
TRAFFIC TECHNICIAN II	23.6	5418	5689	5973	6272	6586

TCEA MONTHLY SALARY SCHEDULE
EFFECTIVE 7/1/24

	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
WASTEWATER PLT OPR II	23.9	5500	5775	6063	6367	6685
BUILDING INSPECTOR I	24.1	5549	5826	6118	6424	6745
FIRE PREVENTION INSP	24.1	5549	5826	6118	6424	6745
LABORATORY ANALYST II	24.1	5549	5826	6118	6424	6745
ACCOUNTANT I	24.2	5577	5855	6148	6456	6778
PLANNER, ASSISTANT	24.3	5604	5885	6179	6488	6812
HOUSING FINANCE SPECIALIST, TRAINEE	24.3	5604	5885	6179	6488	6812
FLEET MAINT. MECHANIC, SR	24.9	5775	6063	6367	6685	7019
ELECTRICAL MECH TECH I	25.0	5797	6087	6392	6711	7047
INFORMATION TECHNOLOGY TECH	25.2	5855	6148	6456	6778	7117
HOUSING FINANCE SPEC I	25.3	5885	6179	6488	6812	7153
HOUSING REHABIL. SPEC I	25.3	5885	6179	6488	6812	7153
HOUSING REHABILITATION SPECIALIST / INSPECTOR TRAINEE	25.3	5885	6179	6488	6812	7153
HOUSING PROGRAM SPEC I	25.3	5885	6179	6488	6812	7153
FIRE OPERATIONS SUPPORT ANALYST	25.6	5973	6272	6586	6915	7261
PLANS EXAMINER I	25.6	5973	6272	6586	6915	7261
PURCHASING COORDINATOR	25.6	5973	6272	6586	6915	7261
TRAFFIC TECHNICIAN, SR.	25.6	5973	6272	6586	6915	7261
PUBLIC SAFETY RECORDS SUP	25.7	6003	6303	6619	6950	7297
WASTEWATER PLT OPR, SR	25.9	6063	6367	6685	7019	7370
LABORATORY ANALYST, SR	26.1	6118	6424	6745	7082	7436
ACCOUNTANT II	26.2	6148	6456	6778	7117	7473
HOUSING REHABIL. SPEC II	26.3	6179	6488	6812	7153	7511
HOUSING FINANCE SPEC II	26.3	6179	6488	6812	7153	7511
HOUSING PROGRAM SPEC II	26.3	6179	6488	6812	7153	7511
UTILITIES SUPERVISOR, ASST	26.4	6210	6520	6846	7189	7548
PUB FACIL MAINT SUPV, ASST	26.4	6210	6520	6846	7189	7548
ELECT/INSTRUMENT TECH	27.0	6392	6711	7047	7399	7769
ELECTRICAL MECH TECH II	27.0	6392	6711	7047	7399	7769
WATER TREATMENT PLANT OPERATOR II	27.0	6392	6711	7047	7399	7769
MAINTENANCE TECHNICIAN II	27.0	6392	6711	7047	7399	7769
BUILDING INSPECTOR II	27.1	6424	6745	7082	7436	7808
HOUSING REHABILITATION SPECIALIST / INSPECTOR I	27.1	6424	6745	7082	7436	7808
PUBLIC WORKS CONST INSP	27.1	6424	6745	7082	7436	7808
INFO TECH ANALYST I	27.2	6456	6778	7117	7473	7847
PLANNER, ASSOCIATE	27.3	6488	6812	7153	7511	7886
REDEV/ECON DEV ANALYST	27.3	6488	6812	7153	7511	7886
TRANSIT PLANNER	27.3	6488	6812	7153	7511	7886
ENVIRONMENTAL COMPL INSP	27.4	6520	6846	7189	7548	7926
ENGINEERING PROJECT COORDINATOR	27.6	6586	6915	7261	7624	8005
COORDINATOR FOR UNSHeltered/HOMELESS PROGRAMS	27.6	6586	6915	7261	7624	8005
LAND SURVEYING TECH II	27.6	6586	6915	7261	7624	8005
PLANT OPERATOR, LEAD	27.9	6685	7019	7370	7739	8126
PARKS, REC & PUB FAC SUPERVISOR	27.9	6685	7019	7370	7739	8126
RECREATION SUPERVISOR	27.9	6685	7019	7370	7739	8126
STAFF SERVICES ANALYST	28.0	6711	7047	7399	7769	8157
FLEET MAINT. SUPERVISOR	28.5	6881	7225	7586	7965	8363
PLANS EXAMINER II	28.6	6915	7261	7624	8005	8405
ELECT/INSTRUMENT TECH, SR	29.0	7047	7399	7769	8157	8565
ELECTRICAL MECH TECH, SR	29.0	7047	7399	7769	8157	8565
INSTRUMENT AND CONTROL TECHNICIAN, SR	29.0	7047	7399	7769	8157	8565
MAINTENANCE TECHNICIAN, SR	29.0	7047	7399	7769	8157	8565

TCEA MONTHLY SALARY SCHEDULE
EFFECTIVE 7/1/24

	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
WATER TREATMENT PLANT OPERATOR, SR	29.0	7047	7399	7769	8157	8565
HOUSING REHABILITATION SPECIALIST /						
INSPECTOR II	29.2	7117	7473	7847	8239	8651
INFO TECH ANALYST, II	29.2	7117	7473	7847	8239	8651
ENGINEER, ASSISTANT	29.6	7261	7624	8005	8405	8825
ELECT/MECH MAINTENANCE SUPV, ASST	30.0	7399	7769	8157	8565	8994
BUILDING INSPECTOR, SR	30.1	7436	7808	8198	8608	9039
PUBLIC WORKS CONS INSP SR	30.1	7436	7808	8198	8608	9039
ASSET ANALYST	30.3	7511	7886	8280	8694	9129
PLANNER, SENIOR	30.3	7511	7886	8280	8694	9129
TRANSIT ANALYST	30.3	7511	7886	8280	8694	9129
UTILITIES SUPERVISOR	30.4	7548	7926	8322	8738	9175
POLICE RECORDS SUPERVISOR	30.4	7548	7926	8322	8738	9175
WQC LABORATORY SUPERVISOR	30.4	7548	7926	8322	8738	9175
WQC SUPERVISOR	30.4	7548	7926	8322	8738	9175
FIN CUSTOMER SERVICE SUPV	30.4	7548	7926	8322	8738	9175
PURCHASING SUPERVISOR	30.4	7548	7926	8322	8738	9175
ACCOUNTANT III	31.2	7847	8239	8651	9084	9538
PLANS EXAMINER, SR	31.6	8005	8405	8825	9267	9730
ENGINEER, ASSOCIATE	31.6	8005	8405	8825	9267	9730
LAND SURVEYOR, ASST	31.6	8005	8405	8825	9267	9730
ELECT/MECH MAINTENANCE SUPV	33.0	8565	8994	9443	9915	10411
PUBLIC MAINT SUPERVISOR	33.0	8565	8994	9443	9915	10411
WATER TREATMENT PLANT SUPERVISOR	33.0	8565	8994	9443	9915	10411
PLANNER, PRINCIPAL	33.6	8825	9267	9730	10217	10727
CIVIL ENGINEER, ASSOC	33.6	8825	9267	9730	10217	10727
LAND SURVEYOR	33.6	8825	9267	9730	10217	10727
INFO TECH ANALYST, SR	34.2	9084	9538	10015	10516	11041
GIS COORDINATOR	34.2	9084	9538	10015	10516	11041
CIVIL ENGINEER, SR	35.6	9730	10217	10727	11264	11827
INFO TECH COORDINATOR	36.2	10015	10516	11041	11593	12173

City Council Staff Report

February 11, 2025



From: Jessie Dhami, Human Relations Director
Prepared by: Jessie Dhami, Human Relations Director
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Approving the Tentative Agreement updating the Memorandum of Understanding ("MOU") between the City of Turlock ("City") and Turlock Management Association-Public Safety ("TMAPS"), covering the period of July 1, 2024 through June 30, 2025 and appropriating \$155,159 in Fiscal Year 2024-2025 as follows: \$35,858 to 110-20-200 "Police Special Operations" in various salary and benefit accounts; \$69,615 to 110-20-210 "Police Field Operations" in various salary and benefit accounts; \$16,702 to 118-20-210 "Measure A-Police Field Operations" in various salary and benefit accounts; \$22,384 to 110-30-300 "Fire Operations" in various salary and benefit accounts; \$10,600 to 118-30-300 "Measure A-Fire Operations" in various salary and benefit accounts

2. DISCUSSION OF ISSUE:

The City has entered into a Tentative Agreement to conclude labor negotiations for Fiscal Year 2024-2025 with TMAPS. The current MOU between the City and TMAPS group expired on June 30, 2024. In or around March 2024, the City began labor negotiations with TMAPS in an effort to reach a successor agreement. The Tentative Agreement covers a term of one (1) year, beginning on July 1, 2024, through June 30, 2025.

Key Highlights of the Proposed MOU are summarized below:

Salary Increase: The Tentative Agreement includes a seven percent (7%) salary increase effective on July 1, 2024, for TMAPS' police management personnel, and a four-and-a-half percent (4.5%) salary increase effective July 1, 2024, for TMAPS' fire management personnel.

3. BASIS OF RECOMMENDATION:

The City's negotiators have received guidance and tentative approval from the City Council throughout the negotiation process.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Appropriating \$155,159 in Fiscal Year 2024-2025 as follows:

Various salary and benefit accounts:

110-20-200	Police-Special Operations	35,858
110-20-210	Police-Field Operations	69,615
118-20-210	Measure A-Police-Field Operations	16,702
110-30-300	Fire Operations	

118-30-300

Measure A-Fire Operations

22,384

10,600

\$155,159

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

N/A

8. ALTERNATIVES:

The City Council may choose to direct staff to return to the bargaining table to negotiate different terms and conditions. However, staff does not recommend alternatives since the negotiated terms meet the parameters set forth by the Council.

9. ATTACHMENTS:

1. Attachment A- Draft Resolution
2. Attachment B- TMAPS Tentative Agreement
3. Attachment C- TMAPS Salary Schedule

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

ADOPTING A RESOLUTION APPROVING	}	RESOLUTION NO. 2025-
THE TENTATIVE AGREEMENT UPDATING THE	}	
MEMORANDUM OF UNDERSTANDING ("MOU")	}	
BETWEEN THE CITY OF TURLOCK ("CITY")	}	
AND TURLOCK MANAGEMENT	}	
ASSOCIATION-PUBLIC SAFETY ("TMAPS"),	}	
COVERING THE PERIOD OF JULY 1, 2024	}	
THROUGH JUNE 30, 2025 AND APPROPRIATING	}	
\$155,159 IN FISCAL YEAR 2024-2025 AS	}	
FOLLOWS: \$35,858 TO 110-20-200 "POLICE	}	
SPECIAL OPERATIONS" IN VARIOUS SALARY	}	
AND BENEFIT ACCOUNTS; \$69,615 TO 110-20-210	}	
"POLICE FIELD OPERATIONS" IN VARIOUS	}	
SALARY AND BENEFIT ACCOUNTS; \$16,702 TO	}	
118-20-210 "MEASURE A- POLICE FIELD	}	
OPERATIONS" IN VARIOUS SALARY AND BENEFIT	}	
ACCOUNTS; \$22,384 TO 110-30-300 "FIRE	}	
OPERATIONS" IN VARIOUS SALARY AND	}	
BENEFIT ACCOUNTS; \$10,600 TO 118-30-300	}	
"MEASURE A-FIRE OPERATIONS" IN VARIOUS	}	
<u>SALARY AND BENEFIT ACCOUNTS</u>	}	

WHEREAS, the City of Turlock ("City") and the Turlock Management Association-Public Safety ("TMAPS") entered into a Tentative Agreement for a successor Memorandum of Understanding ("MOU") concluding labor negotiations for Fiscal Year 2024-2025; and

WHEREAS, the Tentative Agreement covers a term of one (1) year, beginning on July 1, 2024, through June 30, 2025; and

WHEREAS, appropriating \$155,159 in Fiscal Year 2024-2025 as follows:

Various salary and benefit accounts:

110-20-200	Police-Special Operations	35,858
110-20-210	Police-Field Operations	69,615
118-20-210	Measure A-Police-Field Operations	16,702
110-30-300	Fire Operations	22,384
118-30-300	Measure A-Fire Operations	10,600
		\$155,159

WHEREAS, the Tentative Agreement includes a seven percent (7%) salary increase effective on July 1, 2024, through June 30, 2025 for Police Management Personnel; and

WHEREAS, the Tentative Agreement includes a four-and-a-half percent (4.5%) salary increase effective on July 1, 2024, through June 30, 2025 for Fire Management Personnel; and

WHEREAS, the terms and conditions of employment set forth in the Tentative Agreement reached with TMAPS are subject to implementation upon ratification by the City of Turlock City Council and TMAPS; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve the Tentative Agreement updating the Memorandum of Understanding ("MOU") between the City of Turlock ("City") and Turlock Management Association-Public Safety ("TMAPS"), covering the period of July 1, 2024 through June 30, 2025 and appropriating \$155,159 in Fiscal Year 2024-2025 as follows: \$35,858 to 110-20-200 "Police Special Operations" in various salary and benefit accounts; \$69,615 to 110-20-210 "Police Field Operations" in various salary and benefit accounts; \$16,702 to 118-20-210 "Measure A-Police Field Operations" in various salary and benefit accounts; \$22,384 to 110-30-300 "Fire Operations" in various salary and benefit accounts; \$10,600 to 118-30-300 "Measure A-Fire Operations" in various salary and benefit accounts.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February 2025, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of
Stanislaus, State of California

**CITY OF TURLOCK
TURLOCK MANAGEMENT ASSOCIATION – PUBLIC SAFETY
2024-2025 SUCCESSOR MOU LABOR NEGOTIATIONS**

Tentative Agreement

January 31, 2025

The City of Turlock ("City") and the Management Association – Public Safety ("TMAPS") hereby enter into a tentative agreement to conclude 2024-2025 labor negotiations as set forth herein.

1:00 TERM OF AGREEMENT

The term of the Agreement and understanding is as follows: This Memorandum of Understanding shall be effective **July 1, 2024**, through **June 30, 2025**.

10:01 COST OF LIVING

Employees shall receive a base salary increase as follows:

Police Management Personnel

July 1, 2024

7%

Fire Management Personnel

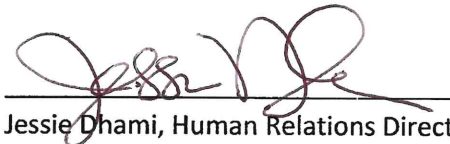
July 1, 2024

4.5%

ON BEHALF OF THE CITY



Andrew M. Aller, City Lead Negotiator



Jessie Dhami, Human Relations Director

ON BEHALF OF TMAPS



David Hall, TMAPS Team Member



Joseph Dusel, TMAPS Team Member

**TMAPS - FIRE
SALARY SCHEDULE
7/1/2024**

<u>RANGE</u>	<u>STEP 1</u>	<u>STEP 2</u>	<u>STEP 3</u>	<u>STEP 4</u>	<u>STEP 5</u>	
36.1	11216	11777	12366	12984	13633	FIRE MARSHAL FIRE DIVISION CHIEF

TMAPS - POLICE
SALARY SCHEDULE
7/1/2024

<u>RANGE</u>	<u>STEP 1</u>	<u>STEP 2</u>	<u>STEP 3</u>	<u>STEP 4</u>	<u>STEP 5</u>	
36.1	11484	12058	12661	13294	13958	POLICE LT
38.1	12661	13294	13958	14656	15389	POLICE CAPTAIN

City Council Staff Report

February 11, 2025



From: Adrienne Werner, Development Services Director
Prepared by: Adrienne Werner, Development Services Director
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: In the matter of adopting a Mitigated Negative Declaration of Environmental Effect and the Mitigation Monitoring and Reporting Program for General Plan Amendment 2024-01, Rezone 2024-01 and VTSM 2024-01.

Resolution: In the matter of amending the land use diagram of the Turlock General Plan for the property located at 1601 W. Monte Vista Avenue, Stanislaus County APNs 087-012-053 and Rezoning the properties located at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085, respectively to Planned Development 284.

Introduction of the Ordinance: Amending the Zoning Map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code [Rezone 2024-01 (Bright Homes)]

2. DISCUSSION OF ISSUE:

Bright Homes is proposing to subdivide two parcels totaling approximately 13.61-acres, into 114 single-family residential lots. The subject properties are located at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085.

The 9.86-acre parcel located at 1601 W. Monte Vista Avenue is zoned Community Commercial (CC) with an underlying General Plan Designation of Community Commercial (CC). The request is to amend the General Plan Designation of Community Commercial (CC) to Medium Density Residential (MDR) and rezone the property from Community Commercial to PD 284 to facilitate the subdivision of the 9.86-acre parcel into single-family residential lots. The 3.75-acre parcel located at 3201 Four Seasons Drive is zoned Medium Density Residential (RM) with a General Plan designation of Medium Density Residential (MDR). The 3.75-acre parcel will be rezoned from Medium Density Residential to PD 284 to facilitate the subdivision of the property into single-family lots.

The proposed lots will range in size from 3,150 square feet to 5,488 square feet. The entrance into the development will be from Snowbird Drive. All internal roadways will be private roads. A General Plan Amendment, Rezone and Planned Development are proposed to allow for the amendment to the underlying general plan designation and rezoning of the commercial property for residential use, deviations from the development standards in the Medium Density Residential (RM) zoning district, and the proposed internal private roads. The proposed setbacks for the development will be 10' front yard, 16' rear yard, 10' corner side yard and 5' interior side yard. All setbacks are measured from the property line to the nearest portion of the building. A dual use drainage basin will be installed and landscaped to handle the stormwater for the development as well as provide

an open space area. A masonry wall is proposed to be constructed along the N. Walnut Road, W. Monte Vista Avenue, and Four Seasons Drive property lines. Off-site improvements including curb, gutter, and sidewalks will be installed along the W. Monte Vista Avenue, Four Seasons Drive, Snowbird Drive, and N. Walnut Road frontages.

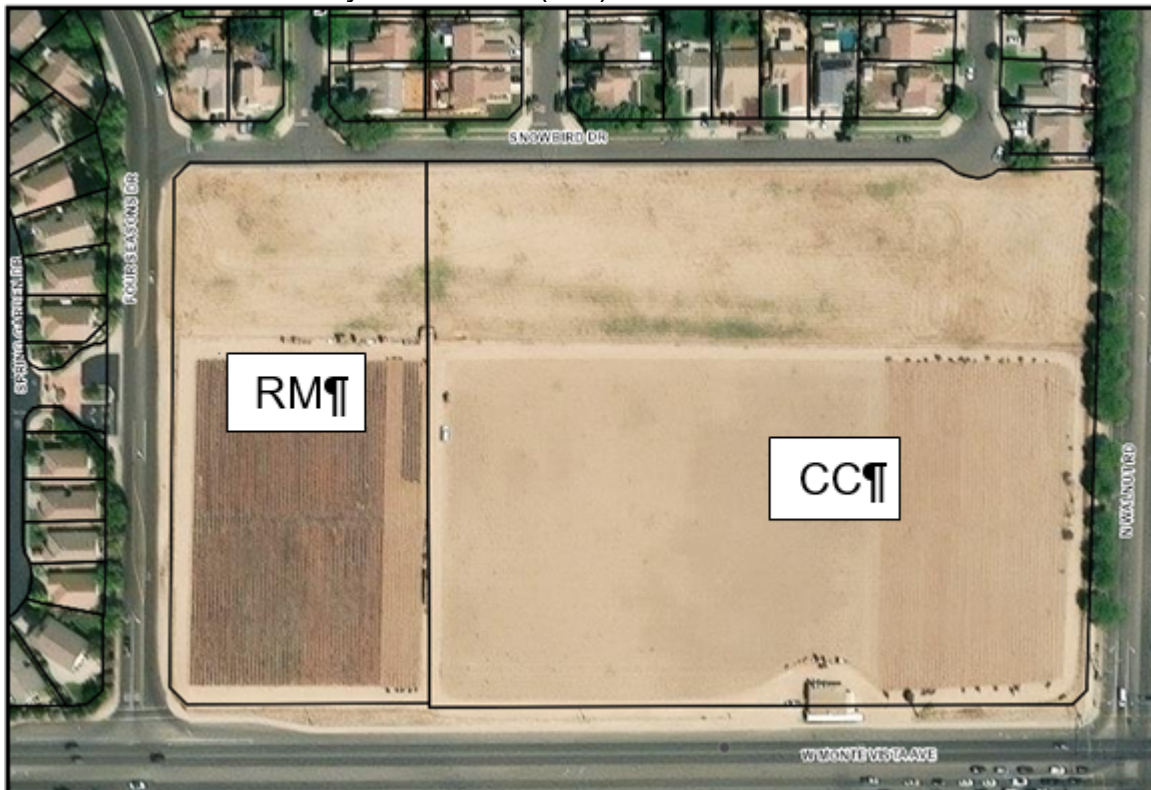
SURROUNDING PROPERTIES

The properties to the north and west of the project site are zoned PD 186 and are developed with single family residential homes. The property to the east is zoned High Density Residential (RH) and has been entitled for the development of a 348-unit multifamily project.

Monte Vista Avenue is adjacent to the southern property line. Across Monte Vista are properties zoned Low Density Residential and developed with single family homes.

BACKGROUND

The project is located on two parcels totaling approximately 13.61 acres. The applicant is proposing to subdivide the two lots into 114 single family residential lots with private roadways. The 9.86-acre parcel located at 1601 W. Monte Vista Avenue is zoned Community Commercial (CC) and the 3.75-acre parcel located at 3201 Four Seasons Drive is zoned Medium Density Residential (RM).



In 1991, the City Council approved Prezone 1991-06, rezoning approximately 87-acres to Planned Development 186 (PD 186). The parcels included in Prezone 91-06 were subsequently incorporated into the City initiated Golden State Annexation which annexed

approximately 408-acres in the northwest portion of the city. Prezone 91-06 established a conceptual development of 77-acres for residential use and a 10-acre commercial component. The overall development would provide a variety and mixture of sizes and types of homes and a variety of commercial uses that would serve the neighborhood. At the time, the opportunities for commercial retail and neighborhood service uses were anticipated to fill a void for services in the newer and expanding area of Turlock. The closest commercial and retail centers were on Geer Road. The proposed commercial portion of the development was identified as the northwest corner of Monte Vista Avenue and Walnut Road, the same location as the proposed 114-lot subdivision. PD 186 established a development plan and conditions of approval. The project was to be developed in phases through the subsequent submittal of tentative subdivision maps. The table below details the phases and tentative subdivision maps approved for the Four Seasons Development.

PHASE	SUBDIVISION NAME	ACTION	DATE APPROVED	NUMBER OF LOTS
	Monte Vista Village	VTSM 95-02	November 1997	100
Phase 1	Summer Creek	VTSM 97-02	November 1997	14
Phase 2	Spring Crest	VTSM 96-05	March 1997	81
Phase 3	Autumn Brook	VTSM 00-01	March 2000	82
Phase 4	Winter Haven	VTSM 00-04	July 2000	92
Phase 5	Neighborhood Commercial	No application received	NA	NA

Throughout the various approvals to create residential lots, the remainder was always envisioned to be developed with neighborhood commercial uses but no commercial development has been proposed or developed. The vacant 13-acres have over the years been planted with strawberries and a fruit stand operating during the spring and summer months.

PROJECT EVALUATION

General Plan Amendment/Rezone/Planned Development Request

General Plan Amendment

Bright Homes is proposing to amend the General Plan designation of the property located at 1601 W. Monte Vista Avenue, Stanislaus County APN 087-012-053 from Community Commercial (CC) to Medium Density Residential and rezone the property from Community Commercial (CC) to Planned Development 284 (PD 284) with a new underlying zoning of Medium Density Residential (RM) to facilitate the subdivision of the 9.86-acre into 81 single-family residential lots, at a density of 8-units to the acre. The 3.75-acre parcel located at 3201 Four Seasons Drive is zoned Medium Density Residential (RM) with a General Plan designation of Medium Density Residential (MDR). The 3.75-acre parcel will be rezoned from RM to PD 284 to facilitate the subdivision of the property into 33 single-family lots, a density of 8-units to the acre.

The Medium-Density Residential designation allows for 7 to 15 residential units per acre. As proposed the 13.61-acre project will develop at a density of 8-units to the acre meeting the minimum density with the proposed 114-lot subdivision.

The subject site is surrounded by properties designated for and developed with residential uses at varying densities.

General Plan 2.5-c, 6.1-h and 6.2-c call for encouraging infill development on vacant parcels while preserving the scale and character of existing neighborhoods. This project would develop an infill lot with residential uses within the allowed density of the RM Zoning District.

The project will develop single family homes at a slightly greater density than some of the surrounding single family homes, but at a lower density than the planned apartment project across Walnut Road, creating a transition between the various residential projects in the area.

General Plan Policy 2.5-a calls for increasing the diversity in the citywide mix of housing types by encouraging development of housing at a broad range of densities and prices, including small-lot single-family, townhouses, apartments, and condominiums. Policy 6.2-i calls for the review of the zoning ordinance standards in residential zones to allow for all housing types of the appropriate densities. The proposed small lot single family houses meet the intent of the RM zoning district while also blending with the existing single-family homes in the area.

Planned Development

Turlock Municipal Code 9-2-113 describes the purpose of a Planned Development as follows:

- (a) **Purpose.** The purpose of the planned development standards and procedures is:
- (1) To ensure orderly and thorough planning and review procedures that will result in quality urban design;
 - (2) To encourage variety and avoid monotony in developments by allowing greater freedom and flexibility with the use of alternative development standards;
 - (3) To provide a mechanism whereby the City may authorize desirable developments consistent with the Turlock General Plan;
 - (4) To encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;
 - (5) To encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and
 - (6) To encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

The proposed project is a Planned Development because there are requested deviations from the development standards. These deviations are described in further detail below.

Setbacks and Lot Size

In order to meet the required number of units the project proposes smaller lots than the minimum lot size for the RM Zoning District as well as deviations from the setbacks. The

minimum lot size in the RM zoning district is 6,000 square feet. The proposed lots will range in size from 3,150 square feet to 5,488 square feet. The minimum lot dimensions are compared below:

Lot Dimensions	RM Zoning District	Proposed PD Lot Dimensions
Width	60 feet	Average 45 feet
Depth	100 feet	Average 70 feet

The minimum setbacks in the RM zoning district and the proposed setbacks are compared in the table below:

Setbacks	RM Zoning District	Proposed PD Setbacks
Front yard	20 feet	10 feet
Side yard (interior)	10 feet	5 feet
Corner side (street)	15 feet	10 feet
Rear	10 feet	16 feet

All setbacks are measured from the property line to the nearest portion of the building. The deviations from the setbacks and minimum lot size allow the project to be developed as small lot single family homes.

The minimum lot size and setbacks established in the RM Zoning district were established to apply to lots being developed with multiple units on one lot such as triplexes or apartment complexes and do not consider lot sizes and setbacks to facilitate small lot single family home developments. The deviations from the setbacks and minimum lot size allow the project to be developed as small lot single family homes while staying within the required minimum density.

Open Space

The RM district requires 10% common recreational open space plus 500 square feet of useable open space. The project will meet these requirements with the backyards on each lot as well as a 19,503 square foot dual use drainage basin that will be installed and landscaped.

Parking

The houses will each have a two-car garage. The RL zoning district requires 2 on-site parking spaces per unit. The RM zoning district requires 1.5 parking spaces per unit and 1 visitor parking space for every 4 units. Under the RL standards 228 parking spaces would be required. Under the RM standards 199 parking spaces would be required. This project will provide 228 parking spaces within the garages and street parking through the subdivision.

Private Streets

Access to the proposed subdivision will be from Snowbird drive. The General Plan roadway standards for a local road measures the right-of-way (ROW) at 56'. This includes 5' sidewalks, 6' parkway strip, 7' parking lane, and two 17' travel lanes. The proposed interior streets do not meet the minimum standards in the General Plan. Bright Development is proposing a 40' wide ROW, 4' sidewalks, 8' parking lane on one side of the street, and two 12' travel lanes. Because the interior streets do not meet city standards the streets will be private streets and maintained by an HOA.

House Orientation and Elevations

The General Plan also calls for public orientation of homes, discouraging housing units from backing onto local or collector streets. The required sound wall along the Four Seasons Drive and Walnut Road frontages eliminate the public orientation of the homes. Homes along Four Seasons Drive will be accessed via the internal private road and private alleyways. The side yards of the homes will be adjacent to Four Seasons Drive. Breaks in the sound wall and the Emergency Vehicle Access (EVA) will break up the long expanse of wall and provide limited view into the subdivision. Homes along Snowbird Drive will front onto Snowbird Drive and the existing homes to the north. Garage access to the homes along Snowbird Drive is from the internal private roadway and private alleyways. Although the alleyways and the EVA are visible from Four Seasons, Snowbird, Walnut, and Monte Vista vehicles cannot enter the subdivision through these paths.

Bright Homes is proposing two-story homes with four different elevations. The different elevations, roof lines, materials and color scheme, and architectural treatments provides variety throughout the subdivision. Conditions have been added to the project to ensure additional architectural treatments are added to the second story of the façades that side onto Four Seasons Drive and back onto Walnut Road and Monte Vista Avenue.

Noise

The southern property line of the proposed 114-lot subdivision is adjacent to W. Monte Vista Avenue. Monte Vista Avenue is designated as a 4-lane arterial in the General Plan Circulation Element. Arterials collect and distribute traffic from freeways and expressways to collector streets, and vice versa. Monte Vista Avenue is one of the major roadways moving traffic east and west through town. The General Plan limits direct access to arterials with a minimum driveway spacing of 300 feet; therefore, no houses can front onto Monte Vista Avenue. However, the proximity of the subdivision to Monte Vista positions the project within the noise contour for Monte Vista Avenue. See Attachment 4 of this report. General Plan Policy 9.4-d states:

“Required Noise Analysis. Use the noise and land use compatibility matrix (Attachment 6) and Future Noise Contours map (Attachment 5) as review criteria for all new development. For proposed development located where projected noise exposure would be other than “normally acceptable,” and which require discretionary review, require that a noise analysis be conducted.”

Bright Homes submitted an Environmental Noise Assessment with their application. The noise assessment concluded that proposed outdoor activity areas would be exposed to exterior transportation noise levels up to 70 dBA, which exceed the 60 dBA limits for outdoor areas established in the City Noise Ordinance.

The report concluded that a 6'-8' tall sound wall constructed along the Walnut Road, Monte Vista Avenue, and Four Season Drive frontages would lower the noise level in the outdoor activity areas to 63 dBA or lower complying with the City of Turlock noise standards. The assessment also noted that with modern building construction methods and the construction of the sound wall, interior noise levels on the first and second floors are predicted to be up to 38 dBA at second floors and 40 dBA at first floors meeting the City's 45 dBA interior noise level standard.

Additionally, the sound wall will be landscaped visually softening the masonry wall and provided additional sound attenuation.

Traffic

Bright Development submitted a Traffic Impact Study (TIS) for the proposed subdivision. The TIS analyzed the existing level of service (LOS) and the LOS with the buildout of the project. The intersections analyzed were Four Seasons Drive/Snowbird Drive, Four Seasons Drive/Monte Vista Avenue, Monte Vista Avenue/Countryside Drive, Monte Vista Avenue/Golden State Boulevard. Currently, Four Seasons Drive operates at a LOS A with the other three intersections operating at a LOS C during AM and PM peak hours. Peak hours are 7:00 am – 9: am and 4:00 pm – 6:00 pm.

The Institute of Transportation Engineers (ITE) define traffic generation or "trip generation" as the number of "vehicle trips" produced by a particular land use or project. The total number of trips generated by a land use includes the inbound and outbound trips. The existing land use for the 3.75-acre parcel is residential and the 9.86-acre parcel is commercial. Using the ITE Trip Generation, 11th Edition the 3.75-acre residential parcel, developed with 33 homes, would generate approximately 311 average weekday vehicle trips. The 9.86-acre commercial parcel could be developed with 100,000 square feet of commercial/retail uses. A shopping center of that size could generate approximately 3,775 average weekday vehicle trips. The two parcels could potentially generate over 4,000 average weekday vehicle trips. The traffic impact study estimated that the proposed 114-unit residential project would generate approximately 1,138 weekday vehicle trips.

The TIS concluded that at buildout of the project all intersections studied would continue operating at the same LOS as compared to existing conditions with no or minimal increase in expected delay at the intersections.

Public Services & Facilities

Connection to City services is required for this project. The subdivision will also be required to annex to Community Facilities District 2 (CFD #2) to mitigate the ongoing costs of public services.

Public Comment & Planning Commission

Prior to the February 6, 2025 Planning Commission agenda being posted, the Planning Division received many emails from residents in the surrounding neighborhoods regarding the proposed subdivision. Their emails were included in the agenda packet. After the agenda was posted, staff continued to receive emails regarding the project. These emails

were provided to the Commissioners and the public at the meeting. To read the comment letters "[CLICK HERE](#)". Although the residents did not oppose the project they expressed several concerns which are outlined below:

Increased traffic concern: As stated in the staff report and in the traffic study, if the two parcels were developed under the current residential and commercial zoning they could generate over 4,000 average weekday vehicle trips compared to 1,138 weekday vehicle trips approximated in the traffic study for the subdivision.

Single entry point: Walnut Road and Monte Vista Avenue are classified in the General Plan as arterial streets and have limited direct access with a minimum driveway spacing of 300-feet; consequently, access to the subdivision from these two streets is less than desirable. There are many residential projects throughout the city, apartment complexes and subdivisions, gated and ungated that have single-entry points from a local street such as Snowbird Drive. The traffic study concluded that the intersections of Four Seasons/Monte Vista and Four Seasons/Snowbird would operate at the same level of service (LOS) as they do now with no or minimal increase in delay with the development of the subdivision.

**During the meeting, the City Engineer and Bright Development worked together to address the single-entry point concern. The Emergency Vehicle Access (EVA) on Four Seasons Drive will be modified and opened for secondary access into and out of the proposed subdivision.*

Small lots and closeness of the homes: The lot sizes in the proposed subdivision will range from 3,150 to 5,488 square feet. The underlying zoning of Planned Development 284 as proposed will be Medium Density Residential (RM). The minimum lot size in the RM zoning district is 6,000 square feet. In comparison, the minimum lot size in the Low Density Residential (RL) zoning district is 5,000 square feet and the Low Density Residential 4.5 (RL4.5) is 4,500 square feet. The intent of a Planned Development is to encourage variety and avoid monotony in developments by allowing greater freedom and flexibility with the use of alternative development standards. Likewise, General Plan Policy 2.5-a encourages housing type diversity stating “increase the diversity in the citywide mix of housing types by encouraging development of housing at a broad range of densities and prices, including small-lot single-family, townhouses, apartments, and condominiums.”

The PD also requests a reduction in the setbacks established in the RM zoning district. The proposed reduction in setbacks is not unusual and are more in line with the setbacks established in the RL zoning district.

**The neighbors expressed concern that the homes were too close and the internal roads too narrow in case there was a fire how would the fire department be able to respond. Staff explained that the homes have 5’ setbacks (measure from property line to the home) which are the typical setbacks for our low-density residential zoning. The typical single-family lots. Furthermore, Fire Chief Bickel added that fire code requires a minimum 20’ wide street to accommodate a fire truck. The internal roads and the private alleys meet this requirement. In addition, all of the homes will be constructed with fire sprinklers.*

Narrow streets: As proposed, the interior streets do not meet city standards and will be private streets maintained by an HOA. There are several residential projects throughout the city, e.g., the Legends subdivision and most recently the 5th Street Community subdivision,

that have narrow private streets maintained by an HOA. Furthermore, as part of the review process the project is routed to the Engineering and Fire Departments and Turlock Scavenger for comment. They did not express concern about the width of the internal streets. There is an Emergency Vehicle Access (EVA) on Four Season Drive that the Fire Department will have access to.

**During the Planning Commission meeting several residents expressed concern regarding the narrowness of Snowbird Drive. They noted that the residents of the subdivision would be parking on Snowbird Drive in front of their homes, and the speed that drivers currently drive down Snowbird Drive could cause potential accidents with more homes built. The City Engineer and Bright Development discussed and agreed to widening Snowbird Drive to accommodate an 8' parking lane in front of the proposed homes and adding a four-way stop sign at the entrance to the subdivision and Snowmass Lane.*

After taking public comments and discussion among the commissioners, the Planning Commission voted 6/1 recommending the City Council approve the General Plan Amendment and Rezone and approve the project.

CONCLUSION

The project meets the intent of a Planned Development by combining lots to develop a project that meets the intent of the development standards and creates a diverse residential project. The project meets many General Plan policies which encourage infill development and creating diverse housing types while preserving existing neighborhoods. It is not uncommon for a project to be faced with competing General Plan policies that must be balanced to meet the overall purpose and goals of the General Plan. Overall, the project meets the intent of the RM zoning district and provides an attractive housing type and preserves the existing scale and character of the surrounding neighborhoods.

3. BASIS OF RECOMMENDATION:

In accordance with Government Code 65358(b) General Plan Amendments must be reviewed and acted on by the City Council.

On February 6, 2025, the Planning Commission voted 6/1 to recommend the City Council approve the proposed project.

4. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact or budget amendment needed. The cost of processing the General Plan amendment was paid by the applicant.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

The City, pursuant to the Turlock Municipal Code and the California Environmental Quality Act (CEQA), has reviewed the environmental impacts associated with the project. Based upon analysis and information contained in the Initial Study prepared for the proposed project, it has been determined that no significant environmental impacts are associated with the proposed project. On December 10, 2024 a "Mitigated Negative Declaration" was prepared and posted with the Stanislaus County Clerk, stating that the mitigation measures proposed for the development would reduce any impacts to a less-than-significant level.

8. ALTERNATIVES:

The City Council may choose to not approve the proposed General Plan Amendment and Rezoning of the properties. If the City Council chooses to deny the the proposed project the Medium Density Residential and Community Commercial designations would remain on the respective properties.

The City Council may choose to add or modify the conditions of approval.

9. ATTACHMENTS:

1. GPA 2024-01 - CEQA Resolution
2. GPA 2024-01 Resolution
3. PD 284 Resolution Establishing Conditions
4. Environmental Noise Assessment
5. Noise Contour Map
6. Noise Matrix
7. Traffic Impact Study
8. House Elevations
9. VTSM 2024-02 Resolution 2025-05
10. VTSM 2024-02 (2-7-25)
11. Public Comment Letters
12. Rezone 2024-02 Ordinance

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING THE	}	RESOLUTION NO. 2025-
MITIGATED NEGATIVE DECLARATION AND	}	
MITIGATION MONITORING AND REPORTING	}	
PROGRAM FOR GENERAL PLAN AMENDMENT	}	
2024-01, REZONE 2024-02, VTSM 24-02	}	
(BRIGHT DEVELOPMENT)	}	

WHEREAS, Bright Development has submitted an application to the City of Turlock seeking a General Plan Amendment to change the General Plan designation of one property from Community Commercial (CC) to Medium Density Residential (MDR) and Rezone one property from Community Commercial to Planned Development 284 with an underlying zoning of RM and Rezone a second property from Medium Density Residential (RM) to Planned Development 284 to allow for the subdivision of the two parcels totaling approximately 13.61-acres into approximately 114 single-family residential lots; and,

WHEREAS, the properties affected by this Resolution are located at 1601 West Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085; and

WHEREAS, a notice of intent to adopt a mitigated negative declaration for the project was mailed to applicable responsible and interested agencies on December 12, 2024; and

WHEREAS, a notice of intent to adopt a mitigated negative declaration was posted at the Stanislaus County Recorder's Office on December 12, 2024; and

WHEREAS, duly noticed public hearing was held by the Planning Commission of the City of Turlock on February 6, 2025, to consider public input and testimony on the potential environmental impacts of the project; and

WHEREAS, the Planning Commission of the City of Turlock considered information provided in the Initial Study, the responses and comments on the Initial Study, and the comments received during the public hearing in making its findings and determinations, and recommended that the City Council adopt the Mitigated Negative Declaration of Environmental Effect and Mitigation Monitoring and Report Program; and

WHEREAS, the City Council of the City of Turlock held a duly noticed public hearing on February 11, 2025, to solicit public comment and testimony regarding the environmental document and the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a Mitigated Negative Declaration of Environmental Effect, attached hereto as Exhibit 1, having determined that the City of Turlock, as lead agency for the proposed project, has prepared an Initial Study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
4. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR (City Council Resolution 2012-156). As identified in the Turlock General Plan EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations, are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.
5. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:
 - a. No substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. That there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.
6. Pursuant to CEQA Guidelines Section 15162, having reviewed the General Plan EIR, the City of Turlock finds and determines that, based on substantial evidence in the light of the whole record, that new information of substantial importance shows that significant environmental effects have been identified, but that feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
7. The City has further determined, pursuant to CEQA Guidelines Section 15070(b) that:
 - a. Revisions to the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review, would avoid the effects or mitigate the effect to a point where clearly no significant effects would occur; and
 - b. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

BE IT FURTHER RESOLVED that the City Council of the City of Turlock does hereby adopt the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit 2, required pursuant to Section 21081.6 of the Public Resources Code (CEQA) to ensure compliance with the required mitigation measures or project revisions during project implementation.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

—

Nicole Fiez, City Clerk,
City of Turlock, County of
Stanislaus, State of California

WITNESS:

Christina Cabada, City Clerk Trainee
Executive Assistant to the City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF ADOPTING GENERAL }
PLAN AMENDMENT 2024-01 (BRIGHT }
DEVELOPMENT) TO AMEND }
THE LAND USE DIAGRAM OF THE }
TURLOCK GENERAL PLAN FOR THE }
PROPERTY LOCATED AT 1601 W. MONTE }
VISTA AVENUE, STANISLAUS COUNTY }
APN 087-012-053 }**

RESOLUTION NO. 2025-

WHEREAS, pursuant to the California Government Code Section 65358(b), a legislative body is allowed to amend a mandatory element of a General Plan no more frequently than four (4) times during any calendar year; and

WHEREAS, a General Plan Amendment application (GPA 2024-01) has been filed in the office of the Secretary of the Planning Commission, in accordance with the provisions of the Turlock Municipal Code, to amend the land use diagram of the Turlock General Plan for one parcel totaling approximately 9.86 acres from Community Commercial (CC) to Medium Density Residential (MDR) to allow for the subdivision of the property into single-family residential lots; and

WHEREAS, the property affected by this Resolution is located at 1601 W. Monte Vista Avenue, Stanislaus County APN 087-012-053; and

WHEREAS, after public hearing held on February 6, 2025, the Planning Commission found and recommended that General Plan Amendment (GPA No. 2024-01) be approved by the City Council of the City of Turlock; and

WHEREAS, on February 11, 2025 the City Council considered the proposed amendments to the Land Use Diagram of the Turlock General Plan, the Planning Commission recommendations, the Environmental Review documentation and public testimony.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine that the evidence in the record supports the following findings:

FINDINGS:

1. That the proposed General Plan amendments conform to the provisions and standards of the General Plan.
2. That the proposed General Plan amendments are consistent with the balance of the General Plan.
3. That the proposed General Plan amendments are necessary to implement the goals and objectives of the General Plan.

4. That the proposed General Plan amendments will not cause substantial environmental damage.

BE IT FURTHER RESOLVED that the City Council does hereby find that General Plan Amendment 2024-01 will not have an adverse impact upon the environment and directs that a Notice of Determination for a Mitigated Negative Declaration be filed; and

BE IT FURTHER RESOLVED that the Turlock General Plan Land Use Element Diagram shall be amended to modify the designations of real property as shown on "Exhibit A," attached.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2024, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

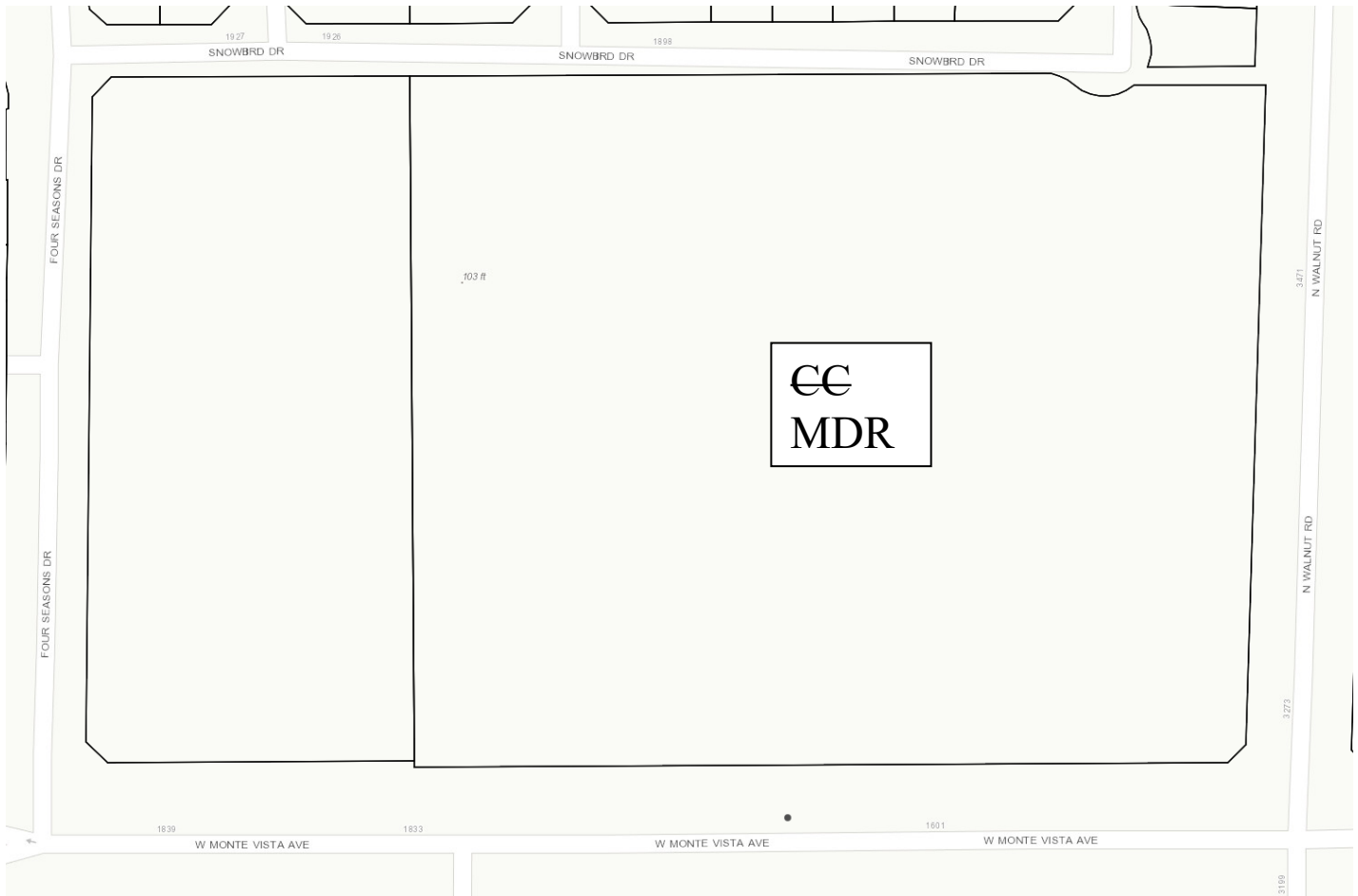
ATTEST:

Nicole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

WITNESS:

Christina Cabada, City Clerk Trainee
Executive Assistant to the City Manager

Exhibit A



BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF ESTABLISHING
CONDITIONS OF APPROVAL FOR
PLANNED DEVELOPMENT 284
(BRIGHT DEVELOPMENT)**

RESOLUTION NO. 2025-

WHEREAS, Bright Development has submitted an application to rezone one 9.86-acre property zoned Community Commercial (CC) to Planned Development 284 and one 3.75-acre property from Medium Density Residential (RM) to Planned Development 284 to allow for the development a 114-lot single family residential subdivision; and

WHEREAS, the Planned Development would allow for deviations from the minimum lot size, lot dimensions, street widths, and setback development standards for the Medium Density Residential zoning district required in the Turlock Municipal Code; and

WHEREAS, the project will be developed generally in accordance with all other standards established for the Medium Density Residential zoning district; and

WHEREAS, typical lot sizes will range from 3,150 square feet to 5,488 square feet; and

WHEREAS, the properties affected by this Resolution are 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, more particularly described as Stanislaus County Assessor's Parcel Numbers 087-012-053 and 087-008-085, respectively; and

WHEREAS, said applications have been studied by City Staff and recommendations made to the Planning Commission; and

WHEREAS, the Planning Commission considered the request on February 6, 2025, and recommended that the proposed amendment to the official City of Turlock Zoning Map and establishment of Planned Community Development District No. 284 [PD-284 (Rezone 2024-02)] be authorized by the City Council; and

WHEREAS, on February 11, 2025, the City Council considered the request, the Planning Commission recommendation, and the Environmental Review documentation and testimony and found that Rezone No. 2024-02, and Planned Community Development District No. 284 (PD-284) will not have a significant adverse impact upon the environment and directed that a Notice of Determination for a Mitigated Negative Declaration be filed; and

WHEREAS, the City Council held a public hearing on February 11, 2025, and considered the public testimony before introducing the ordinance amending the zoning

map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code for Rezone 2024-02 (Bright Development - Verano); and

WHEREAS, a second reading of the ordinance occurred on February 25, 2025 at a public noticed meeting, the Turlock City Council voted to enact the ordinance amending the zoning map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code for Rezone 2024-02 (PD 284) (Bright Development - Verano).

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

Section 1. The City Council adopts a Mitigated Negative Declaration of Environmental Effect and Mitigation Monitoring and Reporting Program, having determined that the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) and 21157.5, the initial study prepared for the proposed project has identified potential new or significant effects that were not adequately analyzed in the General Plan EIR, but feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
5. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
6. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR by Turlock City Council Resolution 2012-156. As identified in the Turlock General Plan EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations (contained in Turlock City Council Resolution No. 2012-156), are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.
7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:
 - a. There are no substantial changes that have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. There is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

Section 2. That the City Council of the City of Turlock does hereby approve the development of Planned Community Development District No. 284 (PD-284), in accordance with the plan filed as part of the Planning Commission consideration, referred to above, and which is on file in the office of the Turlock Planning Division. The following conditions shall apply, as well as compliance with all applicable codes and ordinances and shall be complied with prior to issuance of Certificate of Occupancy, or its equivalent, unless otherwise stipulated:

CONDITIONS FOR PLANNED DEVELOPMENT DISTRICT NO. 284 (PD-284)

1. This approval authorizes the rezoning of approximately a 9.86-acre property located at 1601 W. Monte Vista Avenue, Stanislaus County APN 087-012-053 from Community Commercial to Planned Development 284 and a 3.75-acre property located at 3201 Four Seasons Drive, Stanislaus County APN 087-008-085 from Medium Density Residential to Planned Development 284 to allow for the development a 114-lot single family residential subdivision.
2. Minor amendments to the site layout, building design, and other conditions contained within this approval may be authorized by the Development Services Director on a case-by-case basis, provided that such amendments are consistent with the overall intent and purpose of the conditions contained herein.
3. All development on the property shall be subject to the conditions set forth in Vesting Tentative Subdivision Map 2024-02, and all conditions therein
4. Planned Development 284 authorizes the development of 114 residential lots generally in conformance with the standards of the RM zoning district as contained in Turlock Municipal Code § 9-3-200ART, unless otherwise stated herein.
5. The subdivision shall be developed in accordance with the vesting tentative subdivision map submitted as part of the application for this project, except as may be amended herein:

Exceptions to the minimum lot sizes are as follows:

Lot Dimensions	PD 284 Lot Dimensions
Width	Average 45 feet
Depth	Average 70 feet

Development Standards for all lots

Setbacks	PD 284 Setbacks
Front yard	10 feet
Side yard (interior)	5 feet
Corner side (street)	10 feet
Rear	16 feet

6. A Homeowners Association shall be formed for the maintenance of common areas and features including but not limited to the private streets, utilities, the basin, the sound wall and landscaping.
7. House fences shall maintain the same setbacks established for the homes as indicated in the above table.
8. The sound walls deviate from the setbacks established in the RM zoning district and are permitted to be constructed on the property lines as indicated on the tentative subdivision map. No portion of the sound shall be located in the clear vision triangle.
9. With the exception of the required sound wall, no fence or wall shall exceed 7-feet in height unless a documented noise study indicates otherwise.
10. No fence or wall shall constitute a vision hazard as determined by the City Engineer or designee.
11. All mitigation measures contained in the Initial Study prepared for the proposed project are hereby made conditions of approval for Rezone 2024-02 and Planned Development 284.
12. Upon expiration of Planned Development 284 (PD 284) the underlying zoning for 1601 W. Monte Vista Avenue, Stanislaus County APN 087-012-053 shall revert to Medium Density Residential (RM).
13. Upon expiration of Planned Development 284 (PD 284) the underlying zoning for 3201 Four Seasons Drive, Stanislaus County APN 087-008-085 shall revert to Medium Density Residential (RM).

Section 3. The Director of Development Services, or designee, is hereby directed to record this Resolution at the office of the County Recorder of the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 25th day of February, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

WITNESS:

Christina Cabada, City Clerk Trainee
Executive Assistant to the City Manager

Environmental Noise Assessment

Four Seasons Drive Subdivision

City of Turlock, California

September 4, 2024

Project #240603

Prepared for:



BRIGHT DEVELOPMENT

Bright Development

1620 N Carpenter Rd, Bldg B

Modesto, California 95351

Prepared by:

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.

Principal Consultant

Board Certified, Institute of Noise Control Engineering (INCE)



INTRODUCTION

The Four Seasons Drive Subdivision Project is located in the City of Turlock, California. The project will consist of 114 Single Family homes. Single family residential uses are located to the south, north and west. The purpose of this analysis is to predict the noise sensitiveness associated with these uses and to achieve compliance with the applicable City of Turlock noise level standards.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site and noise measurement locations.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

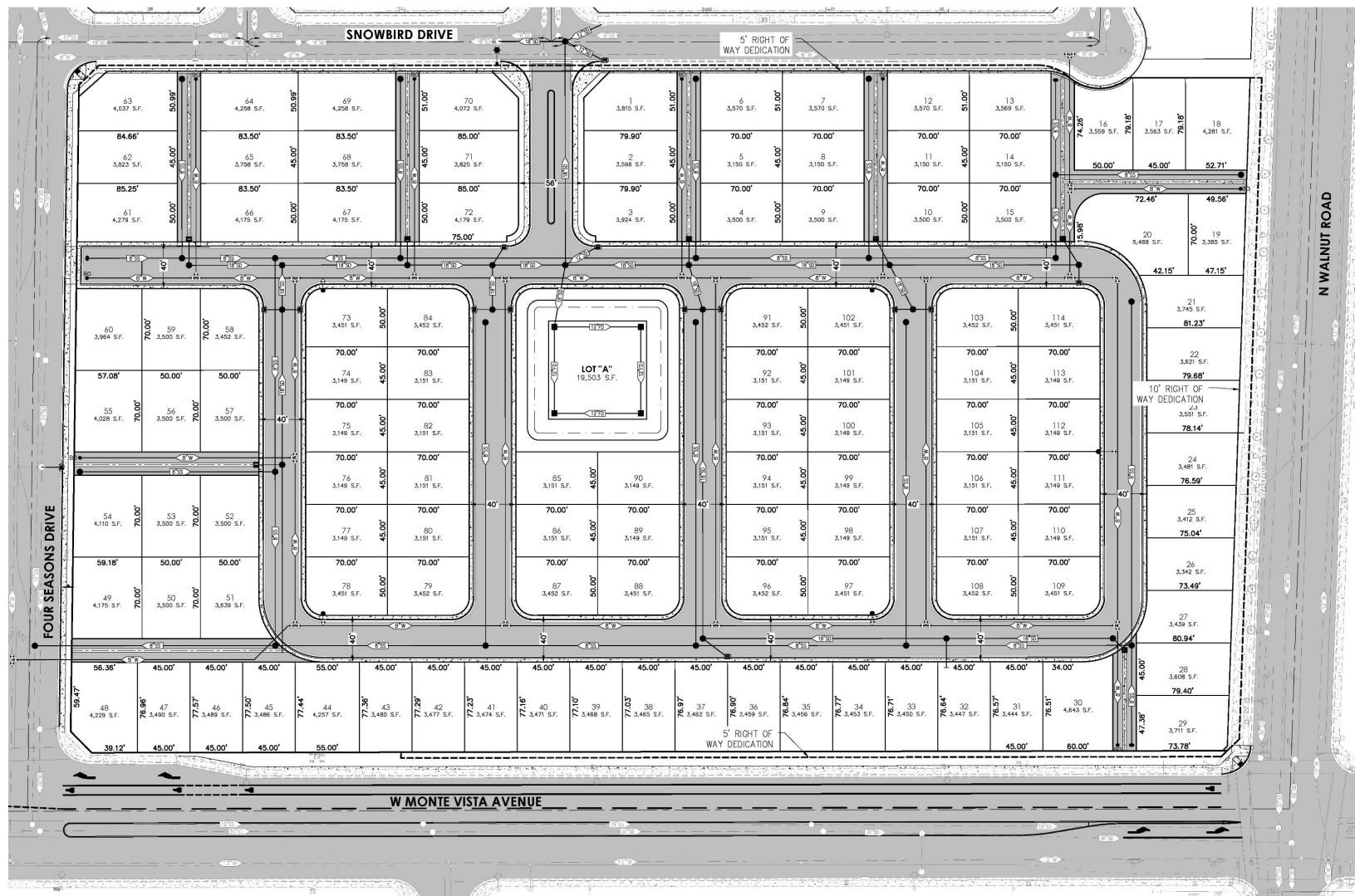
Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.



Four Seasons Drive Subdivision

City of Turlock, California

Figure 1

Project Site Plan





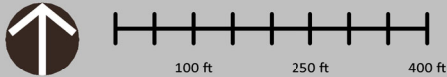
**Four Seasons Drive
Subdivision**

City of Turlock, California

Figure 2
Noise Measurement Sites

Legend

-  Project Site
-  Noise Measurement Site - Long Term
-  Noise Measurement Site - Short Term



Projection: UTM Zone 10 / GOOGLE / meters
Rev. Date: 08/14/2024



The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing noise environment in the project area is defined primarily by traffic on West Monte Vista Avenue and North Walnut Road.

To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site and short-term noise level measurements at one location. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max} , represents the highest noise level measured. The average value, denoted L_{eq} , represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50} , represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1: 50 ft from CT of N Walnut Rd.	8/15/24	69	69	62	89	60	51	84
LT-2: 100 ft from CT of W Monte Vista Ave.	8/15/24	70	68	64	88	63	56	83
ST-1: 40 ft from CT of Four Seasons Dr.	8/14/24	N/A	55	45	72	N/A	N/A	N/A

Notes:

- All values shown in dBA
- Daytime hours: 7:00 a.m. to 10:00 p.m.
- Nighttime Hours: 10:00 p.m. to 7:00 a.m.
- Source: Saxelby Acoustics 2024

EVALUATION OF FUTURE TRANSPORTATION NOISE ON PROJECT SITE

Saxelby Acoustics used the SoundPLAN noise model to calculate traffic noise levels at the proposed residential uses due to traffic on West Monte Vista Road and North Walnut Road. Inputs to the SoundPLAN noise model include topography, existing structures, roadway elevations, and the proposed building pad elevations. It was estimated that existing noise levels would increase by +1 dBA based upon an assumed 1% per year increase in traffic volumes on West Monte Vista Road and North Walnut Road. The results of this analysis are shown graphically on **Figure 3**.





Four Seasons Drive Subdivision

City of Turlock, California

Figure 3

Future Transportation Noise Contours
Ldn, dB(A)

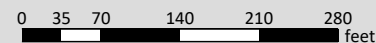
Noise Level, dB(A)



Legend

-  Project Building
-  Existing Building
-  Project Site

Scale 1:170



REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

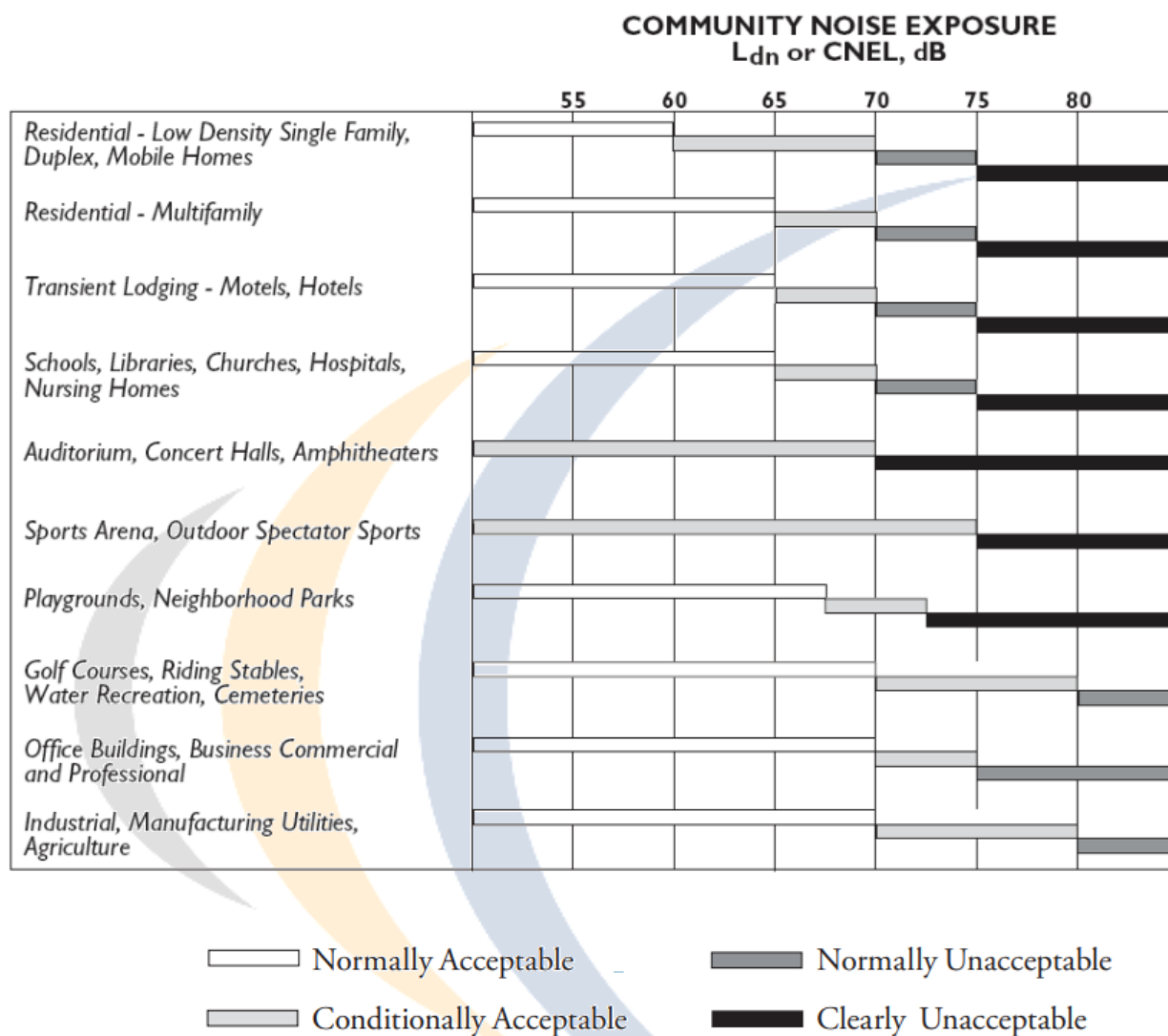
City of Turlock General Plan

State standards, and City standards established in this General Plan, are designed to protect community members and sensitive receptors from noise hazards and establish criteria to mitigate development accordingly.

Community Noise Exposure

Table 1 presents the community noise exposure matrix, establishing criteria the City can use to evaluate land use compatibility based on noise levels. This matrix is adapted from guidelines provided by the Office of Noise Control in the State Department of Health Services. The State indicates that locating housing in areas where exterior ambient noise levels exceed 65 dBA is undesirable.

TABLE 2: LAND USE CLASSIFICATIONS AND DENSITY- MINIMUMS AND MAXIMUMS



Noise exposure levels are classified as being “normally acceptable”, “conditionally acceptable”, “normally unacceptable”, or “clearly unacceptable” for different land use types.

Normally Acceptable

- Indoor Uses: Either the activities associated with the land use are inherently noisy or standard construction methods will sufficiently attenuate exterior noise to an acceptable level; for land use types that are compatible because of inherent noise levels, sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of 50 dB C_{NEL}.
- Outdoor Uses: Outdoor activities associated with land use may be carried out with minimal interference.

Conditionally Acceptable

- Indoor Uses: Noise reduction measures must be incorporated into the design of the project to attenuate exterior noise to the indoor noise levels listed in **Table 3**.
- Outdoor Uses: Noise reduction measures must be incorporated into the design of the project to attenuate exterior noise to the outdoor noise levels listed in **Table 3**. Acceptability is dependent upon characteristics of the specific use.

Normally Unacceptable

- Indoor Uses: Extensive mitigation techniques are required to make the indoor environment acceptable for indoor activities. Noise level reductions necessary to attenuate exterior noise to the indoor noise levels listed in **Table 3** are difficult to achieve and may not be feasible.
- Outdoor Uses: Severe noise interference makes the outdoor environment unacceptable for outdoor activities. Noise level reductions necessary to attenuate exterior noise to the outdoor noise levels listed in **Table 3** are difficult to achieve and may not be feasible.

Clearly Unacceptable

- New construction or development should generally not be undertaken.

TABLE 3: ALLOWABLE NOISE EXPOSURE

Land Use	Outdoor Activity ^{1,2} Areas (CNEL)	Interior Spaces (CNEL) ¹
Residential	60	45
Motels, Hotels	60	45
Hospitals, Nursing Homes, Schools, Libraries, Museums, Churches	60	45
Playgrounds, Parks, Recreation Uses	65	50
Commercial and Office Uses	65	50
Industrial Uses	70	65

Source: California Office of Planning and Research, 2011

Notes:

- 1 For non-residential uses, where an outdoor activity area is not proposed, the standard does not apply. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving use.
- 2 Where it is not possible to reduce noise in outdoor activity areas to the allowable maximum, levels up to 5 dB higher may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Transportation Noise on Project Site

Exterior Transportation Noise

As shown on **Figure 3**, several of the proposed outdoor activity areas are predicted to be exposed to exterior transportation noise levels up to approximately 70 dBA CNEL. This would exceed the 60 dBA limit for outdoor areas established by the City of Turlock. Therefore, additional noise control measures would be required.

Saxelby Acoustics determined the effect of including a sound wall in the project design. A 6-foot-tall to 8-foot-tall barrier was modeled along the project boundary. The barrier is predicted to lower noise levels at all outdoor activity areas on the project site to 63 dBA CNEL or lower. **Figure 4** shows the recommended sound wall and resulting noise level contours. The City of Turlock General Plan Noise Element allows for a 5 dB increase stated in **Table 2**. Therefore, the project is predicted to comply with the City of Turlock adjusted exterior transportation noise standard of 65 dBA CNEL.

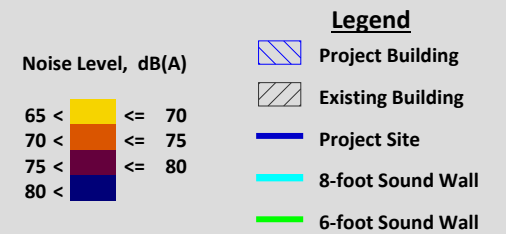


Four Seasons Drive Subdivision

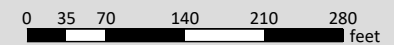
City of Turlock, California

Figure 4

Future Transportation Noise Contours with
Sound Walls
Ldn, dB(A)



Scale 1:170



Interior Transportation Noise

Modern building construction methods typically yield an exterior-to-interior noise level reduction of 25 dBA¹. Therefore, where exterior noise levels are 70 dBA CNEL, or less, no additional interior noise control measures are typically required.

It should be noted that noise barriers do not typically reduce exterior noise levels at second floor locations. The proposed residential uses are predicted to be exposed to unmitigated first-floor exterior transportation noise levels up to 70 dBA CNEL. Mitigated first-floor noise levels of 63 dBA CNEL are expected after construction of sound barriers.

Based upon a 25-dB exterior-to-interior noise level reduction, interior noise levels are predicted to be up to 38 dB CNEL at second floors and 40 dBA CNEL at first floors. Therefore, the predicted interior noise levels along the first row of residential uses of the proposed project are predicted to meet the City's 45 dBA CNEL interior noise level standard. It should be noted that interior noise control measures are based upon an estimate of the future residence layouts. These assumptions should be verified once floor plans become available for an accurate assessment of interior noise control measures.

CONCLUSIONS

The proposed project is predicted to meet the recommended City's exterior and interior noise level standards assuming the following requirements are incorporated into design for the project:

- The proposed project shall include the construction of the recommended 6-foot-tall to 8-foot-tall sound wall located in **Figure 4**.

¹ Assuming standard construction with a minimum STC rating of 29 for exterior window assemblies

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.



Appendix B: Continuous Long-Term and Short-Term Ambient Noise Measurement Results



Appendix B1: Continuous Noise Monitoring Results

Site: LT-1

Project: Four Seasons Drive Subdivision

Meter: LDL 812-3

Location: Northeast of Project Boundary

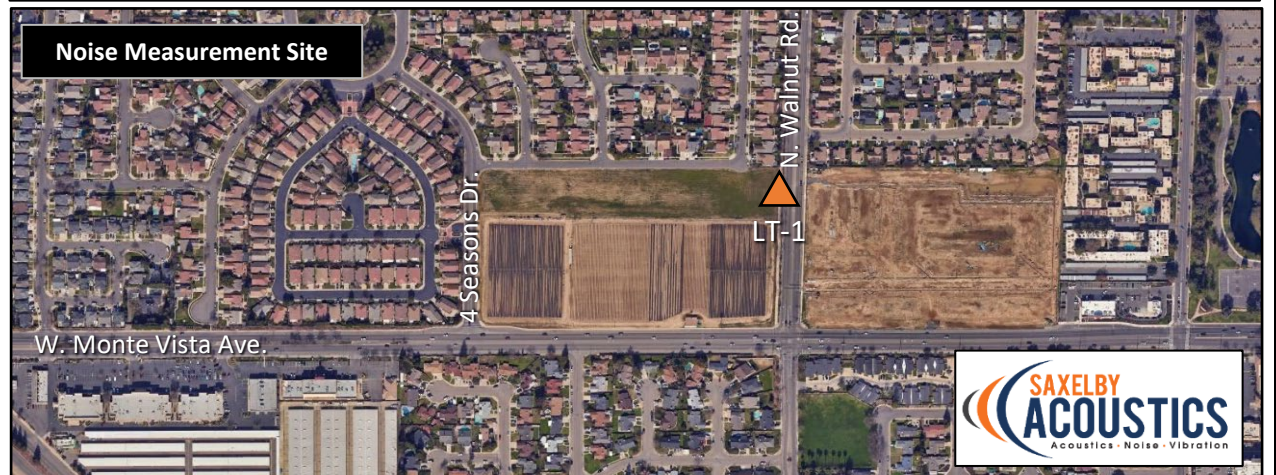
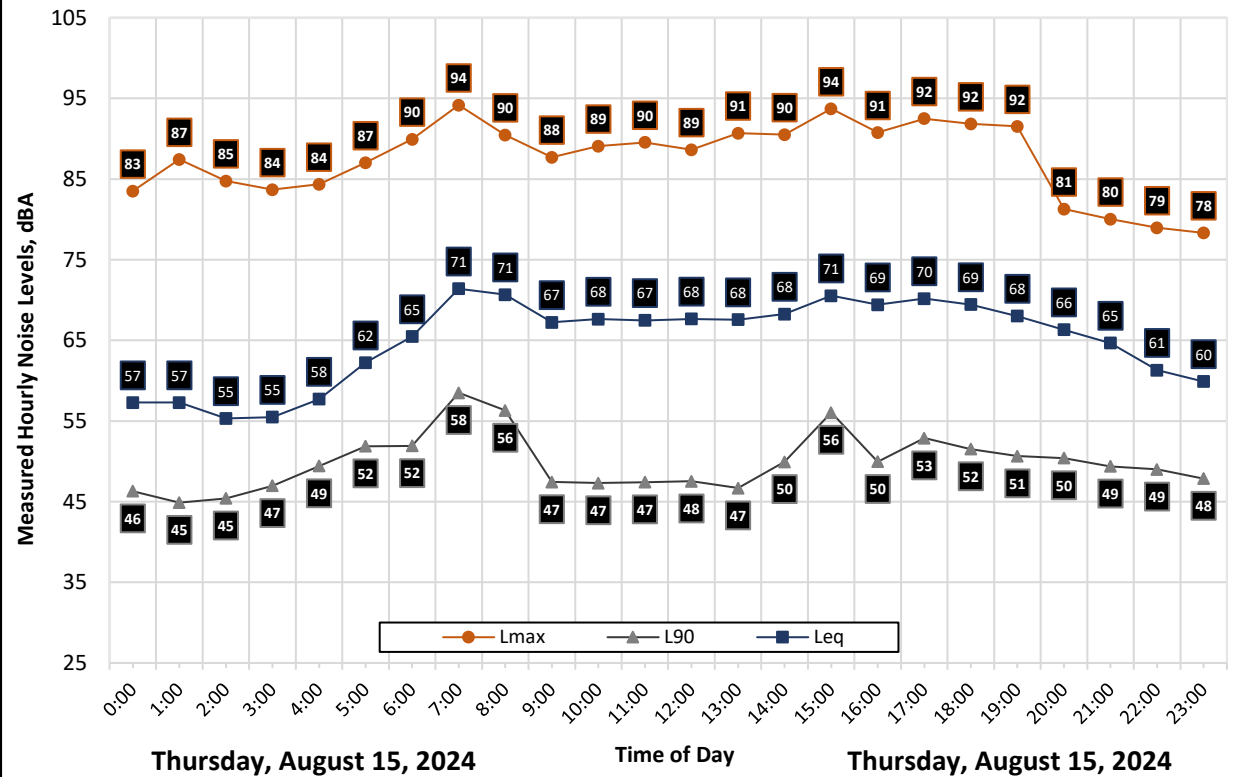
Calibrator: CAL200

Coordinates: (37.5236139, -120.8673116)

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Thursday, August 15, 2024	0:00	57	83	48	46
Thursday, August 15, 2024	1:00	57	87	47	45
Thursday, August 15, 2024	2:00	55	85	47	45
Thursday, August 15, 2024	3:00	55	84	49	47
Thursday, August 15, 2024	4:00	58	84	51	49
Thursday, August 15, 2024	5:00	62	87	54	52
Thursday, August 15, 2024	6:00	65	90	56	52
Thursday, August 15, 2024	7:00	71	94	68	58
Thursday, August 15, 2024	8:00	71	90	67	56
Thursday, August 15, 2024	9:00	67	88	58	47
Thursday, August 15, 2024	10:00	68	89	59	47
Thursday, August 15, 2024	11:00	67	90	60	47
Thursday, August 15, 2024	12:00	68	89	60	48
Thursday, August 15, 2024	13:00	68	91	58	47
Thursday, August 15, 2024	14:00	68	90	64	50
Thursday, August 15, 2024	15:00	71	94	67	56
Thursday, August 15, 2024	16:00	69	91	64	50
Thursday, August 15, 2024	17:00	70	92	66	53
Thursday, August 15, 2024	18:00	69	92	63	52
Thursday, August 15, 2024	19:00	68	92	61	51
Thursday, August 15, 2024	20:00	66	81	60	50
Thursday, August 15, 2024	21:00	65	80	55	49
Thursday, August 15, 2024	22:00	61	79	54	49
Thursday, August 15, 2024	23:00	60	78	51	48

Statistics	Leq	Lmax	L50	L90
Day Average	69	89	62	51
Night Average	60	84	51	48
Day Low	65	80	55	47
Day High	71	94	68	58
Night Low	55	78	47	45
Night High	65	90	56	52
Ldn	69	Day %		92
CNEL	70	Night %		8

Measured Ambient Noise Levels vs. Time of Day



Appendix B2: Continuous Noise Monitoring Results

Site: LT-2

Project: Four Seasons Drive Subdivision

Meter: LDL 812-2

Location: Southeast of Project Boundary

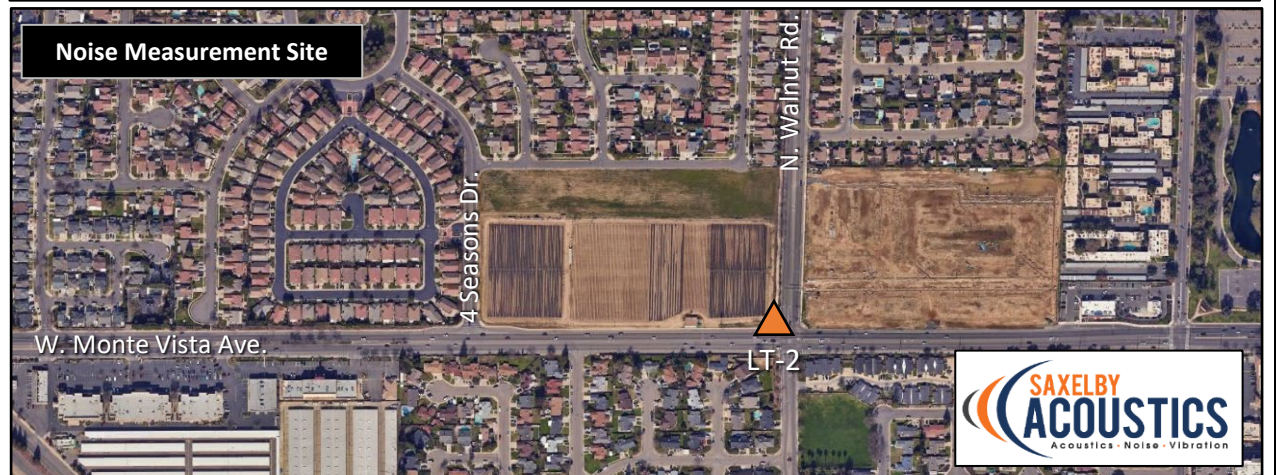
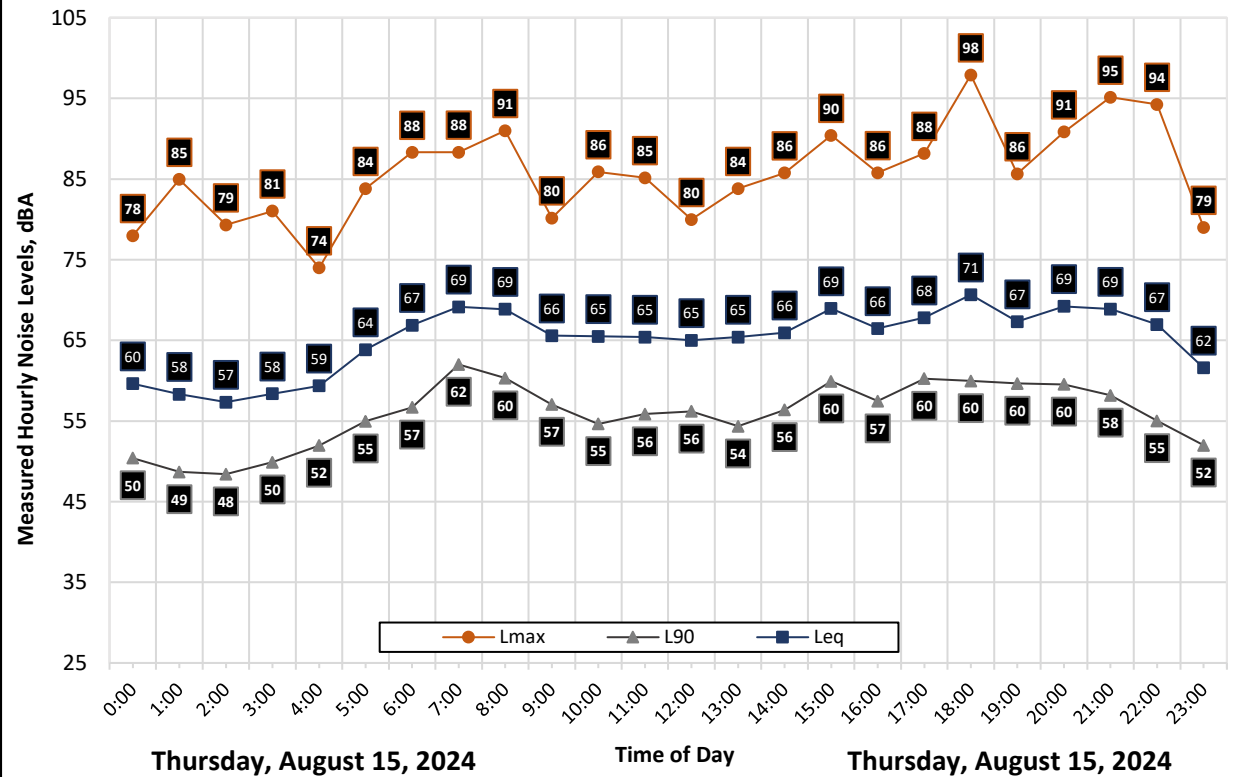
Calibrator: CAL200

Coordinates: (37.5223330, -120.8673569)

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Thursday, August 15, 2024	0:00	60	78	54	50
Thursday, August 15, 2024	1:00	58	85	51	49
Thursday, August 15, 2024	2:00	57	79	51	48
Thursday, August 15, 2024	3:00	58	81	53	50
Thursday, August 15, 2024	4:00	59	74	55	52
Thursday, August 15, 2024	5:00	64	84	59	55
Thursday, August 15, 2024	6:00	67	88	63	57
Thursday, August 15, 2024	7:00	69	88	67	62
Thursday, August 15, 2024	8:00	69	91	66	60
Thursday, August 15, 2024	9:00	66	80	63	57
Thursday, August 15, 2024	10:00	65	86	63	55
Thursday, August 15, 2024	11:00	65	85	63	56
Thursday, August 15, 2024	12:00	65	80	63	56
Thursday, August 15, 2024	13:00	65	84	62	54
Thursday, August 15, 2024	14:00	66	86	63	56
Thursday, August 15, 2024	15:00	69	90	65	60
Thursday, August 15, 2024	16:00	66	86	64	57
Thursday, August 15, 2024	17:00	68	88	66	60
Thursday, August 15, 2024	18:00	71	98	65	60
Thursday, August 15, 2024	19:00	67	86	65	60
Thursday, August 15, 2024	20:00	69	91	65	60
Thursday, August 15, 2024	21:00	69	95	63	58
Thursday, August 15, 2024	22:00	67	94	62	55
Thursday, August 15, 2024	23:00	62	79	60	52

Statistics	L _{eq}	L _{max}	L ₅₀	L ₉₀
Day Average	68	88	64	58
Night Average	63	83	56	52
Day Low	65	80	62	54
Day High	71	98	67	62
Night Low	57	74	51	48
Night High	67	94	63	57
Ldn	70	Day %		84
CNEL	71	Night %		16

Measured Ambient Noise Levels vs. Time of Day



Appendix B3 : Short Term Noise Monitoring Results

Site: ST-1

Project: Four Seasons Drive Subdivision

Meter: LDL 831-5

Location: Northwest Boundary of Project Site

Calibrator: CAL200

Coordinates: (37.5236211, -120.8708072)

Start: 2024-08-14 11:26:26

Stop: 2024-08-14 11:36:26

SLM: Model 831

Serial: 0002658

Measurement Results, dBA

Duration: 0:10

L_{eq} : 55

L_{max} : 72

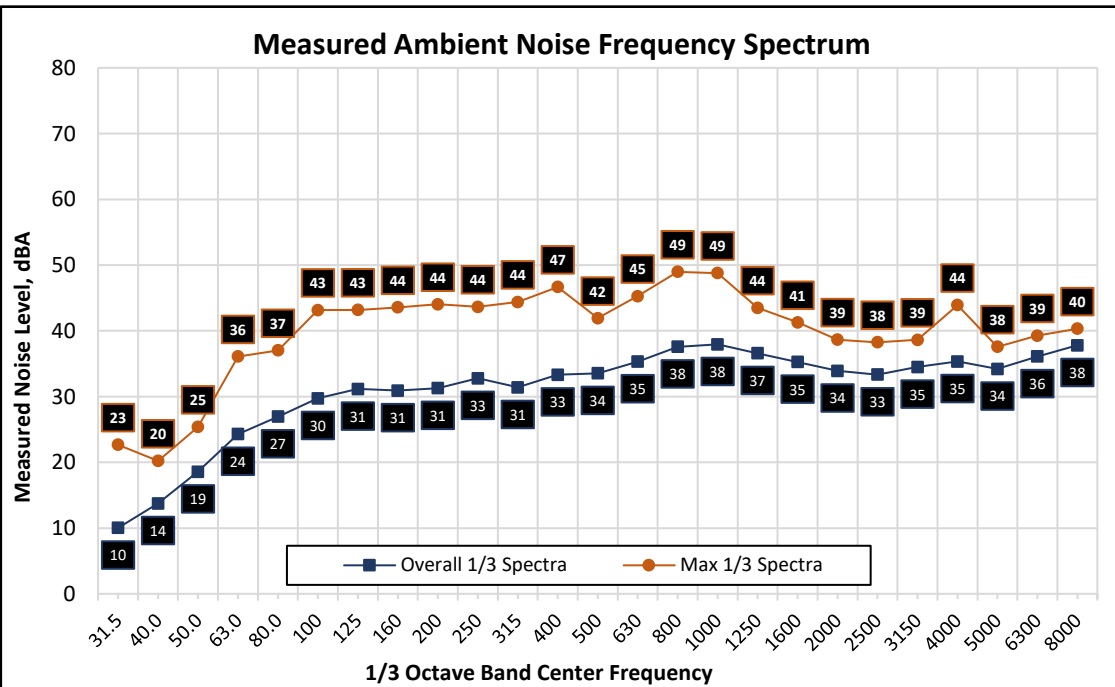
L_{min} : 40

L_{50} : 45

L_{90} : 42

Notes

Primary noise source was traffic noise from 4 Seasons Drive.
Secondary noise sources include traffic on W. Monte Vista Avenue.



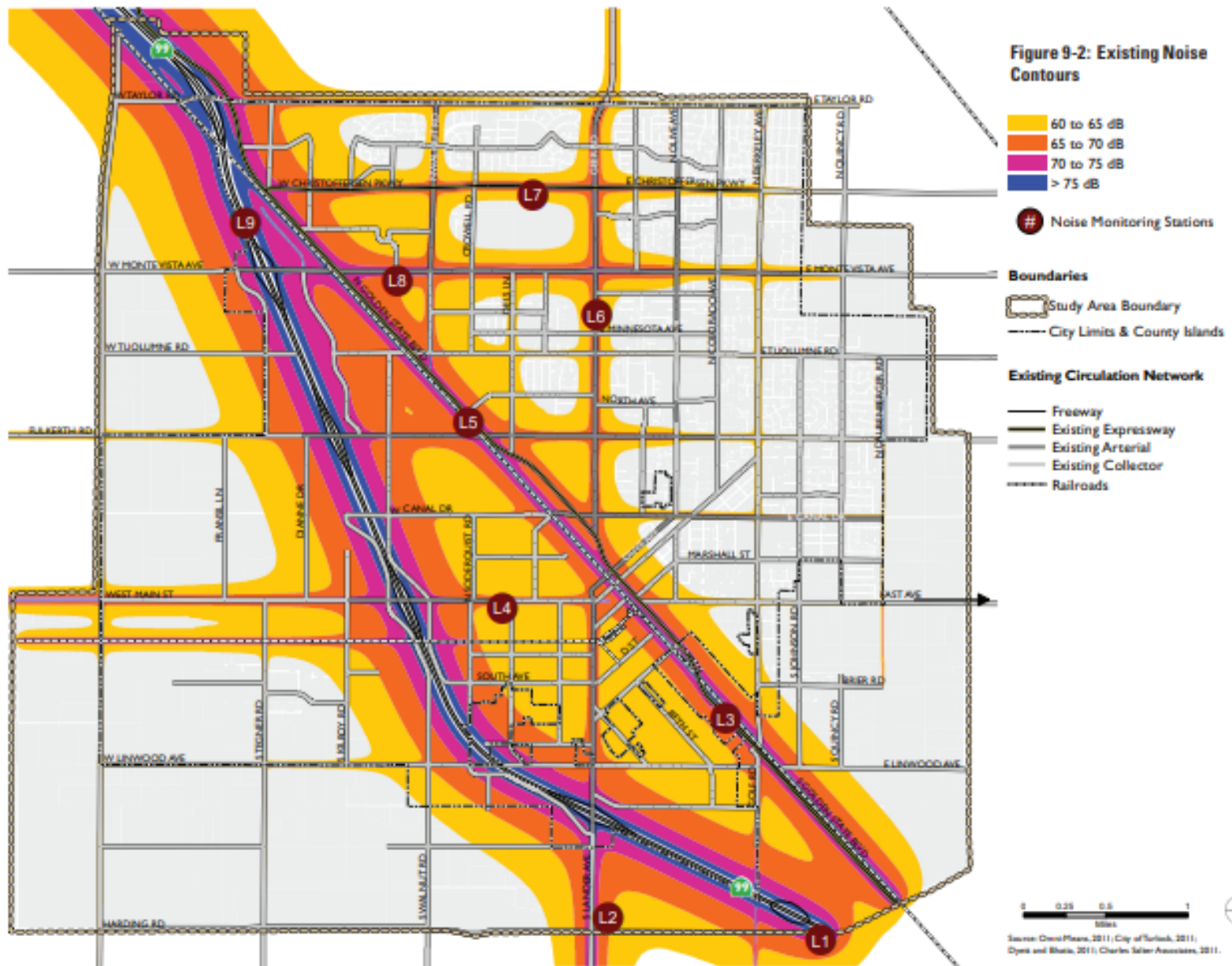
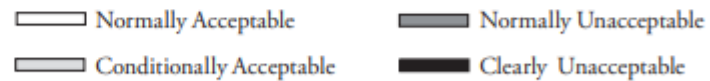
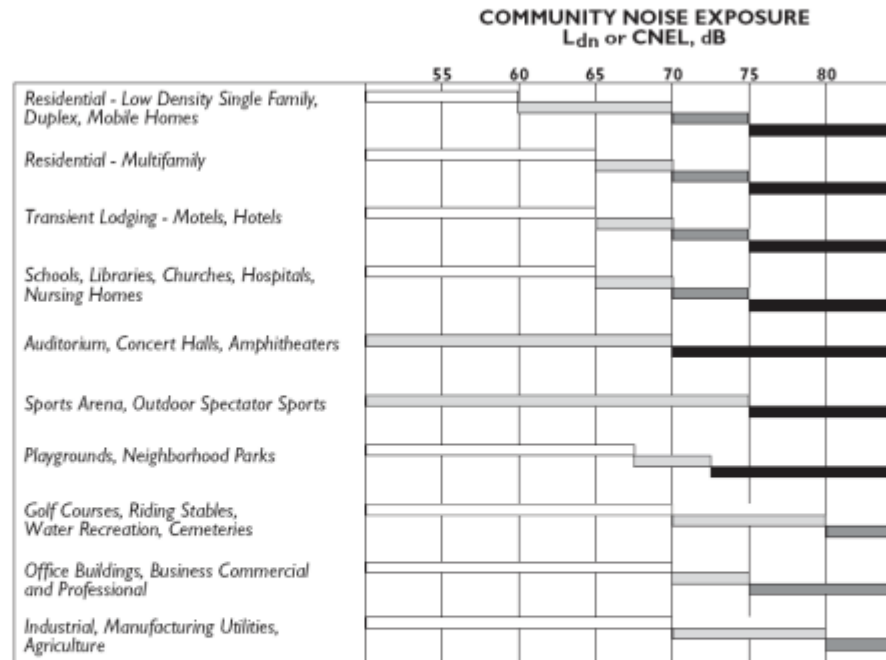


TABLE 9-1: LAND USE CLASSIFICATIONS AND DENSITY – MINIMUMS AND MAXIMUMS





Traffic Impact Study for the Four Seasons Drive Development in Turlock, California

Draft Report



October 3, 2024

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

INTRODUCTION

The purpose of this report is to document the results of a traffic impact study for the proposed Four Seasons Drive Development located in the City of Turlock. The facility will be located at the northeast corner of the intersection of Four Seasons Drive and Monte Vista Avenue with a site address of 1601 W. Monte Vista Avenue. The proposed project will consist of 114 single-family homes and a 24,050 square foot park area. Access to the project site will be provided from Snowbird Drive.

SUMMARY

Based on the results of the analysis, the following is a summary of our findings:

Existing Traffic Conditions

All four study intersections operate at LOS C or better during both the A.M. and P.M. peak periods indicating acceptable conditions.

Near-Term Traffic Condition

All study intersections continue to operate at LOS C or better during both the A.M. and P.M. peak periods indicating acceptable conditions.

Cumulative Traffic Condition

All study intersections continue to operate at LOS C or better during both the A.M. and P.M. peak periods indicating acceptable conditions.

Proposed Project Trip Generation

The peak hour trip generation for the project was estimated based on the *Trip Generation, 11th Edition (most current)*, published by the Institute of Transportation Engineers (ITE) using the published fitted-curve equations from the Single-Family detached housing. The Project is estimated to generate approximately 1,138 daily weekday trips, including approximately 84 trips during the weekday AM peak hour and approximately 112 trips during the PM peak hour.

Existing plus Project Traffic Condition

All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections.

Near-Term plus Project Traffic Condition

All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections.

Cumulative plus Project Condition

All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections. General plan build-out plans for the intersections should be considered to establish equitable project contributions to local development impact fee programs that address cumulative traffic impacts.

2.0 PURPOSE OF PROJECT AND STUDY APPROACH

PROJECT OBJECTIVES DESCRIPTION

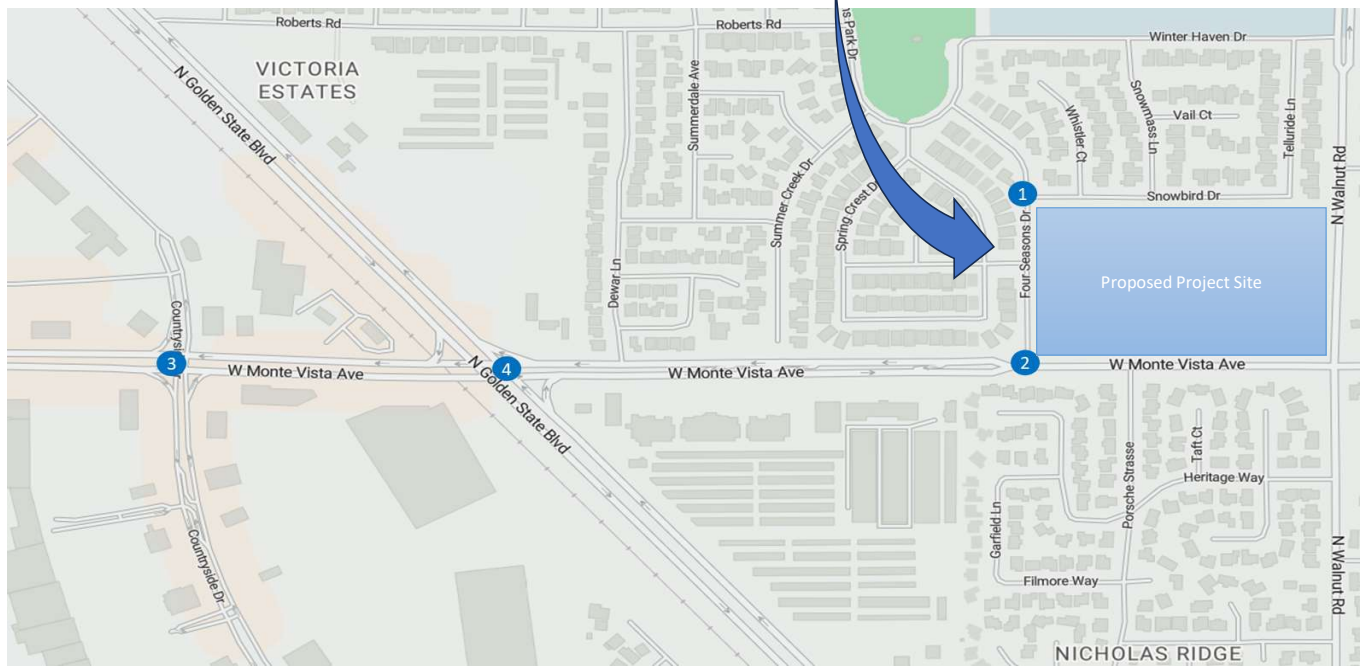
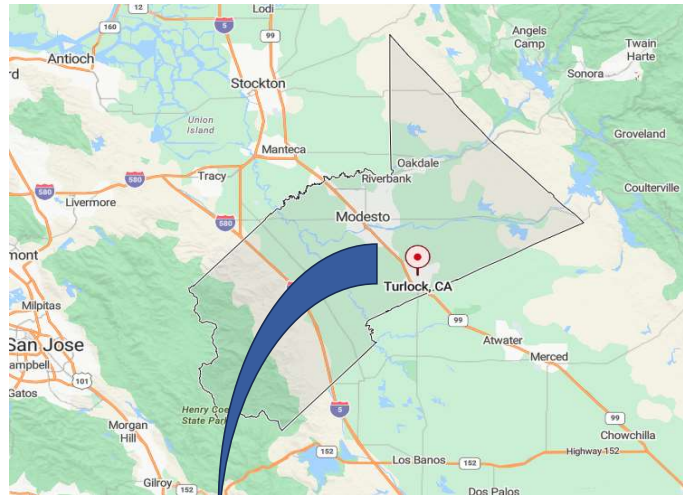
The purpose of this traffic impact study is to evaluate potential traffic impacts of the proposed single family housing development in the City of Turlock. The proposed project will consist of 114 single family homes and a 24,050 square foot park area. The Site Vicinity Map is shown in **Figure 1**.

STUDY APPROACH

The following are key steps of the study approach:

- Conduct traffic counts to establish baseline traffic conditions
- Conduct trip generation and distribution of project trips
- Determine traffic condition for the following scenarios¹:
 - Existing Traffic Condition
 - Existing + Approved Projects (EPAP) Traffic Condition (Near-Term Condition)
 - Cumulative (No Project) Traffic Condition
 - Existing plus Project Condition
 - Near-Term plus Project Condition
 - Cumulative plus Project Traffic Condition
- Determine LOS and VMT impact of project trips based on established Significance Criteria

¹ Based on input by City Staff



N
 Not to Scale

3.0 EXISTING SETTING

This section describes the existing transportation conditions in the vicinity of the study area, including descriptions of the existing street system and intersection operating conditions. The study area is shown in **Figure 1**.

EXISTING STREET SYSTEM

Important roadways adjacent to the Project site are discussed below:

Regional Roads

The Project site is located in the northwest section of the City of Turlock, and the project will be served regionally by State Route 99 (SR 99) and North Golden State Boulevard located to the west of the project site.

SR-99 is a major north-south state freeway that spans the majority of California's Central Valley. The freeway provides the primary connection between the cities of Modesto and Turlock within Stanislaus County and serves as a major north-south route within the City. SR-99 has six lanes with posted speed limits of 65 mph within the Turlock City Limits. The freeway forms a full-access interchange with Monte Vista Avenue **less than a mile west of the project site**.

Golden State Boulevard is a four-to-six-lane divided arterial that runs parallel to SR-99 and the Union Pacific Railroad. Golden State Boulevard represents a major arterial route within the City and connects to SR 99 at both ends. Access to Golden State Boulevard is less than a mile from the project site.

Local Roads

Monte Vista Avenue is the key roadway that connects the project site to both the regional routes. Monte Vista Avenue is a four-lane east-west arterial within the City of Turlock that provides access to major commercial areas near SR 99. The posted speed limit on Monte Vista Avenue in the vicinity of the project site is 45 mph.

Four Seasons Drive is a local 2-lane roadway that provides access to existing residential developments and will also provide access to the proposed development through Snowbird Drive. Four Seasons Drive is a stop-controlled at the intersection with Monte Vista Avenue.

Existing Pedestrian Facilities

Pedestrian facilities consist of crosswalks, sidewalks, pedestrian signals, and off-street paths, which provide safe and convenient routes for pedestrians to access the destinations such as institutions, businesses, public transportation, and recreation facilities.

In the Project vicinity, Four Seasons Drive has narrow sidewalk on the westside of the roadway and the proposed project will build sidewalks on the eastside of the roadway. Sidewalks exist on both sides of the roadway on Monte Vista Avenue.

Existing Bicycle Facilities

Bicycle paths, lanes and routes are typical examples of bicycle transportation facilities, which are defined by Caltrans as being in one of the following four classes:

1. Class I – Provides a completely separated facility designed for the exclusive use of bicyclists and pedestrians with crossing points minimized.
2. Class II – Provides a designated lane for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross- flows by pedestrians and motorists permitted.
3. Class III – Provides a route designated by signs or pavement markings and shared with motorists.
4. Class IV – A separated bikeway, often referred to as a cycle track or protected bike lane, is for the exclusive use of bicycles, physically separated from motor traffic with a vertical feature.

Bicycle facilities do not currently exist in the Project vicinity. However, there is a wide shoulder on Monte Vista Avenue which eventually turns into a vehicular lane at the intersection with Golden State Boulevard. Class I bike path exists on Monte Vista Avenue/University Way on the westside of the intersection with Golden State Boulevard.

Existing Transit Facilities

Turlock Transit serves the project area where two transit lines run on Monte Vista Avenue at headways of approximately 25 minutes. Both Routes 1 (Countryside) and 2 (Geer) run in circles between transit center to transit center. There are bus stops on Monte Vista Avenue on either side of 4 Seasons Drive that can be easily accessed by the residents. The bus stops are located at Walnut Road and Summer Creek Drive on Monte Vista Avenue.

TRAFFIC DATA COLLECTION

Based on location of the project and our experience of the area, the following three study intersections as shown in **Exhibit 1** were selected for analysis:

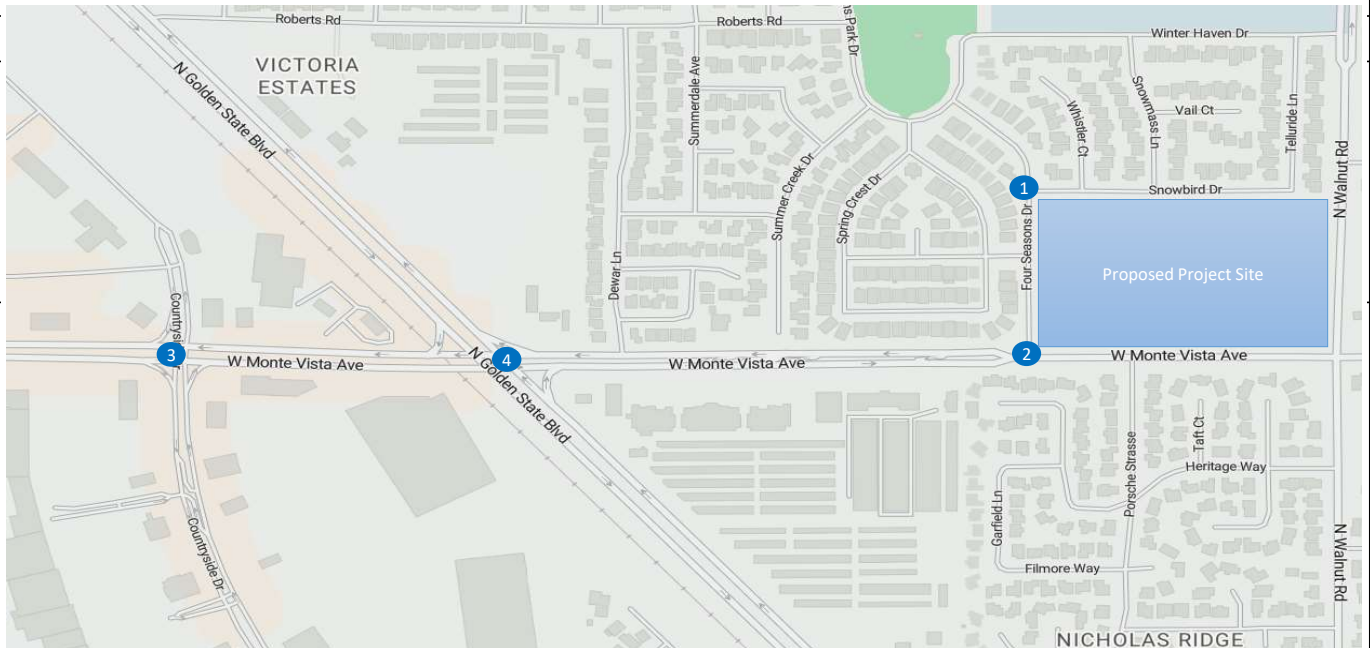
1. Four Seasons Drive/Snowbird Drive
2. Four Seasons Drive/Monte Vista Avenue
3. Monte Vista Avenue/Countryside Drive
4. Monte Vista Avenue/Golden State Boulevard

AMG collected Weekday A.M., and Weekday P.M. intersection turning movement counts for the four intersections on August 27, 2024. The AM peak-hour is defined as the one-hour of peak traffic flow (which is the highest total volume count over four consecutive 15-minute count periods) counted between 7:00 AM and 9:00 AM on a typical weekday. The PM peak-hour is defined as the one-hour of peak traffic flow counted between 4:00 PM and 6:00 PM on a typical weekday. **Figure 2** shows the existing conditions peak hour traffic volumes and traffic control at the study intersections. **Appendix A** includes all the data sheets for the collected intersection vehicle, bicycle and pedestrian counts.

City of Turlock - Four Seasons Drive Development Traffic Impact Study
Existing Conditions Peak Hour Turning Movement Volume and Controls

Figure
2

Intersection #1 Four Seasons Dr/Snowbird Dr	Intersection #2 Four Seasons Dr/Monte Vista Ave	Intersection #3 Monte Vista Ave/Countryside Dr	Intersection #4 Monte Vista Ave/Golden State Blvd



LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign

LEVEL OF SERVICE METHODOLOGY

Level of Service is a qualitative index of the performance of an element of the transportation system. Level of Service (LOS) is a rating scale running from A to F, with A indicating no congestion of any kind, and F indicating intolerable congestion and delays.

The Highway Capacity Manual (HCM) Sixth Edition is the standard reference published by the Transportation Research Board and contains the specific criteria and methods to be used in assessing LOS.

There are several software packages that have been developed to implement HCM. In this study, the Synchro software was used to calculate the LOS at the study intersections.

Table 1: Signalized Intersection LOS Criteria

LOS	Driver's Perception and Traffic Operation Description	Delay in Seconds
A	Operations with very low delay occurring with favorable progression and/or short cycle length.	< 10
B	Operations with low delay occurring with good progression and/or short cycle lengths.	> 10 – 20
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	> 20 - 35
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high volume-to-capacity (V/C) ratios. Many vehicles stop, and individual cycle failures are noticeable.	> 35 – 55
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	> 55 - 80
F	Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	> 80

Signalized Intersections

The relationship between average control delay, driver's perception of traffic, and LOS for signalized intersections is summarized in **Table 1**.

Unsignalized Intersections

The method of unsignalized intersection capacity analysis used in this study is from Chapter 19, "Two-Way Stop-Controlled Intersections" of the Highway Capacity Manual. This method applies to two-way STOP sign or YIELD sign-controlled intersections (or one-way STOP sign or YIELD sign-controlled intersections at three-way intersections). At such intersections, drivers on the minor street are forced to use judgment when selecting gaps in the major flow through which to execute crossings or turning maneuvers. Thus, the capacity of the controlled legs of an intersection is based on three factors:

1. The distribution of gaps in the major street traffic stream.
2. Driver judgment in selecting gaps through which to execute their desired maneuvers.
3. Follow-up time required to move into the front-of-queue position.

The level of service criterion for two-way STOP controlled intersections is somewhat different from the criterion used for signalized intersections. The primary reason for this is the difference that drivers expect a signalized intersection to carry higher traffic volumes than unsignalized intersections. Additionally, several driver behavior conditions combine to make delays at signalized intersections less onerous than at unsignalized intersections.

The HCM provides procedures for calculating LOS on the minor street approaches and individual movements. It does not specify how a local agency must utilize that information. Depending on the availability of gaps, the minor approach might be operating at LOS D, E, or F while the overall intersection operates at LOS C or better. A minor approach that operates at LOS D, E, or F does not automatically translate into a need for a traffic signal. A signal warrant would still need to be met. There are many instances where only a few vehicles are experiencing LOS D, E, or F on the minor approach while the whole intersection operates at an acceptable LOS. A signal is usually not warranted under such conditions.

Table 2 summarizes the relationship between delay and LOS for unsignalized intersections. At side-street stop-controlled intersections, the delay is calculated for each stop-controlled movement, the left-turn movement from the major street, as well as the intersection average. The intersection average delay and highest movement/approach delay are reported for side street stop-controlled intersections.

**Table 2: Unsignalized Intersection
LOS Criteria**

LOS	Driver's Perception and Traffic Operation Description	Delay in Seconds
A	Little or no delays	< 10
B	Short traffic delays	> 10 – 15
C	Average traffic delays	> 15 – 25
D	Long traffic delays	> 25 – 35
E	Very long traffic delays	> 35 – 50
F	Extreme traffic delays with intersection capacity exceeded	> 50

4.0 EXISTING TRAFFIC CONDITION

This section presents the assessment of traffic conditions without the proposed Project. Traffic operations will be quantified in levels of service for the 4 study intersections.

To accurately model the traffic condition, AMG created a Synchro traffic analysis model to determine the intersection LOS. Existing Conditions traffic operations were evaluated based on levels of service criteria using Synchro. Several intersection attributes (such as lane geometries, signal phasing and traffic control) were coded into the Synchro software model to evaluate the study intersections.

The results of the LOS analysis for the existing intersections are shown in **Table 3**. Two of the stop-controlled intersections operate at acceptable LOS C or better indicating acceptable conditions. All four study intersections operate at acceptable LOS C and better during both the A.M. and P.M. peak periods. Detailed level of service worksheets is provided in **Appendix B**.

Table 3: Existing LOS of Study Intersections

#	Intersection	Control	Existing			
			AM Peak		PM Peak	
			LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)
1	Four Seasons Drive/Snowbird Drive	SSSC	A	9.8	A	9.3
2	Four Seasons Drive/Monte Vista Avenue	SSSC	C	17.1	C	17.5
3	Monte Vista Avenue/Countryside Drive	Signal	B	19.4	C	28.5
4	Monte Vista Avenue/Golden State Boulevard	Signal	C	27.1	C	26.3

Note:

SSSC: Side Street Stop Control

5.0 NEAR-TERM TRAFFIC CONDITION

Near-Term (No Project) Traffic Condition for Weekday A.M. & P.M. quantifies projected increases in travel demand approximately during the end of construction period for the proposed project. In this scenario trips expected from all the approved and/or pending projects in the City of Turlock are included. Development of land uses, and roadway improvements associated with previously approved projects are assumed in this condition. AMG utilized a growth rate of 1.0% per year to the existing Turning Movement Counts to year to generate the Near-Term (2026) volumes for the analysis.

Figure 3 shows the Near-Term Conditions peak hour turning movement volumes. The results of the LOS are shown in **Table 4**. All study intersections continue to operate at acceptable LOS C and better during both the A.M. and P.M. peak periods. Detailed level of service worksheets and results of peak hour signal warrant are provided in **Appendix C**.

Table 4: Near-Term LOS of Study Intersections

#	Intersection	Control	Near-Term			
			AM Peak		PM Peak	
			LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)
1	Four Seasons Drive/Snowbird Drive	SSSC	A	9.8	A	9.3
2	Four Seasons Drive/Monte Vista Avenue	SSSC	C	17.5	C	17.9
3	Monte Vista Avenue/Countryside Drive	Signal	B	19.5	C	29.3
4	Monte Vista Avenue/Golden State Boulevard	Signal	C	27.6	C	26.9

Note:

SSSC: Side Street Stop Control

6.0 CUMULATIVE NO PROJECT CONDITIONS

This section details expected traffic conditions at the study intersections under Cumulative (No Project) Conditions. This analysis scenario is defined as Cumulative conditions without the proposed Project. The scenario is similar to the Existing Conditions, but with a projected growth rate of 0.75 percent per year applied over 11 years to project traffic demands for approximately the Year 2035.

Figure 4 shows projected turning movement volumes at the study intersections for the Cumulative No Project Conditions for AM and PM peak hours. The results of the LOS are shown in **Table 5**. All study intersections continue to operate at acceptable LOS C and better during both the A.M. and P.M. peak periods. Detailed level of service worksheets and results of peak hour signal warrant are provided in **Appendix D**.

Table 5: Cumulative (No Project) Peak Hour LOS

#	Intersection	Control	Cumulative			
			AM Peak		PM Peak	
			LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)
1	Four Seasons Drive/Snowbird Drive	SSSC	A	9.9	A	9.4
2	Four Seasons Drive/Monte Vista Avenue	SSSC	C	19.1	C	19.7
3	Monte Vista Avenue/Countryside Drive	Signal	C	20.0	C	32.2
4	Monte Vista Avenue/Golden State Boulevard	Signal	C	29.2	C	29.7

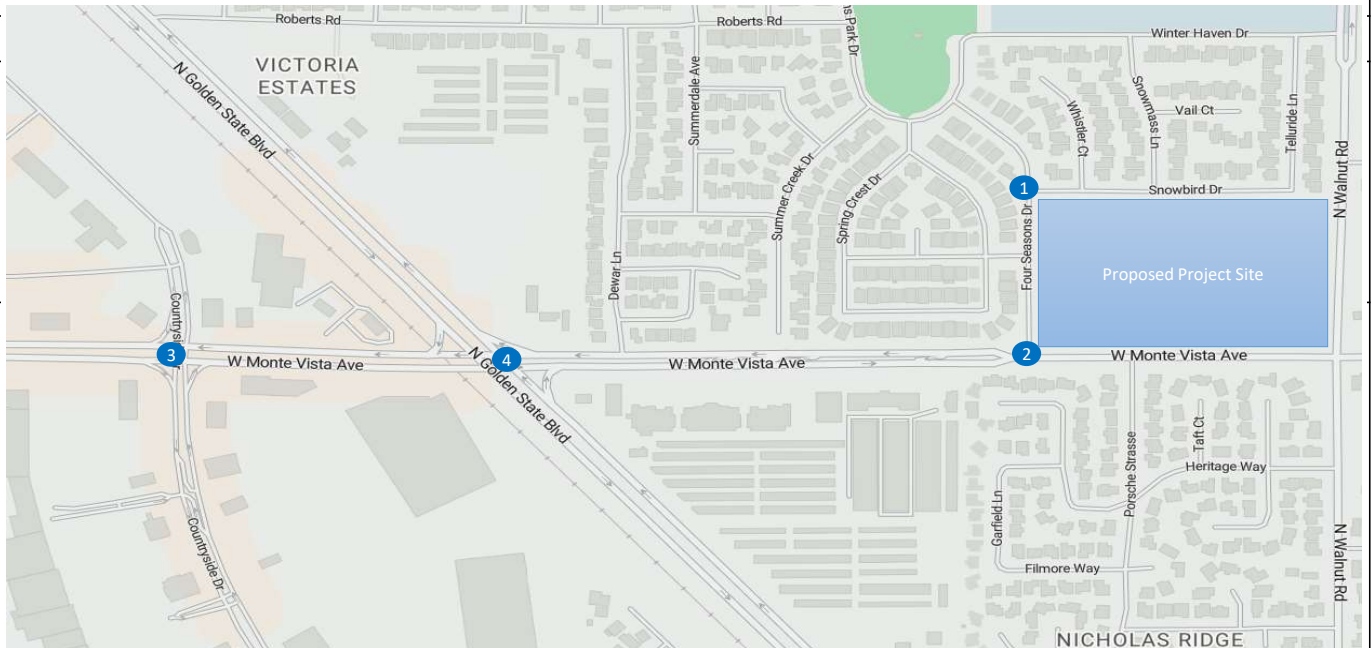
Note:

SSSC: Side Street Stop Control

City of Turlock - Four Seasons Drive Development Traffic Impact Study
Near-Term Conditions Peak Hour Turning Movement Volume and Controls

Figure
3

Intersection #1 Four Seasons Dr/Snowbird Dr	Intersection #2 Four Seasons Dr/Monte Vista Ave	Intersection #3 Monte Vista Ave/Countryside Dr	Intersection #4 Monte Vista Ave/Golden State Blvd



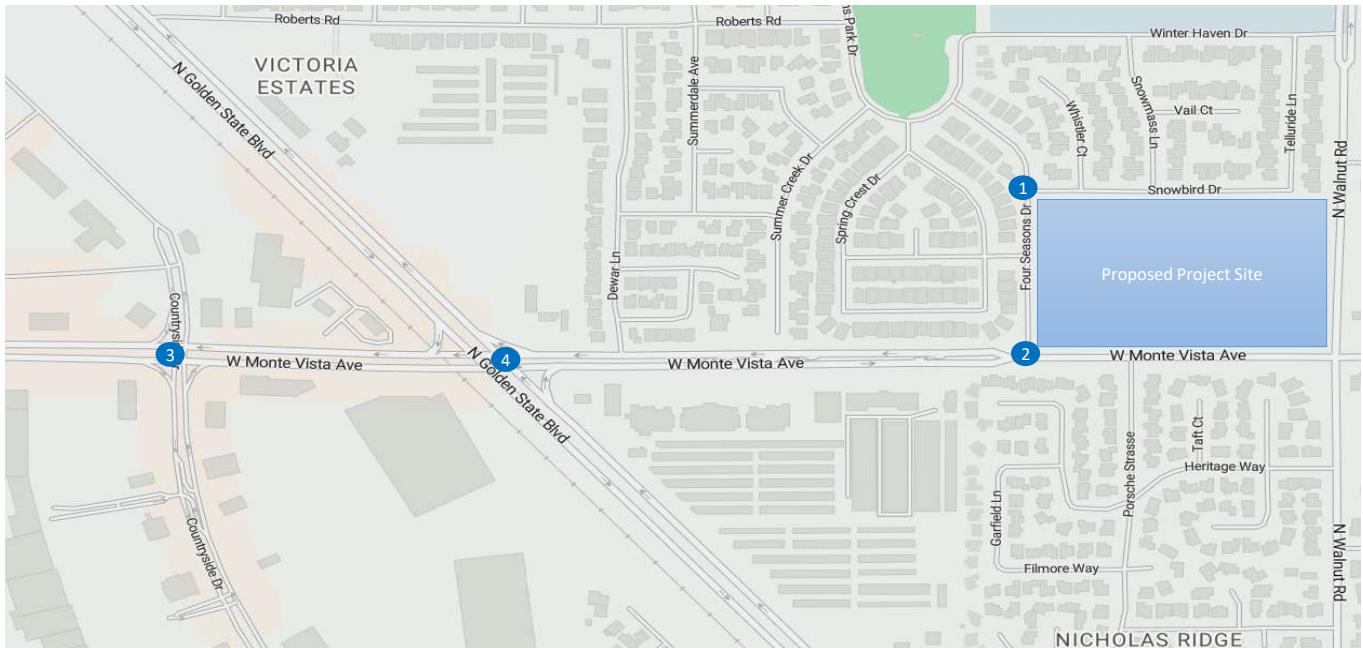
LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign

City of Turlock - Four Seasons Drive Development Traffic Impact Study
Cumulative Conditions Peak Hour Turning Movement Volume and Controls

Figure
4

Intersection #1 Four Seasons Dr/Snowbird Dr	Intersection #2 Four Seasons Dr/Monte Vista Ave	Intersection #3 Monte Vista Ave/Countryside Dr	Intersection #4 Monte Vista Ave/Golden State Blvd



LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign

7.0 PROPOSED PROJECT

The proposed Four Seasons Drive Development will be located at the northeast corner of the intersection of Four Seasons Drive and Monte Vista Avenue. The proposed project will consist of 114 single-family homes and a 24,050 square foot park area. Access to the project site will be provided from Snowbird Drive. The proposed project site plan is shown in **Figure 5**. One project access (Solstice Way) is proposed for the site from Snowbird Drive as shown in **Figure 5**. Solstice Way is located approximately 450 feet east of the intersection of Four Seasons Drive on Snowbird Drive aligning the project access driveway with the existing intersection of Snowbird Drive and Whistler Court.

TRIP GENERATION

Trip generation is defined as the number of “vehicle trips” produced by a particular land use or project. A trip is defined as a one-direction vehicle movement. The total number of trips generated by each land use includes the inbound and outbound trips. The peak hour trip generation for the project was estimated based on the *Trip Generation, 11th Edition (most current)*, published by the Institute of Transportation Engineers (ITE) or based on trip generation from similar projects. The trip generation for the proposed project was based upon the published fitted-curve equations from the Trip Generation publication.

The Project is estimated to generate approximately 1,138 daily weekday trips, including approximately 84 trips during the weekday AM peak hour and approximately 112 trips during the PM peak hour as shown in **Table 6**.

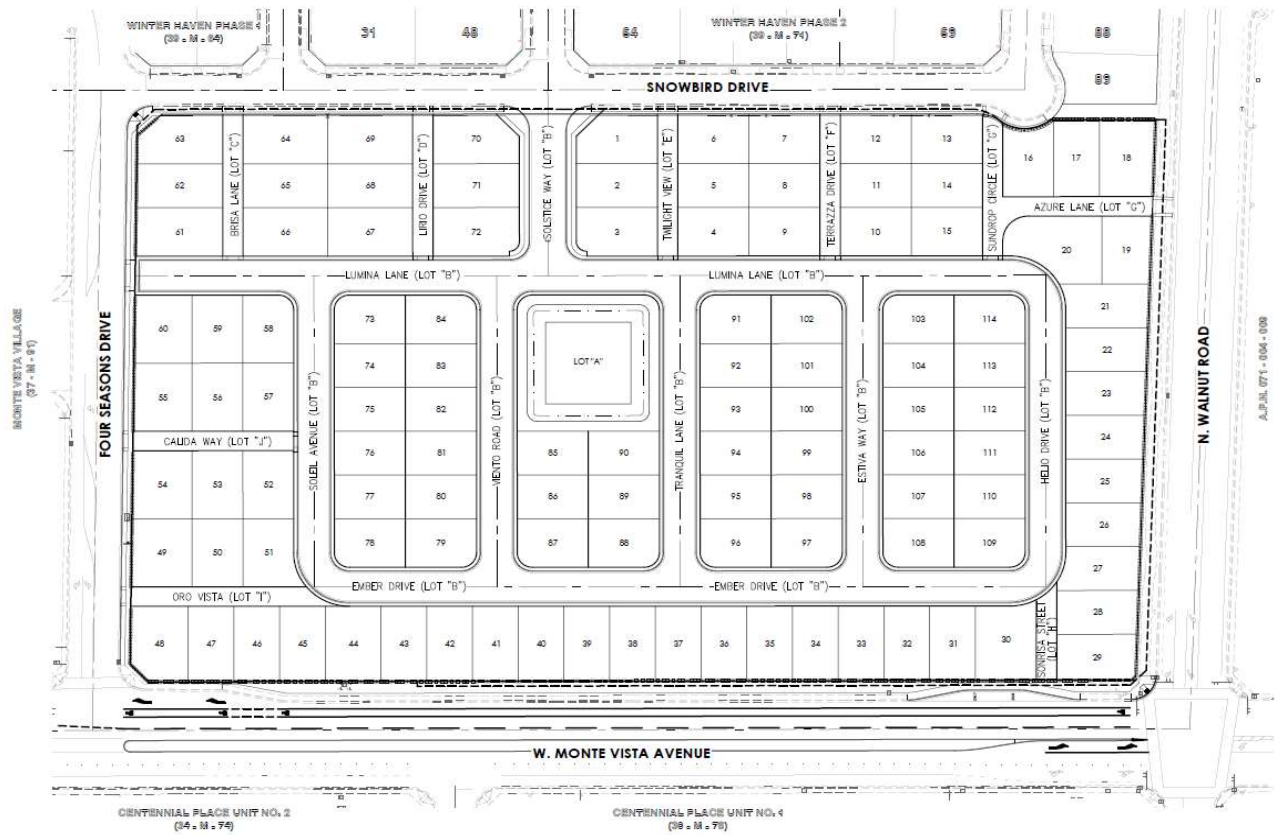
Table 6: Proposed Project Trip Generation

ITE Land Use Code	Land Use	Unit	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
210	Single Family Detached Housing	DU	114	1138	84	21	63	112	71	41

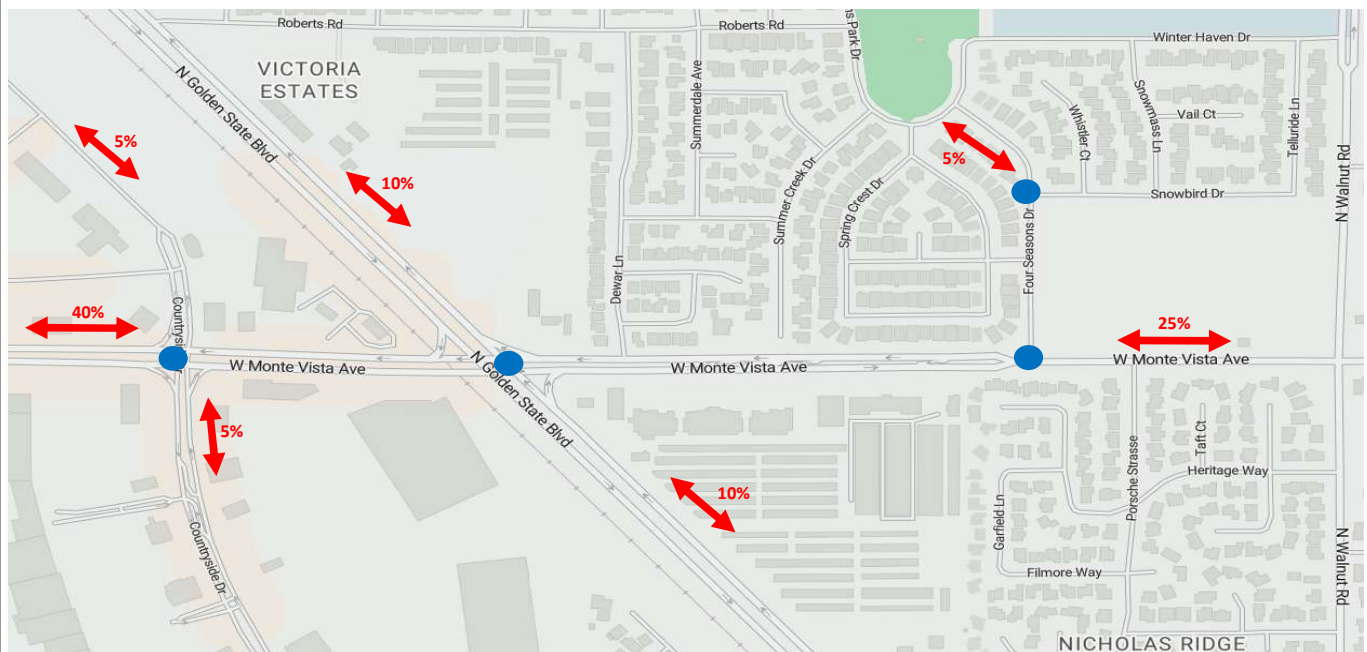
TRIP DISTRIBUTION

Trip distribution is a process that approximates the “proportion of vehicles” between a project site and various destinations outside the project study area. The trip assignment process determines the various routes that vehicles would take from the Project site to each destination using the estimated trip distribution.

The Project is expected to generate trips throughout the City and the County, and the regional trips will be using the regional routes of SR-99 and Golden State Boulevard. Directional trip distribution for Project generated trips was estimated based on existing traffic flow patterns, geographic location of the Project site, and discussions with City staff. The estimated trip distribution patterns are shown on **Figure 6**.



↑
N
Not to Scale



↑ N
Not to Scale

N

PROJECT VEHICLE MILES TRAVELED (VMT)

VMT analysis was conducted using Replica database for the City of Turlock. Replica is a data platform that provides detailed insights into mobility, land use, and economic activity by analyzing real-world travel patterns. It uses data from sources such as mobile devices, sensors, and demographic data to create comprehensive models. One of its key tools is the Vehicle Miles Traveled (VMT) Calculator, which helps governments, transportation agencies, and planners measure and analyze vehicle travel within specific geographic areas.

Based on the Replica data, the project is located within the Census tracts (2020) of 36.10, which comprises of residential, commercial, and university land uses. The residential VMT for developments located within this Census tracts are 8.4 VMT per capita and is lower than the target threshold for the City of Turlock. The target residential VMT for the City of Turlock is 19.2 VMT per capita (15 percent below the Citywide average residential VMT of 22.6 VMT per capita). Therefore, since the project's residential VMT of 8.4 VMT per capita is far below the target threshold of 19.2 VMT per capita, the project is presumed to have a less than significant VMT impact and thus no detailed analysis was conducted as part of this study.

8.0 EXISTING PLUS PROJECT CONDITION

This section details expected traffic conditions at the study intersections under Existing plus Project Conditions. Proposed project trips estimated as part of the trip generation and trip distribution section was added to existing conditions traffic models to evaluate the impact of the proposed project at the study intersections.

Figure 7 shows projected turning movement volumes at the study intersections for Existing plus Project Conditions for AM and PM peak hours. The results of the LOS as compared to Existing Conditions LOS are shown in **Table 7**. All study intersections continue operating at the same LOS as compared to Existing Conditions (acceptable LOS C or better) with no or minimal increase in expected delay at the intersections. Detailed level of service worksheets and results of peak hour signal warrant are provided in **Appendix E**.

Table 7: Existing plus Project Peak Hour LOS

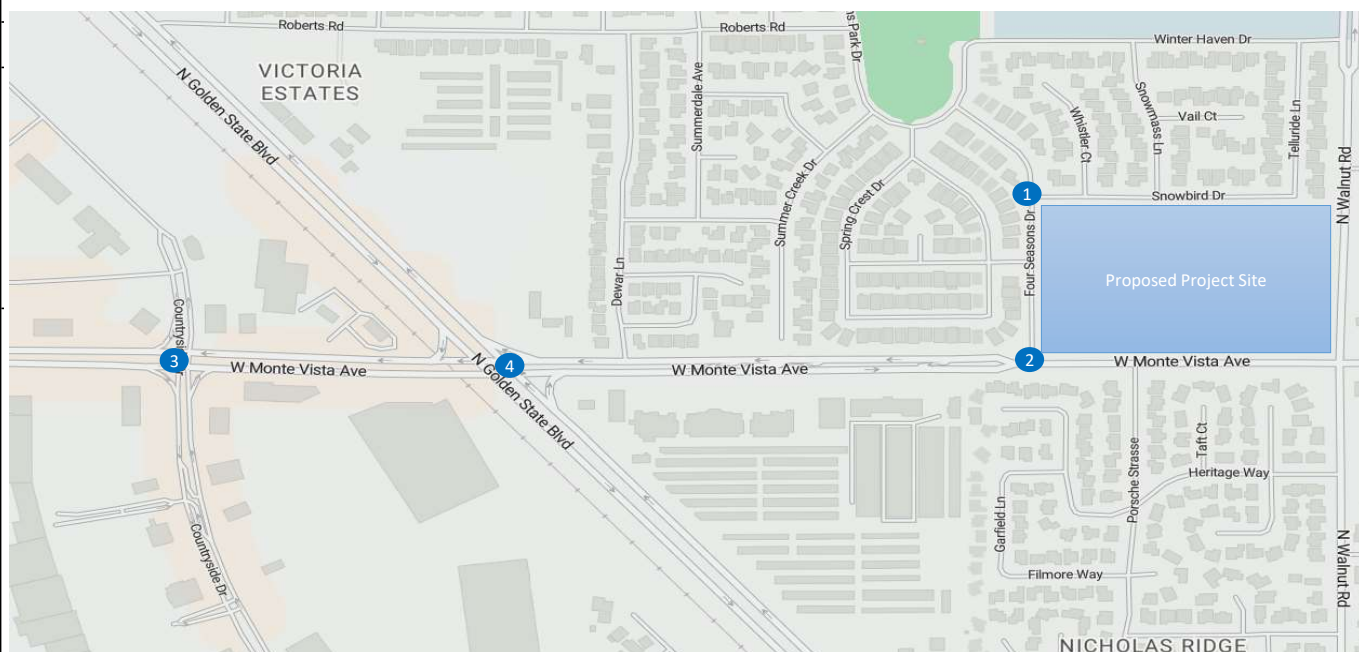
#	Intersection	Control	Existing				Existing plus Project			
			AM Peak		PM Peak		AM Peak		PM Peak	
			LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)
1	Four Seasons Drive/Snowbird Drive	SSSC	A	9.8	A	9.3	B	10.7	B	10.0
2	Four Seasons Drive/Monte Vista Avenue	SSSC	C	17.1	C	17.5	C	18.0	C	20.1
3	Monte Vista Avenue/Countryside Drive	Signal	B	19.4	C	28.5	B	19.4	C	29.0
4	Monte Vista Avenue/Golden State Boulevard	Signal	C	27.1	C	26.3	C	27.4	C	26.7

Note:

SSSC: Side Street Stop Control

Figure
7

Intersection #1 Four Seasons Dr/Snowbird Dr	Intersection #2 Four Seasons Dr/Monte Vista Ave	Intersection #3 Monte Vista Ave/Countryside Dr	Intersection #4 Monte Vista Ave/Golden State Blvd
Northbound (Four Seasons Dr): 44 (35) Southbound (Four Seasons Dr): 6 (12) Eastbound (Snowbird Dr): 11 (5) Westbound (Snowbird Dr): 79 (55) Northbound (Snowbird Dr): 109 (68) Southbound (Snowbird Dr): 52 (88)	Northbound (Four Seasons Dr): 91 (63) Southbound (Four Seasons Dr): 45 (29) Eastbound (Monte Vista Ave): 99 (57) Westbound (Monte Vista Ave): 764 (958) Northbound (Monte Vista Ave): 62 (102) Southbound (Monte Vista Ave): 865 (1060)	Northbound (Monte Vista Ave): 87 (111) Southbound (Monte Vista Ave): 65 (111) Eastbound (Countryside Dr): 89 (103) Westbound (Countryside Dr): 504 (677) Northbound (Countryside Dr): 271 (421) Southbound (Countryside Dr): 109 (121) Northbound (Countryside Dr): 148 (209) Southbound (Countryside Dr): 592 (706) Eastbound (Monte Vista Ave): 183 (328) Westbound (Monte Vista Ave): 150 (402) Northbound (Monte Vista Ave): 61 (92) Southbound (Monte Vista Ave): 133 (278)	Northbound (Monte Vista Ave): 192 (280) Southbound (Monte Vista Ave): 306 (278) Eastbound (Golden State Blvd): 154 (79) Westbound (Golden State Blvd): 573 (849) Northbound (Golden State Blvd): 116 (84) Southbound (Golden State Blvd): 172 (226) Northbound (Golden State Blvd): 236 (217) Southbound (Golden State Blvd): 671 (858) Eastbound (Monte Vista Ave): 62 (114) Westbound (Monte Vista Ave): 93 (178) Northbound (Monte Vista Ave): 588 (306) Southbound (Monte Vista Ave): 92 (114)



N
Not to Scale

LEGEND

-  Study Intersection
-  Traffic Signal
-  Stop Sign

9.0 NEAR-TERM PLUS PROJECT CONDITION

This section details expected traffic conditions at the study intersections under Near-Term plus Project Conditions. Proposed project trips estimated as part of the trip generation and trip distribution section was added to Near-Term conditions traffic models to evaluate the impact of the proposed project at the study intersections.

Figure 8 shows projected turning movement volumes at the study intersections for Existing plus Project Conditions for AM and PM peak hours. The results of the LOS as compared to Existing Conditions LOS are shown in **Table 8**. All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections. Detailed level of service worksheets and results of peak hour signal warrant are provided in **Appendix F**.

Table 8: Near-Term plus Project Peak Hour LOS

#	Intersection	Control	Near-Term				Near-Term plus Project			
			AM Peak		PM Peak		AM Peak		PM Peak	
			LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)
1	Four Seasons Drive/Snowbird Drive	SSSC	A	9.8	A	9.3	B	10.7	B	10.0
2	Four Seasons Drive/Monte Vista Avenue	SSSC	C	17.5	C	17.9	C	18.6	C	21.1
3	Monte Vista Avenue/Countryside Drive	Signal	B	19.5	C	29.3	B	19.6	C	29.8
4	Monte Vista Avenue/Golden State Boulevard	Signal	C	27.6	C	26.9	C	27.9	C	27.4

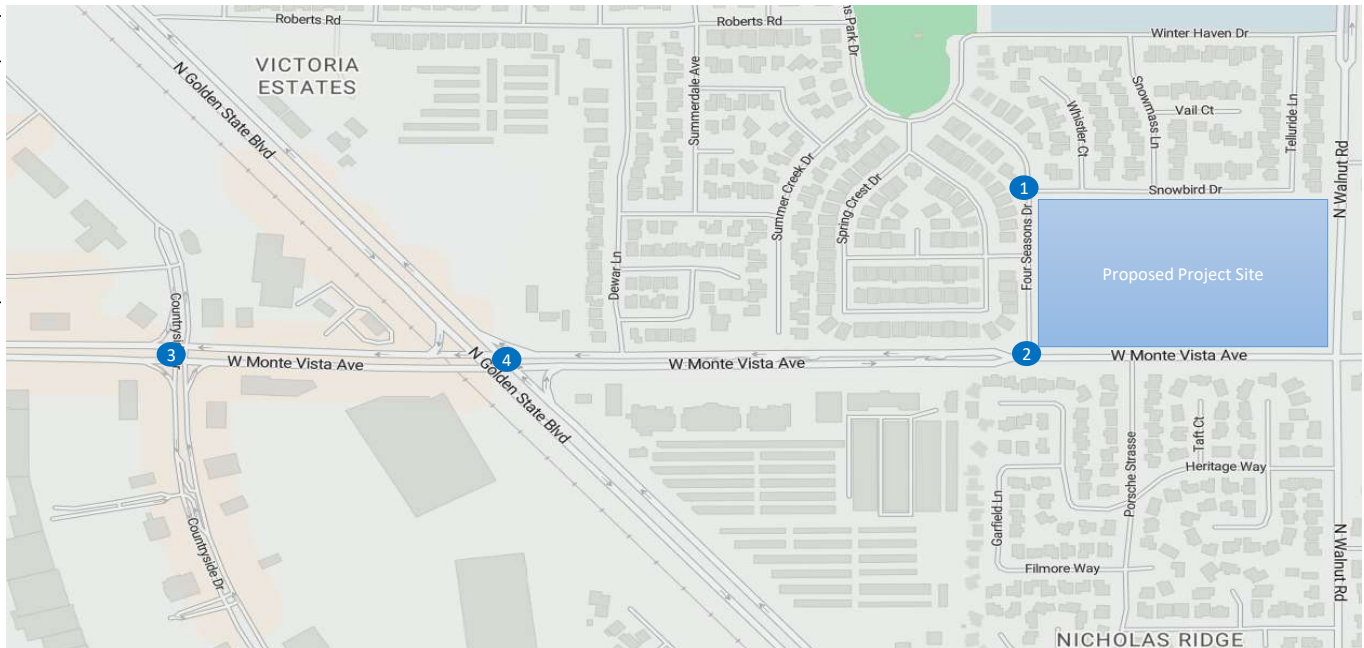
Note:

SSSC: Side Street Stop Control

City of Turlock - Four Seasons Drive Development Traffic Impact Study
Near-Term plus Project Conditions Peak Hour Turning Movement Volume and Controls

Figure
8

Intersection #1 Four Seasons Dr/Snowbird Dr	Intersection #2 Four Seasons Dr/Monte Vista Ave	Intersection #3 Monte Vista Ave/Countryside Dr	Intersection #4 Monte Vista Ave/Golden State Blvd



Not to Scale

LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign

10.0 CUMULATIVE PLUS PROJECT CONDITION

This section details expected traffic conditions at the study intersections under Cumulative plus Project Conditions. Proposed project trips estimated as part of the trip generation and trip distribution section was added to Cumulative conditions traffic models to evaluate the impact of the proposed project at the study intersections.

Figure 9 shows projected turning movement volumes at the study intersections for Existing plus Project Conditions for AM and PM peak hours. The results of the LOS as compared to Existing Conditions LOS are shown in **Table 9**. All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections. Detailed level of service worksheets and results of peak hour signal warrant are provided in **Appendix G**.

General plan build-out plans for the intersections should be considered to establish equitable project contributions to local development impact fee programs that address cumulative traffic impacts.

Table 9: Cumulative plus Project Peak Hour LOS

#	Intersection	Control	Cumulative				Cumulative plus Project			
			AM Peak		PM Peak		AM Peak		PM Peak	
			LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)	LOS	Delay (Sec/Veh)
1	Four Seasons Drive/Snowbird Drive	SSSC	A	9.9	A	9.4	B	10.9	B	10.2
2	Four Seasons Drive/Monte Vista Avenue	SSSC	C	19.1	C	19.7	C	21.2	D	26.4
3	Monte Vista Avenue/Countryside Drive	Signal	C	20.0	C	32.2	C	20.0	C	32.9
4	Monte Vista Avenue/Golden State Boulevard	Signal	C	29.2	C	29.7	C	29.8	C	30.4

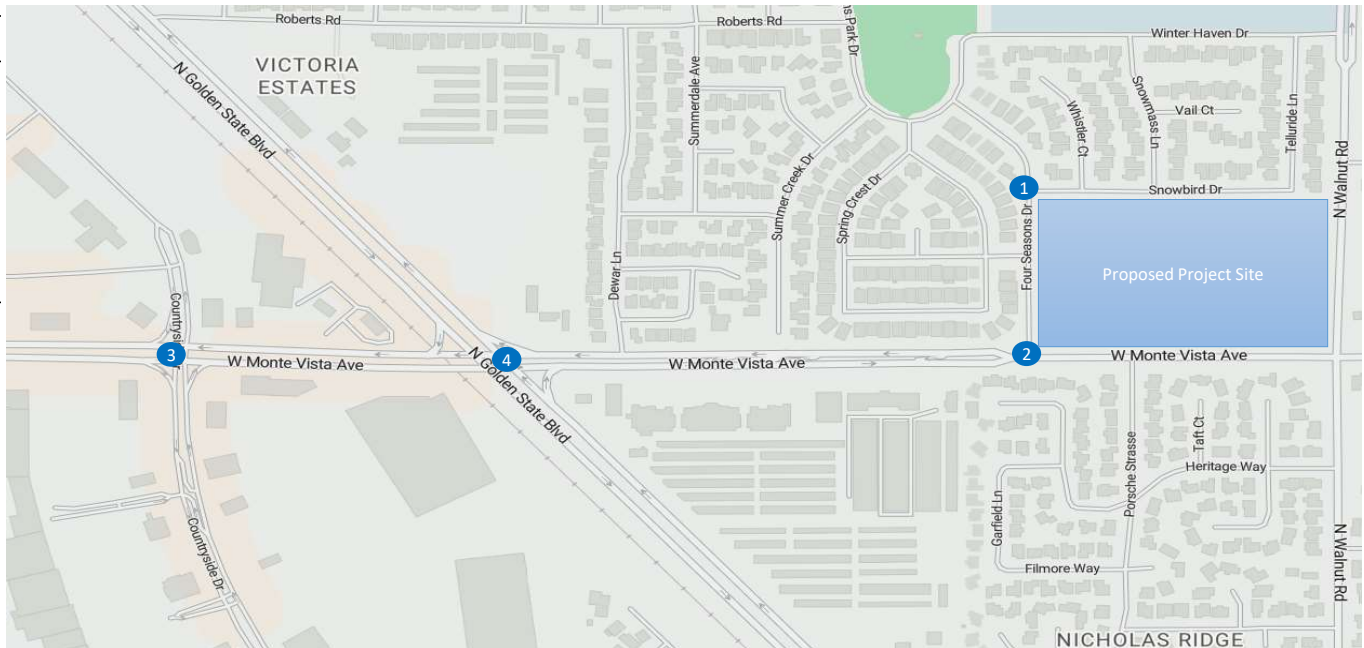
Note:

SSSC: Side Street Stop Control

City of Turlock - Four Seasons Drive Development Traffic Impact Study
Cumulative plus Project Conditions Peak Hour Turning Movement Volume and Controls

Figure 9

Intersection #1 Four Seasons Dr/Snowbird Dr	Intersection #2 Four Seasons Dr/Monte Vista Ave	Intersection #3 Monte Vista Ave/Countryside Dr	Intersection #4 Monte Vista Ave/Golden State Blvd



LEGEND

- Study Intersection
- ⬢ Traffic Signal
- Stop Sign

11.0 CONCLUSION

Based on the results of the analysis, the following is a summary of our findings:

Existing Traffic Conditions

All four study intersections operate at LOS C or better during both the A.M. and P.M. peak periods indicating acceptable conditions.

Near-Term Traffic Condition

All study intersections continue to operate at LOS C or better during both the A.M. and P.M. peak periods indicating acceptable conditions.

Cumulative Traffic Condition

All study intersections continue to operate at LOS C or better during both the A.M. and P.M. peak periods indicating acceptable conditions.

Proposed Project Trip Generation

The peak hour trip generation for the project was estimated based on the *Trip Generation, 11th Edition (most current)*, published by the Institute of Transportation Engineers (ITE) using the published fitted-curve equations from the Single-Family detached housing. The Project is estimated to generate approximately 1,138 daily weekday trips, including approximately 84 trips during the weekday AM peak hour and approximately 112 trips during the PM peak hour.

Existing plus Project Traffic Condition

All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections.

Near-Term plus Project Traffic Condition

All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections.

Cumulative plus Project Condition

All study intersections continue operating at the same LOS as compared to Existing Conditions with no or minimal increase in expected delay at the intersections. General plan build-out plans for the intersections should be considered to establish equitable project contributions to local development impact fee programs that address cumulative traffic impacts.

TRAFFIC IMPACT STUDY FOR THE FOUR SEASONS DRIVE DEVELOPMENT IN TURLOCK, CALIFORNIA

Appendix A Traffic Volume Counts
October 3, 2024

Appendix A TRAFFIC VOLUME COUNTS

National Data & Surveying Services

Intersection Turning Movement Count

Location: 4 Seasons Dr & Snowbird Dr
City: Turlock
Control: 1-Way Stop(WB)

Project ID: 24-090105-001
Date: 8/27/2024

Data - Totals

NS/EW Streets:	4 Seasons Dr				4 Seasons Dr				Snowbird Dr				Snowbird Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	2	1	0	0	4	0	0	0	0	0	0	6	0	0	0	13
7:15 AM	0	6	3	0	0	9	0	0	0	0	0	0	3	0	2	0	23
7:30 AM	0	23	6	0	0	7	0	0	0	0	0	0	5	0	1	0	42
7:45 AM	0	27	12	0	1	17	0	0	0	0	0	0	10	0	2	0	69
8:00 AM	0	37	12	0	3	12	0	0	0	0	0	0	1	0	1	0	66
8:15 AM	0	22	2	0	1	8	0	0	0	0	0	0	3	0	3	0	39
8:30 AM	0	5	2	0	1	4	0	0	0	0	0	0	2	0	0	0	14
8:45 AM	0	12	3	0	0	12	0	0	0	0	0	0	3	0	0	0	30
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	134	41	0	6	73	0	0	0	0	0	0	33	0	9	0	296
PEAK HR :	07:30 AM - 08:30 AM				5	44	0	0	0	0	0	0	19	0	7	0	TOTAL
PEAK HR VOL :	0	109	32	0	0.417	0.647	0.000	0.000	0.000	0.000	0.000	0.000	0.475	0.000	0.583	0.000	216
PEAK HR FACTOR :	0.000	0.736	0.667	0.000	0.681				0.542				0.783				0.783
	0.719																
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	11	6	0	0	6	0	0	0	0	0	0	1	0	0	0	24
4:15 PM	0	18	4	0	2	9	0	0	0	0	0	0	5	0	2	0	40
4:30 PM	0	19	6	0	0	9	0	0	0	0	0	0	1	0	0	0	35
4:45 PM	0	12	5	0	4	7	0	0	0	0	0	0	3	0	1	0	32
5:00 PM	0	20	5	0	2	10	0	0	0	0	0	0	7	0	0	0	44
5:15 PM	0	15	4	0	1	6	0	0	0	0	0	0	5	0	1	0	32
5:30 PM	0	21	7	0	1	12	0	0	0	0	0	0	1	0	1	0	43
5:45 PM	0	9	3	0	0	5	0	0	0	0	0	0	0	0	0	0	17
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	125	40	0	10	64	0	0	0	0	0	0	23	0	5	0	267
PEAK HR :	04:45 PM - 05:45 PM				8	35	0	0	0	0	0	0	16	0	3	0	TOTAL
PEAK HR VOL :	0	68	21	0	0.500	0.729	0.000	0.000	0.000	0.000	0.000	0.000	0.571	0.000	0.750	0.000	151
PEAK HR FACTOR :	0.000	0.810	0.750	0.000	0.827				0.679				0.858				0.858
	0.795																

National Data & Surveying Services

Intersection Turning Movement Count

Location: 4 Seasons Dr & W Monte Vista Ave
City: Turlock
Control: 1-Way Stop(SB)

Project ID: 24-090105-002
Date: 8/27/2024

Data - Totals

NS/EW Streets:	4 Seasons Dr				4 Seasons Dr				W Monte Vista Ave				W Monte Vista Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	2	0	7	0	3	95	0	0	0	138	1	0	246
7:15 AM	0	0	0	0	7	0	5	0	3	128	0	0	0	162	5	0	310
7:30 AM	0	0	0	0	4	0	15	0	8	296	0	1	0	181	21	0	526
7:45 AM	0	0	0	0	11	0	15	0	15	230	0	0	0	183	27	0	481
8:00 AM	0	0	0	0	9	0	10	0	15	171	0	0	0	216	32	0	453
8:15 AM	0	0	0	0	6	0	6	0	9	168	0	0	0	184	13	0	386
8:30 AM	0	0	0	0	8	0	3	0	6	173	0	0	0	172	4	0	366
8:45 AM	0	0	0	0	8	0	8	0	7	225	0	1	0	137	8	0	394
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	44.35%	0.00%	55.65%	0.00%	4.25%	95.62%	0.00%	0.13%	0.00%	92.52%	7.48%	0.00%	3162
PEAK HR :	07:30 AM - 08:30 AM				30	0	46	0	47	865	0	1	0	764	93	0	1846
PEAK HR VOL :	0	0	0	0	0.682	0.000	0.767	0.000	0.783	0.731	0.000	0.250	0.000	0.884	0.727	0.000	0.877
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.731				0.748				0.864				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	5	0	3	0	8	286	0	1	0	207	10	1	521
4:15 PM	0	0	0	0	5	0	10	0	12	283	0	0	0	228	9	0	547
4:30 PM	0	0	0	0	6	0	4	0	13	256	0	0	0	236	14	0	529
4:45 PM	0	0	0	0	5	0	6	0	15	266	0	0	0	245	4	0	541
5:00 PM	0	0	0	0	3	0	14	0	12	255	0	2	0	249	12	0	547
5:15 PM	0	0	0	0	4	0	5	0	9	274	0	0	0	210	11	0	513
5:30 PM	0	0	0	0	8	0	9	0	20	273	0	1	0	207	10	0	528
5:45 PM	0	0	0	0	4	0	1	0	5	246	0	1	0	203	7	0	467
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	40	0	52	0	94	2139	0	5	0	1785	77	1	4193
PEAK HR :	04:15 PM - 05:15 PM				19	0	34	0	52	1060	0	2	0	958	39	0	2164
PEAK HR VOL :	0	0	0	0	0.792	0.000	0.607	0.000	0.867	0.936	0.000	0.250	0.000	0.962	0.696	0.000	0.989
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.779				0.944				0.955				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Countryside Dr & W Monte Vista Ave
City: Turlock
Control: Signalized

Project ID: 24-090105-003
Date: 8/27/2024

Data - Totals

NS/EW Streets:	Countryside Dr				Countryside Dr				W Monte Vista Ave				W Monte Vista Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	37	9	15	0	11	8	21	0	9	94	12	11	20	164	11	0	422
7:15 AM	45	5	11	0	11	6	22	0	12	131	18	16	31	158	10	0	476
7:30 AM	42	8	21	0	17	4	28	0	16	255	13	13	38	154	13	0	622
7:45 AM	40	13	35	0	23	7	13	0	18	208	33	5	42	127	16	0	580
8:00 AM	34	15	32	0	29	12	14	0	28	151	37	8	70	117	17	0	564
8:15 AM	38	16	36	0	28	13	19	0	15	118	45	17	57	122	19	0	543
8:30 AM	27	14	28	0	24	20	24	0	25	158	43	10	66	145	35	0	619
8:45 AM	51	16	36	0	27	20	30	0	33	157	58	12	75	93	15	0	623
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	314	96	214	0	170	90	171	0	156	1272	259	92	399	1080	136	0	4449
PEAK HR :	50.32%	15.38%	34.29%	0.00%	39.44%	20.88%	39.68%	0.00%	8.77%	71.50%	14.56%	5.17%	24.71%	66.87%	8.42%	0.00%	
PEAK HR VOL :	08:00 AM - 09:00 AM				108	65	87	0	101	584	183	47	268	477	86	0	TOTAL
PEAK HR FACTOR :	0.735	0.953	0.917	0.000	0.931	0.813	0.725	0.000	0.765	0.924	0.789	0.691	0.893	0.822	0.614	0.000	2349
	0.833				0.844				0.880				0.845				0.943

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	115	18	72	0	38	24	18	0	33	166	87	17	98	147	11	0	844
4:15 PM	76	18	62	0	44	20	23	0	33	175	85	20	113	164	20	0	853
4:30 PM	110	19	57	0	28	19	25	0	39	153	66	20	115	129	22	0	802
4:45 PM	101	26	67	0	29	20	25	0	32	193	67	17	106	164	30	0	877
5:00 PM	99	21	80	0	29	24	38	0	43	170	87	17	112	216	14	0	950
5:15 PM	112	27	61	0	26	30	21	0	26	153	92	19	103	160	30	0	860
5:30 PM	90	18	67	0	34	37	27	0	33	161	82	22	98	120	27	0	816
5:45 PM	93	20	52	0	28	21	25	0	43	152	72	23	116	153	20	0	818
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	796	167	518	0	256	195	202	0	282	1323	638	155	861	1253	174	0	6820
PEAK HR :	53.75%	11.28%	34.98%	0.00%	39.20%	29.86%	30.93%	0.00%	11.76%	55.17%	26.61%	6.46%	37.63%	54.76%	7.60%	0.00%	
PEAK HR VOL :	04:45 PM - 05:45 PM				118	111	111	0	134	677	328	75	419	660	101	0	TOTAL
PEAK HR FACTOR :	0.897	0.852	0.859	0.000	0.868	0.750	0.730	0.000	0.779	0.877	0.891	0.852	0.935	0.764	0.842	0.000	3503
	0.961				0.867				0.957				0.863				0.922

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Golden State Blvd & W Monte Vista Ave
City: Turlock
Control: Signalized

Project ID: 24-090105-004
Date: 8/27/2024

Data - Totals

NS/EW Streets:	N Golden State Blvd				N Golden State Blvd				W Monte Vista Ave				W Monte Vista Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	21	47	8	0	5	33	36	0	22	92	9	0	9	142	11	1	436
7:15 AM	29	86	13	1	21	38	49	0	23	124	10	0	9	137	27	2	569
7:30 AM	30	125	25	1	46	44	38	1	54	221	10	0	14	135	48	2	794
7:45 AM	12	143	28	4	42	81	40	1	54	177	18	1	37	142	28	2	810
8:00 AM	23	168	19	1	29	78	48	1	57	148	19	1	37	162	35	0	826
8:15 AM	21	152	18	1	49	103	66	1	69	115	15	0	17	101	37	1	766
8:30 AM	32	87	7	0	32	82	64	1	42	136	18	0	21	161	22	0	705
8:45 AM	36	50	7	1	27	37	42	2	37	200	15	0	12	109	20	1	596
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	204	858	125	9	251	496	383	7	358	1213	114	2	156	1089	228	9	5502
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	86	588	90	7	166	306	192	4	234	661	62	2	105	540	148	5	3196
PEAK HR FACTOR :	0.717	0.875	0.804	0.438	0.847	0.743	0.727	1.000	0.848	0.748	0.816	0.500	0.709	0.833	0.771	0.625	0.967
	0.914				0.763				0.841				0.853				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	40	47	21	4	45	53	68	0	51	228	27	0	18	180	17	2	801
4:15 PM	27	61	20	9	44	87	53	2	61	210	36	2	14	216	15	5	862
4:30 PM	32	77	27	2	43	72	71	1	40	197	27	1	21	190	22	1	824
4:45 PM	32	57	34	9	52	54	50	1	51	208	29	0	22	245	19	2	865
5:00 PM	45	93	28	5	43	73	86	2	53	195	24	1	20	214	21	0	903
5:15 PM	38	80	20	4	50	77	72	1	56	223	29	1	19	203	16	5	894
5:30 PM	36	76	25	9	68	74	72	2	55	197	32	0	10	166	19	2	843
5:45 PM	21	67	11	4	45	71	80	2	45	189	23	0	20	178	8	3	767
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	271	558	186	46	390	561	552	11	412	1647	227	5	144	1592	137	20	6759
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	151	306	107	27	213	278	280	6	215	823	114	2	71	828	75	9	3505
PEAK HR FACTOR :	0.839	0.823	0.787	0.750	0.783	0.903	0.814	0.750	0.960	0.923	0.891	0.500	0.807	0.845	0.893	0.450	0.970
	0.864				0.899				0.934				0.853				

Appendix B EXISTING CONDITIONS ANALYSIS

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	7	109	32	5	44
Future Vol, veh/h	19	7	109	32	5	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	9	140	41	6	56
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	229	161	0	0	181	0
Stage 1	161	-	-	-	-	-
Stage 2	68	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	759	884	-	-	1394	-
Stage 1	868	-	-	-	-	-
Stage 2	955	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	756	884	-	-	1394	-
Mov Cap-2 Maneuver	756	-	-	-	-	-
Stage 1	868	-	-	-	-	-
Stage 2	951	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	9.8	0		0.8		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	787	1394	-	
HCM Lane V/C Ratio	-	-	0.042	0.005	-	
HCM Control Delay (s)	-	-	9.8	7.6	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↑	↑	↑
Traffic Vol, veh/h	1	47	865	764	93	30	46
Future Vol, veh/h	1	47	865	764	93	30	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	1	53	983	868	106	34	52
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	868	974	0	-	0	1468	434
Stage 1	-	-	-	-	-	868	-
Stage 2	-	-	-	-	-	600	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	403	704	-	-	-	118	570
Stage 1	-	-	-	-	-	371	-
Stage 2	-	-	-	-	-	511	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	691	691	-	-	-	97	570
Mov Cap-2 Maneuver	-	-	-	-	-	215	-
Stage 1	-	-	-	-	-	306	-
Stage 2	-	-	-	-	-	511	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.6		0		17.1		
HCM LOS					C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	691	-	-	-	215	570	
HCM Lane V/C Ratio	0.077	-	-	-	0.159	0.092	
HCM Control Delay (s)	10.7	-	-	-	24.9	12	
HCM Lane LOS	B	-	-	-	C	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	0.6	0.3	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	584	183	268	477	86	150	61	132	108	65	87
Future Volume (veh/h)	148	584	183	268	477	86	150	61	132	108	65	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	157	621	0	285	507	91	160	65	0	115	69	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	292	989		432	1392	245	294	187		265	171	
Arrive On Green	0.08	0.28	0.00	0.12	0.32	0.32	0.09	0.10	0.00	0.08	0.09	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4368	768	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	157	621	0	285	393	205	160	65	0	115	69	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1732	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	2.3	8.1	0.0	4.2	4.7	4.9	2.4	1.7	0.0	1.7	1.9	0.0
Cycle Q Clear(g_c), s	2.3	8.1	0.0	4.2	4.7	4.9	2.4	1.7	0.0	1.7	1.9	0.0
Prop In Lane	1.00		1.00	1.00		0.44	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	292	989		432	1085	552	294	187		265	171	
V/C Ratio(X)	0.54	0.63		0.66	0.36	0.37	0.54	0.35		0.43	0.40	
Avail Cap(c_a), veh/h	661	2700		856	2778	1413	642	1368		642	1368	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.4	16.8	0.0	22.2	14.0	14.0	23.4	22.4	0.0	23.5	22.8	0.0
Incr Delay (d2), s/veh	1.5	0.7	0.0	1.7	0.2	0.4	1.6	1.1	0.0	1.1	1.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	3.0	0.0	1.7	1.6	1.7	1.0	0.8	0.0	0.7	0.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.9	17.5	0.0	24.0	14.2	14.5	25.0	23.5	0.0	24.6	24.4	0.0
LnGrp LOS	C	B		C	B	B	C	C		C	C	
Approach Vol, veh/h	778			883			225			184		
Approach Delay, s/veh	19.0			17.4			24.5			24.5		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.5	20.8	9.2	10.8	10.3	23.0	9.6	10.4				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	13.2	40.5	9.9	39.0	10.2	43.5	9.9	39.0				
Max Q Clear Time (g_c+I1), s	6.2	10.1	3.7	3.7	4.3	6.9	4.4	3.9				
Green Ext Time (p_c), s	0.6	4.7	0.1	0.3	0.2	4.4	0.2	0.3				

Intersection Summary

HCM 6th Ctrl Delay 19.4

HCM 6th LOS B

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	236	661	62	110	540	148	93	588	90	170	306	192
Future Volume (veh/h)	236	661	62	110	540	148	93	588	90	170	306	192
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	243	681	64	113	557	0	96	606	0	175	315	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	357	980	437	213	832		203	863		276	939	
Arrive On Green	0.10	0.28	0.28	0.06	0.23	0.00	0.06	0.24	0.00	0.08	0.26	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	243	681	64	113	557	0	96	606	0	175	315	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.0	12.5	2.2	2.3	10.4	0.0	2.0	11.4	0.0	3.6	5.2	0.0
Cycle Q Clear(g_c), s	5.0	12.5	2.2	2.3	10.4	0.0	2.0	11.4	0.0	3.6	5.2	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	357	980	437	213	832		203	863		276	939	
V/C Ratio(X)	0.68	0.69	0.15	0.53	0.67		0.47	0.70		0.63	0.34	
Avail Cap(c_a), veh/h	909	2385	1064	909	2385		876	1874		876	1874	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	31.6	23.7	20.0	33.2	25.4	0.0	33.3	25.2	0.0	32.5	21.7	0.0
Incr Delay (d2), s/veh	2.3	0.9	0.2	2.1	0.9	0.0	1.7	1.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	5.1	0.8	1.0	4.3	0.0	0.8	4.7	0.0	1.5	2.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.9	24.6	20.1	35.3	26.3	0.0	35.0	26.3	0.0	34.9	21.9	0.0
LnGrp LOS	C	C	C	D	C		C	C		C	C	
Approach Vol, veh/h	988			670			702			490		
Approach Delay, s/veh	26.6			27.8			27.5			26.6		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.3	26.1	12.3	24.2	13.3	23.1	10.8	25.8				
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	19.2	49.0	18.5	38.5	19.2	49.0	18.5	38.5				
Max Q Clear Time (g_c+I), s	14.3	14.5	5.6	13.4	7.0	12.4	4.0	7.2				
Green Ext Time (p_c), s	0.3	5.6	0.4	4.4	0.6	4.2	0.2	2.2				

Intersection Summary

HCM 6th Ctrl Delay	27.1
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	3	68	21	8	35
Future Vol, veh/h	16	3	68	21	8	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	3	79	24	9	41
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	150	91	0	0	103	0
Stage 1	91	-	-	-	-	-
Stage 2	59	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	842	967	-	-	1489	-
Stage 1	933	-	-	-	-	-
Stage 2	964	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	837	967	-	-	1489	-
Mov Cap-2 Maneuver	837	-	-	-	-	-
Stage 1	933	-	-	-	-	-
Stage 2	958	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	9.3	0		1.4		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-		855	1489	
HCM Lane V/C Ratio	-	-		0.026	0.006	
HCM Control Delay (s)	-	-		9.3	7.4	
HCM Lane LOS	-	-		A	A	
HCM 95th %tile Q(veh)	-	-		0.1	0	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	0.7						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↑	↑	↑
Traffic Vol, veh/h	2	52	1060	958	39	19	34
Future Vol, veh/h	2	52	1060	958	39	19	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	2	53	1071	968	39	19	34
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	968	1007	0	-	0	1614	484
Stage 1	-	-	-	-	-	968	-
Stage 2	-	-	-	-	-	646	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	348	684	-	-	-	95	529
Stage 1	-	-	-	-	-	329	-
Stage 2	-	-	-	-	-	484	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	657	657	-	-	-	75	529
Mov Cap-2 Maneuver	-	-	-	-	-	185	-
Stage 1	-	-	-	-	-	261	-
Stage 2	-	-	-	-	-	484	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.5		0		17.5		
HCM LOS					C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	657	-	-	-	185	529	
HCM Lane V/C Ratio	0.08	-	-	-	0.104	0.065	
HCM Control Delay (s)	11	-	-	-	26.7	12.3	
HCM Lane LOS	B	-	-	-	D	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	0.3	0.2	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	677	328	419	660	101	402	92	275	118	111	111
Future Volume (veh/h)	209	677	328	419	660	101	402	92	275	118	111	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	227	736	0	455	717	110	437	100	0	128	121	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	328	1016		564	1584	241	546	363		213	182	
Arrive On Green	0.09	0.29	0.00	0.16	0.35	0.35	0.16	0.19	0.00	0.06	0.10	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4472	680	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	227	736	0	455	544	283	437	100	0	128	121	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1748	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	4.8	14.1	0.0	9.6	9.3	9.4	9.2	3.5	0.0	2.7	4.7	0.0
Cycle Q Clear(g_c), s	4.8	14.1	0.0	9.6	9.3	9.4	9.2	3.5	0.0	2.7	4.7	0.0
Prop In Lane	1.00		1.00	1.00		0.39	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	328	1016		564	1206	619	546	363		213	182	
V/C Ratio(X)	0.69	0.72		0.81	0.45	0.46	0.80	0.28		0.60	0.66	
Avail Cap(c_a), veh/h	648	1946		739	1954	1003	725	1111		451	963	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	33.2	24.4	0.0	30.6	18.8	18.9	30.8	26.0	0.0	34.7	33.0	0.0
Incr Delay (d2), s/veh	2.6	1.0	0.0	5.0	0.3	0.5	4.7	0.4	0.0	2.7	4.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	5.8	0.0	4.3	3.5	3.7	4.1	1.5	0.0	1.2	2.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.8	25.4	0.0	35.6	19.1	19.4	35.5	26.4	0.0	37.4	37.1	0.0
LnGrp LOS	D	C		D	B	B	D	C		D	D	
Approach Vol, veh/h	963			1282			537			249		
Approach Delay, s/veh	27.8			25.0			33.8			37.2		
Approach LOS	C			C			C			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.2	27.7	9.8	20.2	13.0	32.8	17.1	12.9				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	16.2	41.5	9.9	45.0	14.2	43.5	15.9	39.0				
Max Q Clear Time (g_c+l1), s	11.6	16.1	4.7	5.5	6.8	11.4	11.2	6.7				
Green Ext Time (p_c), s	0.8	5.5	0.1	0.6	0.4	6.3	0.7	0.7				

Intersection Summary

HCM 6th Ctrl Delay	28.5
HCM 6th LOS	C

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	823	114	80	828	75	178	306	107	219	278	280
Future Volume (veh/h)	217	823	114	80	828	75	178	306	107	219	278	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	224	848	118	82	854	0	184	315	0	226	287	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	327	1311	585	192	1173		238	502		321	587	
Arrive On Green	0.09	0.37	0.37	0.06	0.33	0.00	0.07	0.14	0.00	0.09	0.17	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	224	848	118	82	854	0	184	315	0	226	287	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	4.6	14.4	3.7	1.7	15.4	0.0	3.8	6.1	0.0	4.6	5.3	0.0
Cycle Q Clear(g_c), s	4.6	14.4	3.7	1.7	15.4	0.0	3.8	6.1	0.0	4.6	5.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	327	1311	585	192	1173		238	502		321	587	
V/C Ratio(X)	0.69	0.65	0.20	0.43	0.73		0.77	0.63		0.70	0.49	
Avail Cap(c_a), veh/h	614	2456	1095	238	2069		238	1976		457	2201	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	31.8	19.0	15.6	33.2	21.5	0.0	33.3	29.4	0.0	32.0	27.5	0.0
Incr Delay (d2), s/veh	2.6	0.5	0.2	1.5	0.9	0.0	14.6	1.3	0.0	2.8	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	5.6	1.3	0.7	6.1	0.0	2.0	2.6	0.0	2.0	2.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.4	19.5	15.8	34.7	22.3	0.0	47.9	30.7	0.0	34.8	28.2	0.0
LnGrp LOS	C	B	B	C	C		D	C		C	C	
Approach Vol, veh/h	1190			936			499			513		
Approach Delay, s/veh	22.0			23.4			37.0			31.1		
Approach LOS	C			C			D			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.8	32.8	13.3	16.8	12.7	30.0	11.5	18.5				
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	5.0	50.2	9.6	40.4	12.9	42.3	5.0	45.0				
Max Q Clear Time (g_c+13, s)	13.7	16.4	6.6	8.1	6.6	17.4	5.8	7.3				
Green Ext Time (p_c), s	0.0	7.6	0.2	2.2	0.4	6.6	0.0	2.0				

Intersection Summary

HCM 6th Ctrl Delay	26.3
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix C ANALYSIS: NEAR-TERM PROJECTS CONDITIONS

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	7	109	32	5	44
Future Vol, veh/h	19	7	109	32	5	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	9	143	42	7	58
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	236	164	0	0	185	0
Stage 1	164	-	-	-	-	-
Stage 2	72	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	752	881	-	-	1390	-
Stage 1	865	-	-	-	-	-
Stage 2	951	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	748	881	-	-	1390	-
Mov Cap-2 Maneuver	748	-	-	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	946	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	9.8	0		0.8		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	780	1390	-	
HCM Lane V/C Ratio	-	-	0.044	0.005	-	
HCM Control Delay (s)	-	-	9.8	7.6	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	1	47	865	764	93	30	46
Future Vol, veh/h	1	47	865	764	93	30	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	1	54	1003	886	108	35	53
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	886	994	0	-	0	1498	443
Stage 1	-	-	-	-	-	886	-
Stage 2	-	-	-	-	-	612	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	393	692	-	-	-	113	562
Stage 1	-	-	-	-	-	363	-
Stage 2	-	-	-	-	-	504	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	679	679	-	-	-	92	562
Mov Cap-2 Maneuver	-	-	-	-	-	208	-
Stage 1	-	-	-	-	-	295	-
Stage 2	-	-	-	-	-	504	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.6		0		17.5		
HCM LOS	C						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	679	-	-	-	208	562	
HCM Lane V/C Ratio	0.08	-	-	-	0.167	0.095	
HCM Control Delay (s)	10.8	-	-	-	25.8	12.1	
HCM Lane LOS	B	-	-	-	D	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	0.6	0.3	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	584	183	268	477	86	150	61	132	108	65	87
Future Volume (veh/h)	148	584	183	268	477	86	150	61	132	108	65	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	161	634	0	291	518	93	163	66	0	117	71	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	292	1003		437	1416	249	293	185		265	170	
Arrive On Green	0.08	0.28	0.00	0.13	0.32	0.32	0.08	0.10	0.00	0.08	0.09	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4367	769	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	161	634	0	291	401	210	163	66	0	117	71	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1732	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	2.4	8.4	0.0	4.3	4.9	5.0	2.4	1.8	0.0	1.7	1.9	0.0
Cycle Q Clear(g_c), s	2.4	8.4	0.0	4.3	4.9	5.0	2.4	1.8	0.0	1.7	1.9	0.0
Prop In Lane	1.00		1.00	1.00		0.44	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	292	1003		437	1103	561	293	185		265	170	
V/C Ratio(X)	0.55	0.63		0.67	0.36	0.37	0.56	0.36		0.44	0.42	
Avail Cap(c_a), veh/h	654	2672		847	2749	1399	635	1354		635	1354	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.7	16.9	0.0	22.4	13.9	14.0	23.7	22.7	0.0	23.8	23.1	0.0
Incr Delay (d2), s/veh	1.6	0.7	0.0	1.8	0.2	0.4	1.7	1.2	0.0	1.2	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	3.1	0.0	1.7	1.7	1.8	1.0	0.8	0.0	0.7	0.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.3	17.6	0.0	24.2	14.1	14.4	25.3	23.8	0.0	24.9	24.8	0.0
LnGrp LOS	C	B		C	B	B	C	C		C	C	
Approach Vol, veh/h	795			902			229			188		
Approach Delay, s/veh	19.1			17.4			24.9			24.9		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.6	21.2	9.2	10.8	10.4	23.5	9.7	10.4				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	13.2	40.5	9.9	39.0	10.2	43.5	9.9	39.0				
Max Q Clear Time (g_c+I1), s	6.3	10.4	3.7	3.8	4.4	7.0	4.4	3.9				
Green Ext Time (p_c), s	0.6	4.8	0.1	0.3	0.2	4.5	0.2	0.4				

Intersection Summary

HCM 6th Ctrl Delay 19.5

HCM 6th LOS B

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	236	661	62	110	540	148	93	588	90	170	306	192
Future Volume (veh/h)	236	661	62	110	540	148	93	588	90	170	306	192
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	248	695	65	116	568	0	98	618	0	179	322	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	360	992	443	211	839		202	873		280	953	
Arrive On Green	0.10	0.28	0.28	0.06	0.24	0.00	0.06	0.25	0.00	0.08	0.27	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	248	695	65	116	568	0	98	618	0	179	322	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.2	13.0	2.3	2.4	10.8	0.0	2.0	11.8	0.0	3.7	5.4	0.0
Cycle Q Clear(g_c), s	5.2	13.0	2.3	2.4	10.8	0.0	2.0	11.8	0.0	3.7	5.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	360	992	443	211	839		202	873		280	953	
V/C Ratio(X)	0.69	0.70	0.15	0.55	0.68		0.49	0.71		0.64	0.34	
Avail Cap(c_a), veh/h	892	2340	1044	892	2340		859	1838		859	1838	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.2	24.0	20.2	33.9	25.8	0.0	34.0	25.6	0.0	33.1	21.9	0.0
Incr Delay (d2), s/veh	2.3	0.9	0.2	2.2	1.0	0.0	1.8	1.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.3	0.8	1.1	4.5	0.0	0.9	4.9	0.0	1.6	2.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.5	24.9	20.3	36.2	26.8	0.0	35.8	26.7	0.0	35.6	22.1	0.0
LnGrp LOS	C	C	C	D	C		D	C		D	C	
Approach Vol, veh/h	1008			684			716			501		
Approach Delay, s/veh	27.0			28.4			28.0			26.9		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	26.8	12.5	24.8	13.6	23.6	10.8	26.5					
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5					
Max Green Setting (Gmax), s	49.0	18.5	38.5	19.2	49.0	18.5	38.5					
Max Q Clear Time (g_c+I), s	14.4	15.0	5.7	13.8	7.2	12.8	4.0	7.4				
Green Ext Time (p_c), s	0.3	5.7	0.4	4.5	0.6	4.3	0.2	2.2				

Intersection Summary

HCM 6th Ctrl Delay	27.6
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	3	68	21	8	35
Future Vol, veh/h	16	3	68	21	8	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	4	81	25	9	42
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	154	94	0	0	106	0
Stage 1	94	-	-	-	-	-
Stage 2	60	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	838	963	-	-	1485	-
Stage 1	930	-	-	-	-	-
Stage 2	963	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	833	963	-	-	1485	-
Mov Cap-2 Maneuver	833	-	-	-	-	-
Stage 1	930	-	-	-	-	-
Stage 2	957	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	9.3	0		1.4		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	851	1485	-	
HCM Lane V/C Ratio	-	-	0.026	0.006	-	
HCM Control Delay (s)	-	-	9.3	7.4	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	0.7						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↑	↑	↑
Traffic Vol, veh/h	2	52	1060	958	39	19	34
Future Vol, veh/h	2	52	1060	958	39	19	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	2	54	1092	987	40	20	35
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	987	1027	0	-	0	1645	494
Stage 1	-	-	-	-	-	987	-
Stage 2	-	-	-	-	-	658	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	338	672	-	-	-	90	521
Stage 1	-	-	-	-	-	322	-
Stage 2	-	-	-	-	-	477	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	645	645	-	-	-	70	521
Mov Cap-2 Maneuver	-	-	-	-	-	178	-
Stage 1	-	-	-	-	-	251	-
Stage 2	-	-	-	-	-	477	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.5		0		17.9		
HCM LOS					C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	645	-	-	-	178	521	
HCM Lane V/C Ratio	0.083	-	-	-	0.11	0.067	
HCM Control Delay (s)	11.1	-	-	-	27.7	12.4	
HCM Lane LOS	B	-	-	-	D	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	0.4	0.2	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	677	328	419	660	101	402	92	275	118	111	111
Future Volume (veh/h)	209	677	328	419	660	101	402	92	275	118	111	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	232	751	0	465	732	112	446	102	0	131	123	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	331	1026		570	1601	243	551	367		210	183	
Arrive On Green	0.10	0.29	0.00	0.16	0.36	0.36	0.16	0.20	0.00	0.06	0.10	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4474	678	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	232	751	0	465	555	289	446	102	0	131	123	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1748	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	5.0	14.8	0.0	10.1	9.7	9.8	9.7	3.6	0.0	2.9	4.9	0.0
Cycle Q Clear(g_c), s	5.0	14.8	0.0	10.1	9.7	9.8	9.7	3.6	0.0	2.9	4.9	0.0
Prop In Lane	1.00		1.00	1.00		0.39	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	331	1026		570	1218	626	551	367		210	183	
V/C Ratio(X)	0.70	0.73		0.82	0.46	0.46	0.81	0.28		0.62	0.67	
Avail Cap(c_a), veh/h	633	1903		722	1910	981	709	1086		441	941	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.0	24.9	0.0	31.2	19.1	19.1	31.4	26.5	0.0	35.5	33.8	0.0
Incr Delay (d2), s/veh	2.7	1.0	0.0	5.8	0.3	0.5	5.5	0.4	0.0	3.0	4.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	6.1	0.0	4.5	3.7	3.9	4.3	1.6	0.0	1.3	2.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.7	25.9	0.0	37.0	19.4	19.7	36.9	26.9	0.0	38.5	38.0	0.0
LnGrp LOS	D	C		D	B	B	D	C		D	D	
Approach Vol, veh/h	983				1309				548			
Approach Delay, s/veh	28.4				25.7				35.1			
Approach LOS	C				C				D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.6	28.4	9.8	20.7	13.2	33.7	17.5	13.1				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	16.2	41.5	9.9	45.0	14.2	43.5	15.9	39.0				
Max Q Clear Time (g_c+I1), s	12.1	16.8	4.9	5.6	7.0	11.8	11.7	6.9				
Green Ext Time (p_c), s	0.7	5.6	0.1	0.6	0.4	6.4	0.7	0.7				

Intersection Summary

HCM 6th Ctrl Delay	29.3
HCM 6th LOS	C

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	823	114	80	828	75	178	306	107	219	278	280
Future Volume (veh/h)	217	823	114	80	828	75	178	306	107	219	278	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	228	865	120	84	871	0	187	322	0	230	292	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	329	1327	592	192	1186		233	507		323	600	
Arrive On Green	0.10	0.37	0.37	0.06	0.33	0.00	0.07	0.14	0.00	0.09	0.17	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	228	865	120	84	871	0	187	322	0	230	292	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	4.7	14.9	3.8	1.7	16.0	0.0	4.0	6.3	0.0	4.8	5.5	0.0
Cycle Q Clear(g_c), s	4.7	14.9	3.8	1.7	16.0	0.0	4.0	6.3	0.0	4.8	5.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	329	1327	592	192	1186		233	507		323	600	
V/C Ratio(X)	0.69	0.65	0.20	0.44	0.73		0.80	0.64		0.71	0.49	
Avail Cap(c_a), veh/h	602	2409	1075	233	2030		233	1939		448	2160	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.5	19.2	15.7	33.8	21.8	0.0	34.0	29.9	0.0	32.6	27.9	0.0
Incr Delay (d2), s/veh	2.6	0.5	0.2	1.6	0.9	0.0	17.9	1.3	0.0	3.2	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	5.8	1.3	0.8	6.4	0.0	2.2	2.7	0.0	2.1	2.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.1	19.8	15.9	35.4	22.7	0.0	51.9	31.3	0.0	35.8	28.5	0.0
LnGrp LOS	D	B	B	D	C		D	C		D	C	
Approach Vol, veh/h	1213			955			509			522		
Approach Delay, s/veh	22.3			23.8			38.8			31.7		
Approach LOS	C			C			D			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.9	33.6	13.4	17.1	12.9	30.7	11.5	19.0				
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	5.0	50.2	9.6	40.4	12.9	42.3	5.0	45.0				
Max Q Clear Time (g_c+13, s)	13.7	16.9	6.8	8.3	6.7	18.0	6.0	7.5				
Green Ext Time (p_c), s	0.0	7.7	0.2	2.2	0.4	6.7	0.0	2.1				

Intersection Summary

HCM 6th Ctrl Delay	26.9
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix D ANALYSIS: CUMULATIVE PROJECTS CONDITIONS

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	7	109	32	5	44
Future Vol, veh/h	19	7	109	32	5	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	10	152	45	7	61
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	250	175	0	0	197	0
Stage 1	175	-	-	-	-	-
Stage 2	75	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	739	868	-	-	1376	-
Stage 1	855	-	-	-	-	-
Stage 2	948	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	735	868	-	-	1376	-
Mov Cap-2 Maneuver	735	-	-	-	-	-
Stage 1	855	-	-	-	-	-
Stage 2	943	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	9.9	0		0.8		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 767		1376	-	
HCM Lane V/C Ratio	-	- 0.047		0.005	-	
HCM Control Delay (s)	-	- 9.9		7.6	0	
HCM Lane LOS	-	- A		A	A	
HCM 95th %tile Q(veh)	-	- 0.1		0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1.1						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	1	47	865	764	93	30	46
Future Vol, veh/h	1	47	865	764	93	30	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	1	58	1071	946	115	37	57
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	946	1061	0	-	0	1600	473
Stage 1	-	-	-	-	-	946	-
Stage 2	-	-	-	-	-	654	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	360	652	-	-	-	97	538
Stage 1	-	-	-	-	-	338	-
Stage 2	-	-	-	-	-	479	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	639	639	-	-	-	75	538
Mov Cap-2 Maneuver	-	-	-	-	-	185	-
Stage 1	-	-	-	-	-	261	-
Stage 2	-	-	-	-	-	479	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.6		0		19.1		
HCM LOS	C						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	639	-	-	-	185	538	
HCM Lane V/C Ratio	0.091	-	-	-	0.201	0.106	
HCM Control Delay (s)	11.2	-	-	-	29.3	12.5	
HCM Lane LOS	B	-	-	-	D	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	0.7	0.4	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	584	183	268	477	86	150	61	132	108	65	87
Future Volume (veh/h)	148	584	183	268	477	86	150	61	132	108	65	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	172	677	0	311	553	100	174	71	0	125	75	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	288	1047		454	1494	265	289	178		265	165	
Arrive On Green	0.08	0.29	0.00	0.13	0.34	0.34	0.08	0.10	0.00	0.08	0.09	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4360	775	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	172	677	0	311	430	223	174	71	0	125	75	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1731	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	2.7	9.3	0.0	4.8	5.3	5.4	2.7	2.0	0.0	1.9	2.1	0.0
Cycle Q Clear(g_c), s	2.7	9.3	0.0	4.8	5.3	5.4	2.7	2.0	0.0	1.9	2.1	0.0
Prop In Lane	1.00		1.00	1.00		0.45	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	288	1047		454	1166	593	289	178		265	165	
V/C Ratio(X)	0.60	0.65		0.69	0.37	0.38	0.60	0.40		0.47	0.45	
Avail Cap(c_a), veh/h	632	2583		819	2657	1351	614	1309		614	1309	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.6	17.1	0.0	23.1	13.8	13.8	24.6	23.7	0.0	24.6	24.1	0.0
Incr Delay (d2), s/veh	2.0	0.7	0.0	1.8	0.2	0.4	2.0	1.4	0.0	1.3	1.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	3.5	0.0	1.9	1.8	1.9	1.1	0.9	0.0	0.8	1.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.6	17.8	0.0	24.9	14.0	14.2	26.7	25.1	0.0	25.9	26.1	0.0
LnGrp LOS	C	B		C	B	B	C	C		C	C	
Approach Vol, veh/h	849			964			245			200		
Approach Delay, s/veh	19.6			17.6			26.2			26.0		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	13.1	22.4	9.4	10.8	10.5	25.1	9.8	10.4				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	13.2	40.5	9.9	39.0	10.2	43.5	9.9	39.0				
Max Q Clear Time (g_c+I1), s	6.8	11.3	3.9	4.0	4.7	7.4	4.7	4.1				
Green Ext Time (p_c), s	0.6	5.2	0.2	0.4	0.2	4.8	0.2	0.4				
Intersection Summary												
HCM 6th Ctrl Delay	20.0											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	236	661	62	110	540	148	93	588	90	170	306	192
Future Volume (veh/h)	236	661	62	110	540	148	93	588	90	170	306	192
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	265	743	70	124	607	0	105	661	0	191	344	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	372	1032	460	206	862		196	905		288	1000	
Arrive On Green	0.11	0.29	0.29	0.06	0.24	0.00	0.06	0.25	0.00	0.08	0.28	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	265	743	70	124	607	0	105	661	0	191	344	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.9	14.9	2.6	2.8	12.4	0.0	2.4	13.5	0.0	4.3	6.1	0.0
Cycle Q Clear(g_c), s	5.9	14.9	2.6	2.8	12.4	0.0	2.4	13.5	0.0	4.3	6.1	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	372	1032	460	206	862		196	905		288	1000	
V/C Ratio(X)	0.71	0.72	0.15	0.60	0.70		0.54	0.73		0.66	0.34	
Avail Cap(c_a), veh/h	834	2189	976	834	2189		804	1720		804	1720	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.3	25.3	21.0	36.5	27.5	0.0	36.5	27.1	0.0	35.4	22.7	0.0
Incr Delay (d2), s/veh	2.6	1.0	0.2	2.8	1.1	0.0	2.3	1.2	0.0	2.6	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	6.1	1.0	1.2	5.2	0.0	1.0	5.7	0.0	1.9	2.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.9	26.3	21.1	39.3	28.6	0.0	38.8	28.3	0.0	38.0	22.9	0.0
LnGrp LOS	D	C	C	D	C		D	C		D	C	
Approach Vol, veh/h	1078			731			766			535		
Approach Delay, s/veh	28.5			30.4			29.7			28.3		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), \$0.5	29.1	13.1	26.8	14.4	25.3	11.0	28.9					
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	19.2	49.0	18.5	38.5	19.2	49.0	18.5	38.5				
Max Q Clear Time (g_c+I), s	14.8	16.9	6.3	15.5	7.9	14.4	4.4	8.1				
Green Ext Time (p_c), s	0.3	6.2	0.5	4.7	0.7	4.7	0.2	2.4				

Intersection Summary

HCM 6th Ctrl Delay	29.2
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	3	68	21	8	35
Future Vol, veh/h	16	3	68	21	8	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	4	86	27	10	44
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	164	100	0	0	113	0
Stage 1	100	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	827	956	-	-	1476	-
Stage 1	924	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	821	956	-	-	1476	-
Mov Cap-2 Maneuver	821	-	-	-	-	-
Stage 1	924	-	-	-	-	-
Stage 2	952	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	9.4	0	1.4			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	840	1476	-	
HCM Lane V/C Ratio	-	-	0.029	0.007	-	
HCM Control Delay (s)	-	-	9.4	7.5	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	0.8						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	2	52	1060	958	39	19	34
Future Vol, veh/h	2	52	1060	958	39	19	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	2	57	1167	1055	43	21	37
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1055	1098	0	-	0	1757	528
Stage 1	-	-	-	-	-	1055	-
Stage 2	-	-	-	-	-	702	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	306	631	-	-	-	76	495
Stage 1	-	-	-	-	-	296	-
Stage 2	-	-	-	-	-	453	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	604	604	-	-	-	55	495
Mov Cap-2 Maneuver	-	-	-	-	-	154	-
Stage 1	-	-	-	-	-	214	-
Stage 2	-	-	-	-	-	453	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.6		0		19.7		
HCM LOS	C						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	604	-	-	-	154	495	
HCM Lane V/C Ratio	0.095	-	-	-	0.136	0.076	
HCM Control Delay (s)	11.6	-	-	-	32	12.9	
HCM Lane LOS	B	-	-	-	D	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	0.5	0.2	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	677	328	419	660	101	402	92	275	118	111	111
Future Volume (veh/h)	209	677	328	419	660	101	402	92	275	118	111	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	248	802	0	496	782	120	476	109	0	140	132	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	340	1061		585	1652	252	566	377		217	188	
Arrive On Green	0.10	0.30	0.00	0.17	0.37	0.37	0.16	0.20	0.00	0.06	0.10	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4471	681	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	248	802	0	496	594	308	476	109	0	140	132	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1748	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	5.8	17.1	0.0	11.7	11.2	11.3	11.2	4.1	0.0	3.3	5.7	0.0
Cycle Q Clear(g_c), s	5.8	17.1	0.0	11.7	11.2	11.3	11.2	4.1	0.0	3.3	5.7	0.0
Prop In Lane	1.00		1.00	1.00		0.39	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	340	1061		585	1258	646	566	377		217	188	
V/C Ratio(X)	0.73	0.76		0.85	0.47	0.48	0.84	0.29		0.65	0.70	
Avail Cap(c_a), veh/h	586	1761		669	1768	908	656	1005		409	871	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	36.7	26.6	0.0	33.7	20.2	20.2	34.0	28.3	0.0	38.3	36.4	0.0
Incr Delay (d2), s/veh	3.0	1.1	0.0	9.0	0.3	0.5	8.6	0.4	0.0	3.2	4.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	7.1	0.0	5.5	4.3	4.5	5.2	1.9	0.0	1.5	2.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	39.6	27.7	0.0	42.7	20.4	20.8	42.5	28.7	0.0	41.5	41.1	0.0
LnGrp LOS	D	C		D	C	C	D	C		D	D	
Approach Vol, veh/h	1050			1398			585			272		
Approach Delay, s/veh	30.5			28.4			39.9			41.3		
Approach LOS	C			C			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	31.0	10.4	22.4	14.0	36.9	18.8	13.9				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	16.2	41.5	9.9	45.0	14.2	43.5	15.9	39.0				
Max Q Clear Time (g_c+I1), s	13.7	19.1	5.3	6.1	7.8	13.3	13.2	7.7				
Green Ext Time (p_c), s	0.5	5.9	0.2	0.6	0.4	6.9	0.5	0.7				
Intersection Summary												
HCM 6th Ctrl Delay	32.2											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	823	114	80	828	75	178	306	107	219	278	280
Future Volume (veh/h)	217	823	114	80	828	75	178	306	107	219	278	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	244	925	128	90	930	0	200	344	0	246	312	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	339	1383	617	188	1227		218	522		333	640	
Arrive On Green	0.10	0.39	0.39	0.05	0.35	0.00	0.06	0.15	0.00	0.10	0.18	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	244	925	128	90	930	0	200	344	0	246	312	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.4	17.0	4.2	2.0	18.4	0.0	4.6	7.2	0.0	5.5	6.2	0.0
Cycle Q Clear(g_c), s	5.4	17.0	4.2	2.0	18.4	0.0	4.6	7.2	0.0	5.5	6.2	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	339	1383	617	188	1227		218	522		333	640	
V/C Ratio(X)	0.72	0.67	0.21	0.48	0.76		0.92	0.66		0.74	0.49	
Avail Cap(c_a), veh/h	563	2253	1005	218	1898		218	1813		419	2020	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.6	20.0	16.1	36.3	23.0	0.0	36.9	31.9	0.0	34.8	29.2	0.0
Incr Delay (d2), s/veh	2.9	0.6	0.2	1.9	1.0	0.0	38.8	1.4	0.0	5.2	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	6.7	1.5	0.9	7.4	0.0	3.1	3.1	0.0	2.5	2.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	37.5	20.5	16.2	38.2	24.0	0.0	75.6	33.3	0.0	40.0	29.8	0.0
LnGrp LOS	D	C	B	D	C		E	C		D	C	
Approach Vol, veh/h	1297			1020			544			558		
Approach Delay, s/veh	23.3			25.2			48.9			34.3		
Approach LOS	C			C			D			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), \$0.1	36.8	14.1	18.1	13.6	33.3	11.5	20.8					
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	50.2	50.2	9.6	40.4	12.9	42.3	5.0	45.0				
Max Q Clear Time (g_c+14), s	19.0	19.0	7.5	9.2	7.4	20.4	6.6	8.2				
Green Ext Time (p_c), s	0.0	8.3	0.2	2.4	0.4	7.0	0.0	2.2				

Intersection Summary

HCM 6th Ctrl Delay	29.7
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix E ANALYSIS: EXISTING PLUS PROJECT CONDITIONS

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	3.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	79	11	109	52	6	44
Future Vol, veh/h	79	11	109	52	6	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	101	14	140	67	8	56
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	246	174	0	0	207	0
Stage 1	174	-	-	-	-	-
Stage 2	72	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	742	869	-	-	1364	-
Stage 1	856	-	-	-	-	-
Stage 2	951	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	738	869	-	-	1364	-
Mov Cap-2 Maneuver	738	-	-	-	-	-
Stage 1	856	-	-	-	-	-
Stage 2	945	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.7	0		0.9		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 752		1364	-	
HCM Lane V/C Ratio	-	- 0.153		0.006	-	
HCM Control Delay (s)	-	- 10.7		7.7	0	
HCM Lane LOS	-	- B		A	A	
HCM 95th %tile Q(veh)	-	- 0.5		0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1.6						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↑	↑	↑
Traffic Vol, veh/h	1	61	865	764	99	45	91
Future Vol, veh/h	1	61	865	764	99	45	91
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	1	69	983	868	113	51	103
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	868	981	0	-	0	1500	434
Stage 1	-	-	-	-	-	868	-
Stage 2	-	-	-	-	-	632	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	403	699	-	-	-	113	570
Stage 1	-	-	-	-	-	371	-
Stage 2	-	-	-	-	-	492	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	687	687	-	-	-	88	570
Mov Cap-2 Maneuver	-	-	-	-	-	202	-
Stage 1	-	-	-	-	-	288	-
Stage 2	-	-	-	-	-	492	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.7		0		18		
HCM LOS					C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	687	-	-	-	202	570	
HCM Lane V/C Ratio	0.101	-	-	-	0.253	0.181	
HCM Control Delay (s)	10.8	-	-	-	28.8	12.7	
HCM Lane LOS	B	-	-	-	D	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	1	0.7	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	592	183	271	504	89	150	61	133	109	65	87
Future Volume (veh/h)	148	592	183	271	504	89	150	61	133	109	65	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	157	630	0	288	536	95	160	65	0	116	69	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	291	999		434	1412	246	292	185		265	170	
Arrive On Green	0.08	0.28	0.00	0.13	0.32	0.32	0.08	0.10	0.00	0.08	0.09	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4376	761	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	157	630	0	288	415	216	160	65	0	116	69	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1733	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	2.3	8.3	0.0	4.3	5.0	5.2	2.4	1.7	0.0	1.7	1.9	0.0
Cycle Q Clear(g_c), s	2.3	8.3	0.0	4.3	5.0	5.2	2.4	1.7	0.0	1.7	1.9	0.0
Prop In Lane	1.00		1.00	1.00		0.44	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	291	999		434	1098	559	292	185		265	170	
V/C Ratio(X)	0.54	0.63		0.66	0.38	0.39	0.55	0.35		0.44	0.41	
Avail Cap(c_a), veh/h	657	2683		850	2761	1406	638	1360		638	1360	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.6	16.8	0.0	22.4	14.0	14.1	23.6	22.6	0.0	23.7	23.0	0.0
Incr Delay (d2), s/veh	1.6	0.7	0.0	1.7	0.2	0.4	1.6	1.1	0.0	1.1	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	3.1	0.0	1.7	1.7	1.9	1.0	0.8	0.0	0.7	0.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.1	17.5	0.0	24.1	14.2	14.5	25.2	23.7	0.0	24.8	24.6	0.0
LnGrp LOS	C	B		C	B	B	C	C		C	C	
Approach Vol, veh/h	787			919			225			185		
Approach Delay, s/veh	19.0			17.4			24.7			24.7		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.5	21.1	9.2	10.8	10.3	23.3	9.6	10.4				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	13.2	40.5	9.9	39.0	10.2	43.5	9.9	39.0				
Max Q Clear Time (g_c+I1), s	6.3	10.3	3.7	3.7	4.3	7.2	4.4	3.9				
Green Ext Time (p_c), s	0.6	4.8	0.1	0.3	0.2	4.7	0.2	0.3				

Intersection Summary

HCM 6th Ctrl Delay 19.4

HCM 6th LOS B

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑↑	↗	↔↔	↑↑	↗	↔↔	↑↑	↗	↔↔	↑↑	↗
Traffic Volume (veh/h)	236	671	62	116	573	154	93	588	92	172	306	192
Future Volume (veh/h)	236	671	62	116	573	154	93	588	92	172	306	192
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	243	692	64	120	591	0	96	606	0	177	315	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	355	998	445	214	853		201	859		278	938	
Arrive On Green	0.10	0.28	0.28	0.06	0.24	0.00	0.06	0.24	0.00	0.08	0.26	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	243	692	64	120	591	0	96	606	0	177	315	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.0	12.9	2.2	2.5	11.2	0.0	2.0	11.5	0.0	3.7	5.3	0.0
Cycle Q Clear(g_c), s	5.0	12.9	2.2	2.5	11.2	0.0	2.0	11.5	0.0	3.7	5.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	355	998	445	214	853		201	859		278	938	
V/C Ratio(X)	0.68	0.69	0.14	0.56	0.69		0.48	0.71		0.64	0.34	
Avail Cap(c_a), veh/h	896	2352	1049	896	2352		864	1848		864	1848	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.1	23.8	19.9	33.8	25.6	0.0	33.8	25.7	0.0	33.0	22.0	0.0
Incr Delay (d2), s/veh	2.3	0.9	0.1	2.3	1.0	0.0	1.8	1.1	0.0	2.4	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.2	0.8	1.1	4.6	0.0	0.9	4.8	0.0	1.6	2.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.4	24.6	20.1	36.1	26.7	0.0	35.5	26.7	0.0	35.4	22.2	0.0
LnGrp LOS	C	C	C	D	C		D	C		D	C	
Approach Vol, veh/h	999			711			702			492		
Approach Delay, s/veh	26.7			28.3			27.9			27.0		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), \$0.4	26.8	12.5	24.4	13.4	23.8	10.8	26.0					
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	49.2	49.0	18.5	38.5	19.2	49.0	18.5	38.5				
Max Q Clear Time (g_c+I), s	14.5	14.9	5.7	13.5	7.0	13.2	4.0	7.3				
Green Ext Time (p_c), s	0.3	5.7	0.4	4.4	0.6	4.5	0.2	2.2				

Intersection Summary

HCM 6th Ctrl Delay 27.4

HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	2.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	55	5	68	88	12	35
Future Vol, veh/h	55	5	68	88	12	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	64	6	79	102	14	41
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	199	130	0	0	181	0
Stage 1	130	-	-	-	-	-
Stage 2	69	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	790	920	-	-	1394	-
Stage 1	896	-	-	-	-	-
Stage 2	954	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	782	920	-	-	1394	-
Mov Cap-2 Maneuver	782	-	-	-	-	-
Stage 1	896	-	-	-	-	-
Stage 2	944	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10	0		1.9		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 792		1394	-	
HCM Lane V/C Ratio	-	- 0.088		0.01	-	
HCM Control Delay (s)	-	- 10		7.6	0	
HCM Lane LOS	-	- B		A	A	
HCM 95th %tile Q(veh)	-	- 0.3		0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1.3						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	2	101	1060	958	57	29	63
Future Vol, veh/h	2	101	1060	958	57	29	63
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	2	102	1071	968	58	29	64
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	968	1026	0	-	0	1712	484
Stage 1	-	-	-	-	-	968	-
Stage 2	-	-	-	-	-	744	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	348	673	-	-	-	81	529
Stage 1	-	-	-	-	-	329	-
Stage 2	-	-	-	-	-	431	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	658	658	-	-	-	49	529
Mov Cap-2 Maneuver	-	-	-	-	-	144	-
Stage 1	-	-	-	-	-	201	-
Stage 2	-	-	-	-	-	431	-
Approach	EB		WB		SB		
HCM Control Delay, s	1		0		20.1		
HCM LOS	C						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	658	-	-	-	144	529	
HCM Lane V/C Ratio	0.155	-	-	-	0.203	0.12	
HCM Control Delay (s)	11.5	-	-	-	36.3	12.7	
HCM Lane LOS	B	-	-	-	E	B	
HCM 95th %tile Q(veh)	0.5	-	-	-	0.7	0.4	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	706	328	421	677	103	402	92	278	121	111	111
Future Volume (veh/h)	209	706	328	421	677	103	402	92	278	121	111	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	227	767	0	458	736	112	437	100	0	132	121	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	326	1045		563	1625	245	542	360		212	181	
Arrive On Green	0.09	0.29	0.00	0.16	0.36	0.36	0.16	0.19	0.00	0.06	0.10	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4477	675	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	227	767	0	458	558	290	437	100	0	132	121	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1749	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	4.9	15.1	0.0	9.9	9.7	9.8	9.5	3.5	0.0	2.9	4.8	0.0
Cycle Q Clear(g_c), s	4.9	15.1	0.0	9.9	9.7	9.8	9.5	3.5	0.0	2.9	4.8	0.0
Prop In Lane	1.00		1.00	1.00		0.39	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	326	1045		563	1235	635	542	360		212	181	
V/C Ratio(X)	0.70	0.73		0.81	0.45	0.46	0.81	0.28		0.62	0.67	
Avail Cap(c_a), veh/h	633	1903		723	1911	982	709	1086		442	941	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.0	24.6	0.0	31.3	18.8	18.8	31.5	26.7	0.0	35.5	33.8	0.0
Incr Delay (d2), s/veh	2.7	1.0	0.0	5.5	0.3	0.5	5.2	0.4	0.0	3.0	4.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	6.2	0.0	4.4	3.7	3.9	4.2	1.6	0.0	1.3	2.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.7	25.6	0.0	36.8	19.1	19.4	36.7	27.1	0.0	38.5	38.0	0.0
LnGrp LOS	D	C		D	B	B	D	C		D	D	
Approach Vol, veh/h	994			1306			537			253		
Approach Delay, s/veh	28.2			25.4			34.9			38.3		
Approach LOS	C			C			C			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.4	28.8	9.8	20.4	13.1	34.1	17.3	13.0				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	16.2	41.5	9.9	45.0	14.2	43.5	15.9	39.0				
Max Q Clear Time (g_c+I1), s	11.9	17.1	4.9	5.5	6.9	11.8	11.5	6.8				
Green Ext Time (p_c), s	0.7	5.7	0.2	0.6	0.4	6.5	0.7	0.7				
Intersection Summary												
HCM 6th Ctrl Delay	29.0											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	858	114	84	849	79	178	306	114	226	278	280
Future Volume (veh/h)	217	858	114	84	849	79	178	306	114	226	278	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	224	885	118	87	875	0	184	315	0	233	287	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	325	1325	591	195	1191		234	499		327	594	
Arrive On Green	0.09	0.37	0.37	0.06	0.34	0.00	0.07	0.14	0.00	0.09	0.17	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	224	885	118	87	875	0	184	315	0	233	287	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	4.6	15.4	3.7	1.8	16.0	0.0	3.9	6.2	0.0	4.8	5.4	0.0
Cycle Q Clear(g_c), s	4.6	15.4	3.7	1.8	16.0	0.0	3.9	6.2	0.0	4.8	5.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	325	1325	591	195	1191		234	499		327	594	
V/C Ratio(X)	0.69	0.67	0.20	0.45	0.73		0.79	0.63		0.71	0.48	
Avail Cap(c_a), veh/h	604	2416	1078	234	2036		234	1944		449	2166	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.4	19.3	15.7	33.7	21.6	0.0	33.9	29.9	0.0	32.5	27.9	0.0
Incr Delay (d2), s/veh	2.6	0.6	0.2	1.6	0.9	0.0	16.1	1.3	0.0	3.3	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	6.0	1.3	0.8	6.4	0.0	2.1	2.6	0.0	2.1	2.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.0	19.9	15.8	35.3	22.5	0.0	50.0	31.3	0.0	35.7	28.5	0.0
LnGrp LOS	D	B	B	D	C		D	C		D	C	
Approach Vol, veh/h	1227			962			499			520		
Approach Delay, s/veh	22.3			23.7			38.2			31.7		
Approach LOS	C			C			D			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	0.0	33.5	13.5	16.9	12.7	30.8	11.5	18.8				
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	5.0	50.2	9.6	40.4	12.9	42.3	5.0	45.0				
Max Q Clear Time (g_c+I), s	13.8	17.4	6.8	8.2	6.6	18.0	5.9	7.4				
Green Ext Time (p_c), s	0.0	7.9	0.2	2.2	0.4	6.7	0.0	2.0				

Intersection Summary

HCM 6th Ctrl Delay	26.7
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix F ANALYSIS: NEAR-TERM PLUS PROJECT CONDITIONS

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	3.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	79	11	109	52	6	44
Future Vol, veh/h	79	11	109	52	6	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	103	14	143	68	8	58
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	251	177	0	0	211	0
Stage 1	177	-	-	-	-	-
Stage 2	74	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	738	866	-	-	1360	-
Stage 1	854	-	-	-	-	-
Stage 2	949	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	734	866	-	-	1360	-
Mov Cap-2 Maneuver	734	-	-	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	943	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.7	0		0.9		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 748		1360	-	
HCM Lane V/C Ratio	-	- 0.157		0.006	-	
HCM Control Delay (s)	-	- 10.7		7.7	0	
HCM Lane LOS	-	- B		A	A	
HCM 95th %tile Q(veh)	-	- 0.6		0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1.7						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	1	61	865	764	99	45	91
Future Vol, veh/h	1	61	865	764	99	45	91
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	1	71	1003	886	115	52	105
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	886	1001	0	-	0	1532	443
Stage 1	-	-	-	-	-	886	-
Stage 2	-	-	-	-	-	646	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	393	687	-	-	-	107	562
Stage 1	-	-	-	-	-	363	-
Stage 2	-	-	-	-	-	484	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	675	675	-	-	-	81	562
Mov Cap-2 Maneuver	-	-	-	-	-	194	-
Stage 1	-	-	-	-	-	276	-
Stage 2	-	-	-	-	-	484	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.7		0		18.6		
HCM LOS	C						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	675	-	-	-	194	562	
HCM Lane V/C Ratio	0.105	-	-	-	0.269	0.188	
HCM Control Delay (s)	11	-	-	-	30.2	12.9	
HCM Lane LOS	B	-	-	-	D	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	1	0.7	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	592	183	271	504	89	150	61	133	109	65	87
Future Volume (veh/h)	148	592	183	271	504	89	150	61	133	109	65	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	161	642	0	294	547	97	163	66	0	118	71	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	291	1012		439	1434	250	292	183		265	169	
Arrive On Green	0.08	0.28	0.00	0.13	0.33	0.33	0.08	0.10	0.00	0.08	0.09	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4375	762	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	161	642	0	294	423	221	163	66	0	118	71	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1733	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	2.4	8.5	0.0	4.4	5.2	5.3	2.5	1.8	0.0	1.8	1.9	0.0
Cycle Q Clear(g_c), s	2.4	8.5	0.0	4.4	5.2	5.3	2.5	1.8	0.0	1.8	1.9	0.0
Prop In Lane	1.00		1.00	1.00		0.44	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	291	1012		439	1115	568	292	183		265	169	
V/C Ratio(X)	0.55	0.63		0.67	0.38	0.39	0.56	0.36		0.45	0.42	
Avail Cap(c_a), veh/h	651	2657		842	2734	1392	632	1347		632	1347	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.8	16.9	0.0	22.6	14.0	14.0	23.8	22.8	0.0	23.9	23.3	0.0
Incr Delay (d2), s/veh	1.6	0.7	0.0	1.8	0.2	0.4	1.7	1.2	0.0	1.2	1.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	3.2	0.0	1.8	1.8	1.9	1.0	0.8	0.0	0.7	0.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.5	17.6	0.0	24.3	14.2	14.5	25.5	24.0	0.0	25.1	25.0	0.0
LnGrp LOS	C	B		C	B	B	C	C		C	C	
Approach Vol, veh/h	803			938			229			189		
Approach Delay, s/veh	19.2			17.4			25.1			25.0		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.7	21.4	9.3	10.8	10.4	23.8	9.7	10.4				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	13.2	40.5	9.9	39.0	10.2	43.5	9.9	39.0				
Max Q Clear Time (g_c+I1), s	6.4	10.5	3.8	3.8	4.4	7.3	4.5	3.9				
Green Ext Time (p_c), s	0.6	4.9	0.2	0.3	0.2	4.8	0.2	0.4				

Intersection Summary

HCM 6th Ctrl Delay 19.6

HCM 6th LOS B

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	236	671	62	116	573	154	93	588	92	172	306	192
Future Volume (veh/h)	236	671	62	116	573	154	93	588	92	172	306	192
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	248	706	65	122	603	0	98	618	0	181	322	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	358	1014	452	211	862		199	868		281	952	
Arrive On Green	0.10	0.29	0.29	0.06	0.24	0.00	0.06	0.24	0.00	0.08	0.27	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	248	706	65	122	603	0	98	618	0	181	322	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.2	13.4	2.3	2.6	11.7	0.0	2.1	12.0	0.0	3.8	5.5	0.0
Cycle Q Clear(g_c), s	5.2	13.4	2.3	2.6	11.7	0.0	2.1	12.0	0.0	3.8	5.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	358	1014	452	211	862		199	868		281	952	
V/C Ratio(X)	0.69	0.70	0.14	0.58	0.70		0.49	0.71		0.64	0.34	
Avail Cap(c_a), veh/h	878	2303	1027	878	2303		846	1810		846	1810	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.7	24.1	20.1	34.5	26.1	0.0	34.5	26.1	0.0	33.7	22.3	0.0
Incr Delay (d2), s/veh	2.4	0.9	0.1	2.5	1.0	0.0	1.9	1.1	0.0	2.5	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.5	0.8	1.1	4.8	0.0	0.9	5.0	0.0	1.7	2.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.1	25.0	20.3	37.0	27.2	0.0	36.4	27.2	0.0	36.1	22.5	0.0
LnGrp LOS	D	C	C	D	C		D	C		D	C	
Approach Vol, veh/h	1019			725			716			503		
Approach Delay, s/veh	27.1			28.8			28.5			27.4		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), \$0.4	27.6	12.6	25.0	13.6	24.3	10.9	26.8					
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	49.2	49.0	18.5	38.5	19.2	49.0	18.5	38.5				
Max Q Clear Time (g_c+I), s	14.6	15.4	5.8	14.0	7.2	13.7	4.1	7.5				
Green Ext Time (p_c), s	0.3	5.8	0.4	4.4	0.6	4.6	0.2	2.2				

Intersection Summary

HCM 6th Ctrl Delay	27.9
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	2.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	55	5	68	88	12	35
Future Vol, veh/h	55	5	68	88	12	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	6	81	104	14	42

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	203	133	0	0	185	0
Stage 1	133	-	-	-	-	-
Stage 2	70	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	786	916	-	-	1390	-
Stage 1	893	-	-	-	-	-
Stage 2	953	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	778	916	-	-	1390	-
Mov Cap-2 Maneuver	778	-	-	-	-	-
Stage 1	893	-	-	-	-	-
Stage 2	943	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	1.9
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	788	1390
HCM Lane V/C Ratio	-	-	0.09	0.01
HCM Control Delay (s)	-	-	10	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1.4						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	2	101	1060	958	57	29	63
Future Vol, veh/h	2	101	1060	958	57	29	63
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	2	104	1092	987	59	30	65
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	987	1046	0	-	0	1745	494
Stage 1	-	-	-	-	-	987	-
Stage 2	-	-	-	-	-	758	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	338	661	-	-	-	77	521
Stage 1	-	-	-	-	-	322	-
Stage 2	-	-	-	-	-	423	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	646	646	-	-	-	45	521
Mov Cap-2 Maneuver	-	-	-	-	-	136	-
Stage 1	-	-	-	-	-	188	-
Stage 2	-	-	-	-	-	423	-
Approach	EB		WB		SB		
HCM Control Delay, s	1		0		21.1		
HCM LOS	C						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	646	-	-	-	136	521	
HCM Lane V/C Ratio	0.161	-	-	-	0.22	0.125	
HCM Control Delay (s)	11.7	-	-	-	38.8	12.9	
HCM Lane LOS	B	-	-	-	E	B	
HCM 95th %tile Q(veh)	0.6	-	-	-	0.8	0.4	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	706	328	421	677	103	402	92	278	121	111	111
Future Volume (veh/h)	209	706	328	421	677	103	402	92	278	121	111	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	232	783	0	467	751	114	446	102	0	134	123	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	329	1057		568	1642	247	547	363		213	182	
Arrive On Green	0.10	0.30	0.00	0.16	0.37	0.37	0.16	0.19	0.00	0.06	0.10	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4479	674	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	232	783	0	467	569	296	446	102	0	134	123	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1749	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	5.2	15.7	0.0	10.3	10.1	10.2	9.9	3.7	0.0	3.0	5.0	0.0
Cycle Q Clear(g_c), s	5.2	15.7	0.0	10.3	10.1	10.2	9.9	3.7	0.0	3.0	5.0	0.0
Prop In Lane	1.00		1.00	1.00		0.39	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	329	1057		568	1248	641	547	363		213	182	
V/C Ratio(X)	0.71	0.74		0.82	0.46	0.46	0.81	0.28		0.63	0.68	
Avail Cap(c_a), veh/h	619	1861		706	1868	960	693	1062		432	920	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.8	25.1	0.0	32.0	19.1	19.1	32.2	27.2	0.0	36.3	34.6	0.0
Incr Delay (d2), s/veh	2.8	1.0	0.0	6.3	0.3	0.5	6.0	0.4	0.0	3.0	4.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	6.5	0.0	4.7	3.8	4.0	4.5	1.6	0.0	1.3	2.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	37.5	26.1	0.0	38.3	19.4	19.7	38.2	27.7	0.0	39.4	38.9	0.0
LnGrp LOS	D	C		D	B	B	D	C		D	D	
Approach Vol, veh/h	1015			1332			548			257		
Approach Delay, s/veh	28.7			26.1			36.2			39.1		
Approach LOS	C			C			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.8	29.6	10.0	20.9	13.3	35.1	17.7	13.2				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	16.2	41.5	9.9	45.0	14.2	43.5	15.9	39.0				
Max Q Clear Time (g_c+l1), s	12.3	17.7	5.0	5.7	7.2	12.2	11.9	7.0				
Green Ext Time (p_c), s	0.7	5.8	0.2	0.6	0.4	6.6	0.7	0.7				

Intersection Summary

HCM 6th Ctrl Delay	29.8
HCM 6th LOS	C

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	858	114	84	849	79	178	306	114	226	278	280
Future Volume (veh/h)	217	858	114	84	849	79	178	306	114	226	278	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	228	902	120	88	893	0	187	322	0	238	292	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	327	1343	599	193	1205		229	504		330	607	
Arrive On Green	0.09	0.38	0.38	0.06	0.34	0.00	0.07	0.14	0.00	0.10	0.17	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	228	902	120	88	893	0	187	322	0	238	292	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	4.8	15.9	3.8	1.9	16.7	0.0	4.0	6.4	0.0	5.0	5.6	0.0
Cycle Q Clear(g_c), s	4.8	15.9	3.8	1.9	16.7	0.0	4.0	6.4	0.0	5.0	5.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	327	1343	599	193	1205		229	504		330	607	
V/C Ratio(X)	0.70	0.67	0.20	0.46	0.74		0.82	0.64		0.72	0.48	
Avail Cap(c_a), veh/h	592	2368	1056	229	1995		229	1905		440	2122	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	33.1	19.5	15.8	34.5	22.0	0.0	34.7	30.5	0.0	33.1	28.2	0.0
Incr Delay (d2), s/veh	2.7	0.6	0.2	1.7	0.9	0.0	19.9	1.4	0.0	3.8	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	6.2	1.3	0.8	6.7	0.0	2.3	2.8	0.0	2.2	2.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.7	20.1	15.9	36.1	22.9	0.0	54.6	31.9	0.0	36.9	28.8	0.0
LnGrp LOS	D	C	B	D	C		D	C		D	C	
Approach Vol, veh/h	1250			981			509			530		
Approach Delay, s/veh	22.6			24.1			40.2			32.5		
Approach LOS	C			C			D			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), \$0.0	34.5	13.7	17.2	12.9	31.5	11.5	19.4					
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	5.0	50.2	9.6	40.4	12.9	42.3	5.0	45.0				
Max Q Clear Time (g_c+13, s)	13.9	17.9	7.0	8.4	6.8	18.7	6.0	7.6				
Green Ext Time (p_c), s	0.0	8.1	0.2	2.2	0.4	6.8	0.0	2.1				

Intersection Summary

HCM 6th Ctrl Delay	27.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix G ANALYSIS: CUMULATIVE PLUS PROJECT CONDITIONS

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	3.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	79	11	109	52	6	44
Future Vol, veh/h	79	11	109	52	6	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	110	15	152	73	8	61
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	266	189	0	0	225	0
Stage 1	189	-	-	-	-	-
Stage 2	77	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	723	853	-	-	1344	-
Stage 1	843	-	-	-	-	-
Stage 2	946	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	719	853	-	-	1344	-
Mov Cap-2 Maneuver	719	-	-	-	-	-
Stage 1	843	-	-	-	-	-
Stage 2	940	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.9	0		0.9		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	733	1344	-	
HCM Lane V/C Ratio	-	-	0.172	0.006	-	
HCM Control Delay (s)	-	-	10.9	7.7	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.6	0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1.9						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	1	61	865	764	99	45	91
Future Vol, veh/h	1	61	865	764	99	45	91
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	1	76	1071	946	123	56	113
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	946	1069	0	-	0	1636	473
Stage 1	-	-	-	-	-	946	-
Stage 2	-	-	-	-	-	690	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	360	648	-	-	-	92	538
Stage 1	-	-	-	-	-	338	-
Stage 2	-	-	-	-	-	459	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	636	636	-	-	-	64	538
Mov Cap-2 Maneuver	-	-	-	-	-	168	-
Stage 1	-	-	-	-	-	237	-
Stage 2	-	-	-	-	-	459	-
Approach	EB		WB		SB		
HCM Control Delay, s	0.8		0		21.2		
HCM LOS	C						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	636	-	-	-	168	538	
HCM Lane V/C Ratio	0.119	-	-	-	0.332	0.21	
HCM Control Delay (s)	11.4	-	-	-	36.7	13.5	
HCM Lane LOS	B	-	-	-	E	B	
HCM 95th %tile Q(veh)	0.4	-	-	-	1.4	0.8	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	592	183	271	504	89	150	61	133	109	65	87
Future Volume (veh/h)	148	592	183	271	504	89	150	61	133	109	65	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	172	686	0	314	584	103	174	71	0	126	75	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	287	1057		456	1516	263	288	177		265	164	
Arrive On Green	0.08	0.30	0.00	0.13	0.35	0.35	0.08	0.09	0.00	0.08	0.09	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4378	760	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	172	686	0	314	452	235	174	71	0	126	75	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1734	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	2.7	9.4	0.0	4.9	5.6	5.7	2.7	2.0	0.0	2.0	2.1	0.0
Cycle Q Clear(g_c), s	2.7	9.4	0.0	4.9	5.6	5.7	2.7	2.0	0.0	2.0	2.1	0.0
Prop In Lane	1.00		1.00	1.00		0.44	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	287	1057		456	1179	600	288	177		265	164	
V/C Ratio(X)	0.60	0.65		0.69	0.38	0.39	0.60	0.40		0.48	0.46	
Avail Cap(c_a), veh/h	629	2567		814	2641	1345	610	1301		610	1301	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.8	17.2	0.0	23.2	13.8	13.9	24.8	23.9	0.0	24.8	24.3	0.0
Incr Delay (d2), s/veh	2.0	0.7	0.0	1.9	0.2	0.4	2.0	1.5	0.0	1.3	2.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	3.5	0.0	2.0	1.9	2.1	1.1	0.9	0.0	0.8	1.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.8	17.8	0.0	25.1	14.0	14.3	26.9	25.4	0.0	26.1	26.3	0.0
LnGrp LOS	C	B		C	B	B	C	C		C	C	
Approach Vol, veh/h	858			1001			245			201		
Approach Delay, s/veh	19.6			17.6			26.4			26.2		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	13.2	22.7	9.4	10.8	10.5	25.4	9.8	10.4				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	13.2	40.5	9.9	39.0	10.2	43.5	9.9	39.0				
Max Q Clear Time (g_c+I1), s	6.9	11.4	4.0	4.0	4.7	7.7	4.7	4.1				
Green Ext Time (p_c), s	0.6	5.2	0.2	0.4	0.2	5.1	0.2	0.4				

Intersection Summary

HCM 6th Ctrl Delay	20.0
HCM 6th LOS	C

Notes

Unsignalized Delay for [NBR, EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑↑	↗	↔↔	↑↑	↗	↔↔	↑↑	↗	↔↔	↑↑	↗
Traffic Volume (veh/h)	236	671	62	116	573	154	93	588	92	172	306	192
Future Volume (veh/h)	236	671	62	116	573	154	93	588	92	172	306	192
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	265	754	70	130	644	0	105	661	0	193	344	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	369	1055	471	213	894		193	899		289	998	
Arrive On Green	0.11	0.30	0.30	0.06	0.25	0.00	0.06	0.25	0.00	0.08	0.28	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	265	754	70	130	644	0	105	661	0	193	344	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	6.0	15.4	2.6	3.0	13.5	0.0	2.4	13.9	0.0	4.4	6.3	0.0
Cycle Q Clear(g_c), s	6.0	15.4	2.6	3.0	13.5	0.0	2.4	13.9	0.0	4.4	6.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	369	1055	471	213	894		193	899		289	998	
V/C Ratio(X)	0.72	0.71	0.15	0.61	0.72		0.55	0.74		0.67	0.34	
Avail Cap(c_a), veh/h	816	2141	955	816	2141		786	1682		786	1682	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.1	25.5	21.0	37.2	27.8	0.0	37.4	27.9	0.0	36.2	23.3	0.0
Incr Delay (d2), s/veh	2.6	0.9	0.1	2.8	1.1	0.0	2.4	1.2	0.0	2.7	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	6.4	1.0	1.3	5.6	0.0	1.1	5.8	0.0	1.9	2.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	37.8	26.4	21.2	40.0	28.9	0.0	39.8	29.1	0.0	38.8	23.5	0.0
LnGrp LOS	D	C	C	D	C		D	C		D	C	
Approach Vol, veh/h	1089			774			766			537		
Approach Delay, s/veh	28.9			30.8			30.5			29.0		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	0.8	30.1	13.3	27.1	14.5	26.5	11.0	29.3				
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	19.2	49.0	18.5	38.5	19.2	49.0	18.5	38.5				
Max Q Clear Time (g_c+1.0), s	15.0	17.4	6.4	15.9	8.0	15.5	4.4	8.3				
Green Ext Time (p_c), s	0.3	6.3	0.5	4.7	0.7	5.0	0.2	2.4				

Intersection Summary

HCM 6th Ctrl Delay 29.8

HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: 4 Seasons & Snowbird

10/03/2024

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	55	5	68	88	12	35
Future Vol, veh/h	55	5	68	88	12	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	70	6	86	112	15	44
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	216	142	0	0	198	0
Stage 1	142	-	-	-	-	-
Stage 2	74	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	772	906	-	-	1375	-
Stage 1	885	-	-	-	-	-
Stage 2	949	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	764	906	-	-	1375	-
Mov Cap-2 Maneuver	764	-	-	-	-	-
Stage 1	885	-	-	-	-	-
Stage 2	939	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	10.2	0	2			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	774	1375	-	
HCM Lane V/C Ratio	-	-	0.098	0.011	-	
HCM Control Delay (s)	-	-	10.2	7.6	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.3	0	-	

HCM 6th TWSC
2: Monte Vista & 4 Seasons

10/03/2024

Intersection							
Int Delay, s/veh	1.6						
Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑	↑↑	↗	↘	↗
Traffic Vol, veh/h	2	101	1060	958	57	29	63
Future Vol, veh/h	2	101	1060	958	57	29	63
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	-	-	-	100	100	0
Veh in Median Storage, #	-	-	0	0	-	0	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	2	111	1167	1055	63	32	69
Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1055	1118	0	-	0	1865	528
Stage 1	-	-	-	-	-	1055	-
Stage 2	-	-	-	-	-	810	-
Critical Hdwy	6.44	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	306	620	-	-	-	64	495
Stage 1	-	-	-	-	-	296	-
Stage 2	-	-	-	-	-	398	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	604	604	-	-	-	~ 30	495
Mov Cap-2 Maneuver	-	-	-	-	-	104	-
Stage 1	-	-	-	-	-	139	-
Stage 2	-	-	-	-	-	398	-
Approach	EB		WB		SB		
HCM Control Delay, s	1.1		0		26.4		
HCM LOS	D						
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	604	-	-	-	104	495	
HCM Lane V/C Ratio	0.184	-	-	-	0.307	0.14	
HCM Control Delay (s)	12.3	-	-	-	54.3	13.5	
HCM Lane LOS	B	-	-	-	F	B	
HCM 95th %tile Q(veh)	0.7	-	-	-	1.2	0.5	
Notes							
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon	

HCM 6th Signalized Intersection Summary

3: Countryside & Monte Vista

10/03/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	209	706	328	421	677	103	402	92	278	121	111	111
Future Volume (veh/h)	209	706	328	421	677	103	402	92	278	121	111	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	248	836	0	499	802	122	476	109	0	143	132	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	338	1091		584	1693	256	562	373		219	187	
Arrive On Green	0.10	0.31	0.00	0.17	0.38	0.38	0.16	0.20	0.00	0.06	0.10	0.00
Sat Flow, veh/h	3456	3554	1585	3456	4476	676	3456	1870	1585	3456	1870	1585
Grp Volume(v), veh/h	248	836	0	499	609	315	476	109	0	143	132	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1702	1749	1728	1870	1585	1728	1870	1585
Q Serve(g_s), s	6.0	18.3	0.0	12.0	11.6	11.7	11.5	4.2	0.0	3.5	5.9	0.0
Cycle Q Clear(g_c), s	6.0	18.3	0.0	12.0	11.6	11.7	11.5	4.2	0.0	3.5	5.9	0.0
Prop In Lane	1.00		1.00	1.00		0.39	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	338	1091		584	1288	661	562	373		219	187	
V/C Ratio(X)	0.73	0.77		0.85	0.47	0.48	0.85	0.29		0.65	0.71	
Avail Cap(c_a), veh/h	572	1719		653	1726	887	641	981		399	850	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	37.6	26.9	0.0	34.6	20.2	20.2	34.9	29.2	0.0	39.2	37.4	0.0
Incr Delay (d2), s/veh	3.1	1.2	0.0	9.9	0.3	0.5	9.3	0.4	0.0	3.3	4.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	7.6	0.0	5.7	4.5	4.7	5.4	1.9	0.0	1.5	2.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.7	28.1	0.0	44.5	20.5	20.8	44.2	29.6	0.0	42.5	42.2	0.0
LnGrp LOS	D	C		D	C	C	D	C		D	D	
Approach Vol, veh/h	1084			1423			585			275		
Approach Delay, s/veh	31.0			29.0			41.5			42.4		
Approach LOS	C			C			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.3	32.3	10.5	22.6	14.2	38.4	19.1	14.1				
Change Period (Y+Rc), s	5.8	6.0	5.1	5.5	5.8	6.0	5.1	5.5				
Max Green Setting (Gmax), s	16.2	41.5	9.9	45.0	14.2	43.5	15.9	39.0				
Max Q Clear Time (g_c+I1), s	14.0	20.3	5.5	6.2	8.0	13.7	13.5	7.9				
Green Ext Time (p_c), s	0.5	6.1	0.2	0.6	0.4	7.1	0.5	0.7				
Intersection Summary												
HCM 6th Ctrl Delay	32.9											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary

4: Golden State & Monte Vista

10/03/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	858	114	84	849	79	178	306	114	226	278	280
Future Volume (veh/h)	217	858	114	84	849	79	178	306	114	226	278	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	244	964	128	94	954	0	200	344	0	254	312	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	337	1400	624	188	1247		214	519		339	647	
Arrive On Green	0.10	0.39	0.39	0.05	0.35	0.00	0.06	0.15	0.00	0.10	0.18	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	244	964	128	94	954	0	200	344	0	254	312	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.5	18.2	4.3	2.1	19.2	0.0	4.6	7.4	0.0	5.8	6.3	0.0
Cycle Q Clear(g_c), s	5.5	18.2	4.3	2.1	19.2	0.0	4.6	7.4	0.0	5.8	6.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	337	1400	624	188	1247		214	519		339	647	
V/C Ratio(X)	0.72	0.69	0.20	0.50	0.77		0.93	0.66		0.75	0.48	
Avail Cap(c_a), veh/h	553	2212	987	214	1864		214	1780		411	1983	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.3	20.3	16.1	37.1	23.2	0.0	37.7	32.6	0.0	35.4	29.6	0.0
Incr Delay (d2), s/veh	2.9	0.6	0.2	2.0	1.1	0.0	43.2	1.5	0.0	6.0	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	7.2	1.5	0.9	7.8	0.0	3.2	3.2	0.0	2.7	2.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.3	20.9	16.3	39.1	24.3	0.0	80.9	34.0	0.0	41.5	30.1	0.0
LnGrp LOS	D	C	B	D	C		F	C		D	C	
Approach Vol, veh/h	1336			1048			544			566		
Approach Delay, s/veh	23.7			25.7			51.2			35.2		
Approach LOS	C			C			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	37.8	14.4	18.3	13.7	34.3	11.5	21.2					
Change Period (Y+Rc), s	5.8	6.0	6.5	6.5	5.8	6.0	6.5	6.5				
Max Green Setting (Gmax), s	50.2	50.2	9.6	40.4	12.9	42.3	5.0	45.0				
Max Q Clear Time (g_c+I4), s	20.2	20.2	7.8	9.4	7.5	21.2	6.6	8.3				
Green Ext Time (p_c), s	0.0	8.7	0.2	2.4	0.4	7.1	0.0	2.2				

Intersection Summary

HCM 6th Ctrl Delay	30.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



PLAN 2
Elevation 'D' Craftsman
Color Scheme 3

PLAN 3
Elevation 'F' Traditional
Color Scheme 6

PLAN 1
Elevation 'I' Bungalow
Color Scheme 10

PLAN 4
Elevation 'H' Cottage
Color Scheme 8

VERANO

City of Turlock, California

October 16, 2024

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Applicant: Bright Homes
1620 N. Carpenter Road, Bldg. B
Modesto, CA 95351
Contact: Al Valdez
209.526.8242



Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
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Filing Requested By:

City of Turlock
Development Services
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

When Filed Mail To:

Same as above

EXEMPT FROM FEE PER GOVERNMENT CODE §6103

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

RESOLUTION NO. 2025-05

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF TURLOCK APPROVING
VESTING TENTATIVE SUBDIVISION MAP 2024-02
(Bright Homes - Verano)**

PROPERTY OWNER: Greencabin LLC
1620 N Carpenter Rd. BLDG B
Modesto, CA 95351

APPLICANT: Bright Development
1620 N Carpenter Rd. BLDG B
Modesto, CA 95351

SITE ADDRESS: 1601 W. Monte Vista Ave and 3201 Four Seasons Dr.

APN: 087-012-053 and 087-008-085

WHEREAS, Bright Development has submitted an application to subdivide two parcels totaling 13.61 acres into 114 single-family residential lots; and

WHEREAS, typical lot sizes will range from 3,150 to 5,488 square feet; and

WHEREAS, lot widths range from 45' wide to 70' wide; and

WHEREAS, the Planned Development would allow for deviations in the minimum lot size, lot dimensions, setbacks, street width, and placement of the masonry wall; and

WHEREAS, the project will be developed generally in accordance with standards established for the Medium Density Residential (RM) zoning district; and

WHEREAS, the properties affected by this Resolution is described as Stanislaus County Assessor Parcel No. 087-012-053 and 087-008-085; and,

VTSM 2024-02
(Bright Homes - Verano)

WHEREAS, the Planning Commission of the City of Turlock approved Resolution 2025-02 recommending the City Council adopt a mitigated negative declaration and mitigation monitoring and reporting program for the project; and

WHEREAS, after a duly noticed public hearing held on February 6, 2025, the Planning Commission found and determined as follows:

Section 1. The Planning Commission recommends the City Council adopts a Mitigated Negative Declaration of Environmental Effect and Mitigation Monitoring Program, having determined that the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) and 21157.5, the initial study prepared for the proposed project has identified potential new or significant effects that were not adequately analyzed in the General Plan EIR, but feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that that the subsequent project, as revised, may have a significant effect on the environment.
5. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
6. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR by Turlock City Council Resolution 2012-156. As identified in the Turlock General Plan EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations (contained in Turlock City Council Resolution No. 2012-156), are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.
7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:
 - a. There are no substantial changes that have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. There is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

Section 2. That General Plan Amendment 2024-01, Rezone 2024-02 Planned Development 284 and Vesting Tentative Subdivision Map No 2024-02 (Bright Development) would be permissible subject to the following findings:

VTSM 2024-02
(Bright Homes - Verano)

1. The proposed subdivision is in conformance with the General Plan.
2. That the design and improvements are consistent with the General Plan.
3. That the site is physically suited for the type of proposed development.
4. That the site is physically suitable for the potential density of the proposed development.
5. That the proposed subdivision or associated improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the project or the types of improvements will not cause public health problems.
7. That the discharge of waste from the proposed subdivision into the Turlock Treatment Facility will not violate existing requirements prescribed by the California Regional Water Quality Control Board.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Turlock that General Plan Amendment 2024-01, Rezone 2024-02 Planned Development 284 and Vesting Tentative Subdivision Map No 2024-02 (Bright Development) is hereby approved and subject to compliance with all applicable codes and ordinances and subject to the terms and conditions set forth below. All conditions listed below shall be complied with prior to issuance of Certificate of Occupancy, or equivalent, unless otherwise stipulated:

Planning Division (668-5640)

1. Approval of Vesting Tentative Subdivision Map 2024-02 is contingent upon obtaining City Council approval of General Plan Amendment 2024-01 and Rezone 2024-02 authorizing the zoning change of 1601 W. Monte Vista Avenue, Stanislaus County APN 087-012-053, from Community Commercial (CC), to Planned Development 284 and 3201 Four Seasons Drive, Stanislaus County APN 087-008-085 from Medium Density Residential to Planned Development 284. All conditions of approval of General Plan Amendment 2024-01 and Rezone 2024-02 (PD 284) are hereby made conditions of approval for Vesting Tentative Subdivision Map 2024-02 and are hereby incorporated by reference.
2. Minor amendments to the site layout, building design, and other conditions contained within this approval may be authorized by the Development Services Director on a case-by-case basis, provided that such amendments are consistent with the overall intent and purpose of the conditions contained herein.
3. All mitigation measures contained in the Initial Study prepared for the proposed project are hereby made conditions of approval for Vesting Tentative Subdivision Map 2024-02, Rezone 2024-02, Planned Development 284 and General Plan Amendment 2024-01 and are hereby incorporated by reference.
4. This approval authorizes the subdivision of approximately 13.61 acres of land into 114 residential lots. The subdivision shall conform generally to the standards of the Medium Density Residential zoning district.
5. The subdivision shall be developed in accordance with the vesting tentative subdivision map, submitted as part of the application for this project, except as may

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(Bright Homes - Verano)

be amended herein. (Attachment 1)

6. The sound walls deviate from the setbacks established in the RM zoning district and are permitted to be constructed on the property lines as indicated on the tentative subdivision map. No portion of the wall shall be located in the clear vision triangle.
7. Residential fences shall maintain the same setbacks as the house as indicated below:

Setbacks	PD 284 Setbacks
Front yard	10 feet
Side yard (interior)	5 feet
Corner side (street)	10 feet
Rear	16 feet

8. With the exception of the required sound wall, no fence shall exceed 7-feet in height, unless a documented noise study dictates otherwise.
9. No fence or wall or related appurtenance shall constitute a vision hazard as determined by the City Engineer or designee.
10. The sound walls shall not be located in the clear vision triangle.
11. Individual house addresses will be assigned by the Planning Division pursuant to TMC §8-400ART.
12. Exterior mechanical equipment, except solar collectors affixed to the roof and residential utility meters, shall be screened from public view on all sides. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers. Satellite dish antennas and microwave equipment shall be screened in accordance with TMC §9-2-101, Accessory Buildings or Structures.
13. Plans for the development of typical front yard landscaping to be installed by the developer shall be submitted to the Planning Division for review and approval prior to the issuance of any building permit. The subdivision shall comply with the Water Efficient Landscape Ordinance (TMC § 9-2-109).
14. A Homeowners Association or Assessment District shall be formed for the maintenance of the private streets.
15. The owner shall establish Covenant, Conditions, and Restrictions (CC&Rs), which shall be recorded on each subdivision lot. This agreement shall include the following minimum requirements:
 - a. Legally create an automatic membership nonprofit homeowners or property owner's association or similar organization
 - b. Place title to the common property, if any, and all common improvement in the owner's association at such time as fifty (50%) percent of the lots or units are sold or occupied.
 - c. Clearly identify all those improvements, property areas, and building/site appurtenances that are considered private improvements that are owned and maintained in common by all owners or tenants of the association.

- d. Appropriately limit the uses of the common areas and improvements.
 - e. Give each lot owner and /or respective tenant the right to the use and enjoyment of the common area and improvements.
 - f. Place the responsibility for the operation and maintenance of the common properties and any common improvements in the owner's association.
 - g. Establish a reserve fund to cover all projected maintenance, utilities, or replacements projected for the first year. Such reserve fund shall be renewed annually in the owner's association budget under requirements to be specified in the owner's association documents.
 - h. Place an association charge on each lot/unit in a manner which will assure sufficient association funds to adequately maintain all common improvements, landscaped common areas, and building exteriors, and such charge shall be a lien on the property.
 - i. All exterior building finishes, colors, and building materials shall be constructed in accordance with those elements approved by the City and made a part of the Planned Development and shall be thereafter continuously maintained by a common maintenance company or program to assure continuity of exterior elements in perpetuity.
 - j. These restrictions shall include a provision that prohibits the dissolution of the owner's association or amendment to those applicable covenants conditioned herein, unless prior authorization is granted by the City of Turlock.
 - k. The Homeowners Association shall contract with a single, professional property management company to coordinate and manage the rental of any and all dwelling units within the development. Furthermore, the property management shall ensure that all rented properties continue to comply with the maintenance and upkeep requirements established by the CC&Rs.
 - l. The CC&Rs shall include a provision that ensures if Turlock Scavenger has problems with trash collection due to the size of the streets, the placements of the cans, or cars parking on the street the HOA will construct a common trash enclosure and abandon the use of individual garbage cans.
16. The Development Services Director or designee shall review the CC&Rs prior to their recordation for conformance with these requirements. A copy of the recorded document shall be provided to the Planning Division prior to the issuance of a Certificate of Occupancy.
 17. All trash cans shall be stored behind the backyard fencing with the exception of trash collection day.
 18. The HOA shall include requirements to limit street parking on garbage collection day to ensure there is adequate spacing and access for Turlock Scavenger.
 19. All off-premise subdivision directory / sales signs proposed in conjunction with the project shall obtain a separate City of Turlock sign permit and comply with the sign criteria and standards established in the Turlock Municipal Code. Note: snipe signs (i.e. signs of a temporary nature advertising a specific event or product and which are illegally posted to trees, posts, poles, stakes, fences or similar support structures) are expressly prohibited.
 20. The developer must comply with the requirements established in TMC § 9-2-120

(Underground Utilities).

21. To adequately fund the ongoing provision of public services (including but not limited to police, fire, and public maintenance), the subject property shall be included in a (Mello Roos) Community Facilities District to fund a Services Mitigation Fee. A final subdivision map shall not be recorded until the subject property has been annexed to the Community Facilities District. Pursuant to City Council Resolution 2004-31, annexation to the proposed Communities Facilities District is required to mitigate the project's impacts upon police, fire and public maintenance operations.
22. If there are model homes for the subdivision the developer shall comply with Section 9-2-109(12) of the City of Turlock Municipal Code.
23. The approval of this vesting tentative map approval shall expire in thirty-six (36) months unless extended in accordance with Article 4 of Turlock Municipal Code Chapter 11-5 or otherwise authorized under State Law pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.).
24. All homes shall be designed consistent with the standards contained in Section 2.5 of the General Plan. House plans will be reviewed and approved by the Planning Division staff prior to application for a building permit to ensure that the proposed house designs comply with the design standards of the General Plan and the City's adopted Design Guidelines.
25. The rear elevations of the houses along Monte Vista Avenue and Walnut Road and the side elevations of the houses along Four Seasons Drive and all corner side yards adjacent to street shall add architectural enhancements similar to the front elevations.
26. In the event the city determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the city, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the city should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails on every issue in the enforcement proceeding.
27. The developer shall pay all City of Turlock city wide and specific plan development impact fees prior to issuance of the building permit.
28. All lighting shall be designed to confine light spread within the site boundaries. Lighting shall not become a source of glare for adjoining residential properties.
29. Lighting shall be oriented to minimize impacts upon nearby residences.
30. Sources of high illumination shall be separated from light-sensitive receptors.
31. The applicant shall comply with all applicable federal, State, and local laws and regulations related to the protection and preservation of endangered and/or threatened species through consultations with appropriate agencies.
32. If ground disturbing activities, such as grading, occurs during the typical nesting season for songbirds and raptors, February through mid-September, the developer is required to have a qualified biologist conduct a survey of the site no more than 10

days prior to the start of disturbance activities. If nests are found, no-disturbance buffers around active nests shall be established as follows until the breeding season has ended or until a qualified biologist determines that the birds have fledged and are no longer on the nest for survival: 250 feet for non-listed bird species; 500 feet for migratory bird species; and one-half mile for listed species and fully protected species.

33. If nests are found, they should be continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences the nest shall be continuously monitored to detect any behavioral changes as a result of the project. If behavioral changes are observed, the work causing the change should cease and the Department consulted for additional avoidance and minimization measures.
34. If Swainson's Hawks are found foraging on the site prior to or during construction, the applicant shall consult a qualified biologist for recommended proper action, and incorporate appropriate mitigation measures. Mitigation may include, but are not limited to: establishing a one-half mile buffer around the nest until the breeding season has ended or until a qualified biologist determines that the birds have fledged and are no longer dependent on the nest for survival. Mitigating habitat loss within a 10-mile radius Mitigating habitat loss within a 10-mile radius of known nest sites as follows: providing a minimum of one acre of habitat management land or each acre of development for projects within one mile of an active nest tree. Provide a minimum of .75 acres of habitat management land for each acre of development for projects within between one and five miles of an active nest tree. Provide a minimum of .5 acres of habitat management land for each acre of development for projects within between five and 10 miles of an active nest tree.
35. In accordance with State Law, if potentially significant cultural, archaeological, or Native American resources are discovered during construction, work shall halt in that area until a qualified archaeologist can assess the significance of the find, and, if necessary develop appropriate treatment measures in consultation with Stanislaus County, Native American tribes, and other appropriate agencies and interested parties.
36. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.
37. In accordance with State Law, if any historical resources are found during construction, work is to stop, and the City of Turlock and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If it is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resources shall be formulated and implemented.

38. If previously unrecorded archaeological resources, as defined by State Law are discovered, construction activities shall be suspended and a qualified archaeologist shall be called to evaluate the find and to recommend proper action.
39. The project shall connect to the City's Master Water and Storm Drainage System.
40. The project shall comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater and surface water quality. The applicant shall conform to the requirements of the Construction Storm Water General Permit and the Municipal Separate Storm Sewer System (MS4) Permit, including both Best Management Practices and Low Impact Development (post-construction) requirements.
41. If the project includes construction dewatering and it is necessary to discharge the groundwater to water of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit.
42. Site grading shall be designed to create positive drainage throughout the site and to collect the storm water for the storm water drainage system. If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United State Army Corps of Engineers (USACOE). If a USACOE permit or any other federal permit is required for this project due to the disturbance of water of the United States then a Water Quality Certification must be obtained from the Central Valley Water Board prior to the initiation of project activities. If the USCACOE determines that only non-jurisdictional water of the State are present in the proposed project are, the proposed project will require a Waste Discharge Requirements permit to be issued by the Central Valley Water Board.
43. Prior to the issuance of a building permit, the developer shall pay the applicable development-related school impact fees to fully mitigate its impacts upon school facilities pursuant to California statutes.
44. The applicant, developer or successor in interest shall pay all applicable Citywide Capital Facility Fees for transportation improvements. These include the development of new bicycle and pedestrian facilities, traffic calming, traffic management, and other projects to improve air quality and reduce congestion, as well as roadway, intersection and interchange improvements.
45. The discharge of oil, gasoline, diesel fuel, or any other petroleum derivative, or any toxic chemical or hazardous waste is prohibited.
46. Materials and equipment shall be stored so as to ensure that spills or leaks cannot enter storm drains, or the drainage ditches or detention basins.
47. A spill prevention and cleanup plan shall be implemented.
48. The builder and/or developer shall utilize cost-effective urban runoff controls, including Best Management Practices (BMP's), to limit urban pollutants from entering the drainage ditches. A General Construction permit shall be obtained from the State Water Resources Control Board, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented as part of this permit.

49. The project shall comply with the California Green Building Code Standards (CBC), requirements regulating energy efficiency.
50. The project shall comply with the current California Building Code (CBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.
51. The project shall comply with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces caused earthquakes and wind.
52. The project shall comply with the California Building Code (CBC), Chapter 70, regulating grading activities including drainage and erosion control.
53. The discharge of oil, gasoline, diesel fuel, or any other petroleum derivative, or any toxic chemical or hazardous waste is prohibited.
54. Materials and equipment shall be stored so as to ensure that spills or leaks cannot enter storm drains, or the drainage ditches or detention basins.
55. A spill prevention and cleanup plan shall be implemented.
56. Staging areas for heavy equipment shall be located as far from residences as possible.
57. All unnecessary idling of internal combustion engines shall be prohibited.

Engineering Division (668-5520)

1. In the event that multiple final maps are filed, the City of Turlock reserves the right to impose reasonable conditions relating to the filing of multiple Final Maps.
2. The Final Map shall be based upon and tied to a minimum of two (2) monuments on our grid system. The City of Turlock's grid system was established on Volume 20 of Surveys, at Page 56, Stanislaus County Records (20-S-56).
3. Upon approval of the Tentative Subdivision Map, the Developer shall provide the following items as the submission of the Final Map:
 - a. Payment of Final Map review fees
 - b. Final Map (Subdivision Map), all sheets. Three (3) copies signed and stamped.
 - c. Current Title Report and any pertinent items shown in Report.
 - d. Current Deed of Parcel being subdivided.
 - e. All references shown on the Map. (include the reference Maps, Deeds, etc.)
 - f. Lot Closure Calculations.
 - g. Conditions of Approval.
 - h. A thumb drive with PDF copies of all documents in items (b) through (g). Map PDFs shall be created with the software of origin (i.e. AutoCAD Civil 3D) not by scanning a printed copy.
4. The City of Turlock standard improvements necessary for fire and safety purposes shall be installed and accepted by the Fire Department prior to the issuance of any Building Permit.

5. Construction of the required improvements may be deferred until after recording of the subdivision map provided that a subdivision agreement has been executed, bonds and insurance certificates filed, and all fees paid.
6. Road Dedications:
 - a. W. Monte Vista Avenue: Developer shall dedicate 5 feet of additional right-of-way to obtain 50 feet to the section line.
 - b. Four Seasons Drive: No additional right-of-way is required at this time.
 - c. Snowbird Drive: Developer shall dedicate 5 feet of additional right-of-way.
 - d. N. Walnut Road: Developer shall dedicate 10 feet of additional right-of-way.
7. Restricted access is required to be shown and recorded on the subdivision map along the lots abutting the N. Walnut Road and W. Monte Vista Avenue right-of-way.
8. Private streets and alleys shall be maintained by the home owner's association.
9. All water and sewer shall be maintained by the City and will be required to be installed in a public utility easement encompassing the private streets and alleys. The storm drain and storm basin within the subdivision shall be private and maintained by the home owner's association (HOA).
10. Developer shall execute all utility easements and easement abandonments necessary to relocate all existing utility easements as required by utility providers. At a minimum, the developer shall provide 10 feet wide Public Utility Easements (PUEs) behind property along all existing and new street frontages, including private roads and alleys.
11. The developer shall pay all citywide development impact fees, adjusted by the Engineering News Record Index, prior to issuance of the building permit or recordation of a Final Map as directed by the City Engineer.
12. Developer shall provide written consent, as provided in Section 54715 of the California Government Code, to the levy of an assessment to finance the operation and maintenance of drainage, flood control, street maintenance, and street lighting service which benefits the area to be developed. As an alternative to this, the City may form a Community Facilities District (CFD) to finance the operation and maintenance of said improvements and services.
13. Developer shall submit on-site and off-site (Non-structural) improvement plans to the **Engineering Division** for review and approval. Please submit an improvement plan application along with the current plan check fee, five (5) sets of civil improvement plans including erosion control and landscape plans, an erosion and sediment control plan (ESCP) worksheet, one (1) copy of the geotechnical soils report including pavement R-values and percolation testing, and one (1) copy of the land use permit. Landscape plans shall meet the requirements of the Model Water Efficient Landscape Ordinance (MWELo). All projects disturbing more than one acre of land must apply for a Notice of Intent with the State of California Water Quality Control Board. The W.D.I.D. number, which is provided by the State, must be provided prior to grading permit issuance.
14. Developer shall procure a grading permit from the **Engineering Division** for all on-

site (Non-Structural) work prior to issuance of any building permits. Upon approval of the on-site Improvement plans, please submit a grading permit application and a cost estimate for all on-site (Non- Structural) work.

15. Developer shall procure an encroachment permit from the **Engineering Division** for all off-site work done within existing City of Turlock right of way, proposed right of way and within any easements prior to the issuance of any building permits. Upon approval of the off-site improvement plans, please submit an encroachment permit application, a cost estimate or for all off-site work, liability insurance as detailed in the encroachment permit application listing the City of Turlock as additional insured and an improvement security equal to 110% of the valuation of the work in the form of a bond, letter of credit, cash or check.
16. Developer shall install city owned and maintained facilities in accordance with the City of Turlock Standard Specifications and Drawings and shall make all necessary roadway dedications.
17. Developer shall provide full frontage improvements, including paveouts, curb, gutter, sidewalk, bus stop improvements, curb returns, access ramps, fire hydrants, and street lights along all street frontages. In addition, Developer shall install one fire hydrant and one street light at all street intersections along the frontage of the development.
18. Developer shall remove any unused driveway approaches and place City Standard curb, gutter, and sidewalk.
19. Developer shall remove and replace curb returns and pedestrian push buttons that do not meet the current ADA standards.
20. The main entrance into this subdivision shall be constructed as a City of Turlock Standard Commercial Driveway.
21. The secondary entrance into the subdivision from Four Seasons drive shall be constructed as a City of Turlock Standard Commercial Driveway.
22. A 4-way stop sign shall be installed at the intersection of Snowmass Lane and the main entrance to the subdivision.
23. Emergency vehicle driveways shall be constructed at all emergency access points.
24. Bus stop improvements shall include a concrete pad behind the sidewalk, bus shelter, bench, and trash can. Location of the bus stop shall be coordinated with the Transit Department.
25. Developer shall remove and replace any existing curb, gutter, sidewalk, driveway approaches, curb ramps, streetlights, and roadway improvements along the street frontages in accordance with City of Turlock Standard Specifications and Drawings if, in the City Engineers opinion, the existing improvements do not meet current City Standards, accessibility standards, or are in poor/damaged condition.
26. The City Engineer reserves the right to require full roadway reconstruction or a 2" asphalt overlay from curb to curb on the road frontages if, in the City Engineer's opinion, the road is in poor condition, the integrity of the roadway has been compromised by utility cuts (3 or more), or construction practices. Asphalt oil shall

be PG 64-10.

27. Developer shall submit on-site landscape and irrigation plans for review and approval.
28. Side yard fences, walls, signs and trees shall be back of the 30 feet from street corners and 15 feet from driveways, or as directed by the City Engineer, per City Code requirements and City Standard Drawing ST-13 "Clear Vision Triangle".
29. Developer shall install all necessary traffic signage and striping modifications to the road frontages as required by the City Engineer and the current California MUTCD.
30. Developer shall designate "NO PARKING" for the entire frontage of the property along the N. Walnut Road and W. Monte vista Avenue frontages.
31. Developer shall install a landscaped raised median in W. Monte Vista Avenue. CFF fee credits are available to partially offset costs.
32. A traffic signal at the intersection of Monte Vista Avenue and Four Seasons Drive was referenced as part of Planned Development 186 for Monte Vista Village with the subject parcels designated as commercial. Per the traffic study prepared for this residential subdivision a traffic signal is not warranted and will not be required. The landscaped raised median in W. Monte Vista Avenue will extend through the intersection of Four Seasons Drive allowing left turns from W. Monte Vista Avenue onto Four Seasons Drive and right turn only from Four Seasons Drive onto W. Monte Vista Avenue.
33. Developer shall install a landscaped median in Four Seasons Drive as referenced as part of the Planned Development for the Monte Vista Village.
34. Sewer, water, and fire services that will not be utilized for the developed area shall be abandoned in accordance with the requirements of Municipal Services.
35. Separate utilities shall be required for each lot.
36. Existing overhead utilities shall be underground along the road frontages of the property per City of Turlock Municipal Code. Developer shall coordinate the relocation with the utility companies.
37. Developer shall repave all trenching in existing right-of-way per the current City Standards, including 2019 Errata 1, and pay applicable trench restoration fees in accordance with Section 7-4-203 of the City of Turlock Municipal Code.
38. The developer shall provide a Low Impact Development (LID) design for all added and/or reconstructed impervious surfaces that includes measures for site design, sources control, runoff reduction, storm water treatment and baseline hydromodification management as defined in the Phase II MS4 General Permit in order to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.
39. The developer shall implement source control measures consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment for the pollutant generating activities listed in Section E.12.d of the Phase II MS4 General Permit.

40. The Developer shall incorporate all post construction BMPs necessary to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.
41. The Developer shall execute an Operations and Maintenance Agreement with the City of Turlock for all post construction best management practices (BMPs) associated with the development prior to issuance of a building permit.
42. Prior to improvement plan approval, a detailed hydrology/drainage study will be required to be submitted to the City Engineer for review and approval. The study shall be prepared by a registered Civil Engineer and shall include existing and proposed conditions.
43. Developer shall maintain 0.5 inch (85th Percentile) of storm rainfall on-site prior to releasing into the City storm drain system. Provide storm drain calculations and percolation tests with the soils report.
44. All lots shall be graded to drain towards the public street with no cross-lot drainage allowed. If the grade differential between lots or surrounding ground is 1 foot or greater, a concrete retaining wall shall be required per the City of Turlock Standards. If the grade differential between lots or surrounding ground is between 1/2 foot and 1 foot, the developer shall use a wood type retaining wall/fence depending on the individual situation, to be approved by the City Engineer as part of the subdivision improvement plans.
45. All building pads shall be 1/2 foot higher than the nearest flow-line high point. This condition may be waived by the City Engineer if upon review of the hydrology study he deems it is not necessary.
46. Each lot will have access to a water and sewer service prior to the issuance of any Building Permits as reasonably approved by the City Engineer and Fire Marshall.
47. Developer shall install street trees spaced 30'-35' apart along the road frontages per the City Standard Specifications and Drawings.
48. Subdivision shall have private roads and will not be maintained by the City of Turlock. Developer shall form a Home Owner's Association (HOA) to cover the cost and administration of a maintenance program for the private roads, private road street lighting, private utilities, and private on-site landscaping.
49. If any survey monuments will be at risk during construction activities, the City of Turlock will require that there is an individual in responsible charge of the Land Surveying activities within the bounds of proposed development as follows:
 - **Acknowledgement of Monument Responsibility Certificate** signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to issuance of the grading and/or encroachment permit.
 - **Acknowledgement of Monument Preservation Certificate** signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to final sign acceptance of the grading and/or encroachment permit.

Building & Safety Division (668-5560)

1. A building permit is required for any structure (electrical gates, site lighting, etc.) associated with the project.
2. Plans must be submitted electronically. Plans shall be prepared by a licensed California design professional.
3. The project shall comply with the current California Building Codes and the Turlock Municipal Code in effect at the time of building permit application.
4. Additional requirements may be applicable upon review of the submitted building permits.

Fire Services (668-5580)

1. The project shall comply with the current California Fire Code, National Fire Code (NFPA), California Mechanical Code, and the Turlock Municipal Code in effect at the time of building permit application. Additional requirements may be applicable upon Fire Dept. review of building plans.
2. Before vertical construction begins: 1) Onsite fire hydrant shall be in service; 2) Blue hydrant markers shall be in street; 3) Asphalt or concrete fire access roadway shall be installed; 4) Temporary address signage shall be clearly visible from the primary roadway.
3. Buildings or structures shall have an approved asphalt or concrete fire access road installed and accepted prior to final inspection.
4. Address numerals shall be a minimum of 6" tall with $\frac{3}{4}$ " stroke, contrast with background, be clearly visible from the primary roadway and be illuminated either internally or externally between dusk and dawn daily.
6. Electrical disconnect shall be accessible from the exterior of the building or in a secure electrical room that opens directly to the outside. Disconnect or electrical room will be identified with an approved all-weather sign.
7. Fire lane requirements shall be met. Fire lanes shall be painted throughout project.

Municipal Services

1. Prior to issuance of a building permit, water and sewer utilities shall be reviewed and approved by Municipal Services (668-5590).
2. Contact Municipal Services, Utilities Department, to coordinate and order the number of water meters required for the subdivision.

Parks, Recreation & Public Facilities Maintenance (668-5594)

1. Street trees shall be installed in accordance with City of Turlock standards (TMC 7-7-500) and 9-2-109). The variety of street tree to be installed is Chinese Pistache 'Keith Davey'. Any variation from the above listed street tree requirement must first

be approved by the City of Turlock Parks, Recreation and Public Facilities Maintenance Department. The property owner or developer shall contact this department at (209) 668-5594 for review of tree layout and inspection prior to installation of street trees.

Turlock Irrigation District (Irrigation System 883-8367, Electric Utility 883-8659)

1. A review of District maps and records indicate that there are no known irrigation facilities located within this subject property. If facilities are found during construction, please contact the District at the number above.
2. With regards to the electrical facilities the district has no issues with the rezone of parcels. However, the development plans are lacking imperative PUE dedication. Furthermore, the street layouts showing travel ways, sidewalks, and landscape areas lack PUE dedications, as well. The district does not want to encounter design issues down the road related to conflicts with the historic placement of district facilities and homes. As such, the District will not entertain Developer's requests for construction standard concessions because the District was asked to design table early on in the process. I respectfully ask GDR to incorporate District construction standards and design criteria into development plans to circumvent conflicts prior to submittal to City of Turlock for review.
3. A 10-foot Public Utility Easement must be dedicated along all street frontages.
4. The owner/ developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at the developer's expense.
5. The front building setback is to be a minimum of 15-feet from the property line and a minimum of 15-feet from the back of sidewalk to enable the safe placement of utilities.

San Joaquin Valley Air Pollution Control District

1. The applicant shall comply with all applicable Air Pollution Control District Rules and regulations.

Central Valley Regional Water Quality Control Board (916)464-3291

1. The project will be required to comply with the Regional Water Control Boards regulations and standards to maintain and improve groundwater and surface water quality.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading,

grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID) post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/program/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits,

VTSM 2024-02
(Bright Homes - Verano)

please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional water of the State (i.e. “non-federal” waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://water.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for Dewatering and Other Low Threat Discharges to Surface Waters (Low Threat General Order) or the General Order for Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

Pacific Gas and Electric Company

1. Before digging or excavation occurs, contact Underground Service Alert (USA) by dialing 811 a minimum of two working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

Department of Toxic Substances Control (dtsc.ca.gov)

2. The applicant shall comply with all applicable Department of Toxic Substances Control rules and regulations.

Section 2. The establishment of Vesting Tentative Subdivision Map No. 2024-01 requires compliance with the conditions of approval, which shall be binding on all heirs, assignees, and successors in interest of said property.

Section 3. The Director of Community Development Services, or designee, is hereby directed to record this Resolution at the office of the County Recorder of the County of Stanislaus.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Turlock at a regular meeting of said Planning Commission held on the 6th day of February, 2025, by the following roll call vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST: _____
ADRIENNE WERNER
DEVELOPMENT SERVICES DIRECTOR
SECRETARY OF THE TURLOCK PLANNING COMMISSION
CITY OF TURLOCK

WITNESS: _____
ALEXIA FUENTES
STAFF SERVICES TECHNICIAN
CITY OF TURLOCK

General Plan Amendment 2024-01, Rezone 2024-02
(Planned Development 284), and Vesting Tentative
Subdivision Map 2024-02

Public Comment Letters

Adrienne Werner

From: Tim Torres <[REDACTED]>
Sent: Thursday, February 6, 2025 5:40 PM
To: Adrienne Werner
Subject: Concerns Regarding Proposed Bright Development

Importance: High

Regarding: Bright Home development, Project Title: GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-01

(Located between 1601 W. Monte Vista Ave, 3201 Four Seasons Dr, Snowbird Dr, and N. Walnut Road.)

To whom it may concern:

I would like to thank you for allowing for public input before making a decision and I would like to share my two big concerns regarding the plan that Bright Homes is attempting to execute.

1. Why is only one inlet/outlet being proposed and on the narrowest street(Snowbird Drive) surrounding the development? With the average of 2 cars per home in Central CA, that would mean 228 cars being forced to funnel out one exit, through a residential neighborhood that already experiences traffic congestion (during the Junior High School start and end times).
2. Why are the roads within the development so narrow? The narrow inner roads along with only one narrow inlet/outlet makes me concerned for safety, especially in the case of a fire or natural disaster.

I used to be excited about the land being developed, however now I am feeling anxiety as I do not feel like the plan takes the safety or convenience of either the old or new community into consideration, let alone the reputation of our beautiful town... Part of why our family chose to purchase a home in Turlock, 16 years ago, was because we noticed that Turlock took pride in the planning of their city and were extremely careful and thoughtful in their approach to growing, refusing to just build "whatever" "wherever", without a master plan that puts the families within the community first, ensuring that the roads, sidewalks, and bike lanes are wide and conducive to families and neighbors riding bikes, going on walks, or enjoying themselves at a neighborhood park.

I hope that the decision makers take another look at the proposed plan and can find a way to allow for building to occur, but not at the expense of what makes Turlock so great! 😊

Below are the changes that I would recommend:

1. Having a minimum of two inlets/outlets to the development on two of the main (and wider) roads surrounding the development (Monte Vista, Four Seasons, Walnut)
2. If there are three inlets/outlets to the development, then I think that Snowbird can be one of them for easier access to the Junior High School, however it should not be the primary or only inlet/outlet.

3. Ensure the roads within the development are a standard width with sidewalks that we expect within a city.

I appreciate both your time and consideration, ☺

Schedule Consult Call



Tim Torres Mofhitz M.A. Ed.
Education Consultant | Coach

[REDACTED]
FranklinCovey | Education | LeaderinMe.

Cell: [REDACTED]

Zoom: <https://franklincovey.zoom.us/j/5655448120>

We enable greatness in students, educators, and school communities everywhere.

Adrienne Werner

From: Danielle Shults <[REDACTED]>
Sent: Thursday, February 6, 2025 8:28 AM
To: Adrienne Werner
Subject: Bright Home Development

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Turlock City Council,

I, Danielle Shults, living at [REDACTED] Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- o Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- o The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- o In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- o The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- o The added traffic on a narrow residential street would create a hazard to the children walking to and from school

Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- o Edit plan to include multiple vehicle inlet/outlets
- o Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.

Thank you for your time and consideration.

Sincerely,

Danielle Shults

From: Adrienne Werner
Sent: Thursday, February 6, 2025 10:01 AM
To: Alexia Fuentes
Subject: FW: Proposed Bright Home Development

From: Chanell Torres <[REDACTED]>
Sent: Wednesday, February 5, 2025 10:16 PM
To: Adrienne Werner <AWerner@turlock.ca.us>
Subject: Proposed Bright Home Development

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

I am writing concerning the proposed Bright Home development, Project Title: GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-01

Located between 1601 W. Monte Vista Ave, 3201 Four Seasons Dr, Snowbird Dr, and N. Walnut Road. I have several concerns about this new development.

1. I am very concerned why there is only one proposed inlet/outlet located on Snowbird Drive for 114 new residences (approx over 228 additional vehicles), with Snowbird Drive being the narrowest street, compared to Four Seasons Drive, W. Monte Vista Ave. and N. Walnut Road. This seems like a major safety hazard; incase of a fire or other natural disasters, it would be entrapping hundreds of residents. This will also lead to an unsafe amount of traffic on Snowbird Drive, which will be especially dangerous for children walking to and from school. Snowbird Drive already experiences heavy traffic during the morning and afternoon due to children being picked up and dropped off at Turlock Jr high school. This proposed inlet/outlet on Snowbird Drive is a major liability.

I am opposed to having an inlet/outlet on Snowbird Drive. There needs to be at least 2 inlet/outlets on either N. Walnut Road, W. Monte Vista Avenue and Four Seasons Drive.

2. I am very concerned with the amount of traffic coming and going, out and in from Four Seasons Drive and W. Monte Vista Avenue. Adding additional homes in this development is going to add even more traffic than there is now. I am proposing that traffic lights need to be added at the Four Seasons Drive and W. Monte Vista Avenue intersection. With lights directing traffic for all directions.

3. I am very concerned that there is no mention of a masonry wall on Snowbird Drive bordering the new home development, but there is mention of masonry walls for Four Seasons Drive, W. Monte Vista Avenue and N. Walnut Road. Why is there no mention of a masonry wall for Snowbird Drive in the Bright Homes proposed development?

I am proposing that the same masonry wall that is being built on W. Monte Vista Avenue, Four Seasons Drive and N. Walnut should be built on Snowbird Drive as well.

4. I am very concerned about the number of homes being built in this proposed location. 114 homes is too many for the space that is to be developed. The homes' lot sizes are extremely small, with not enough space bordering between neighboring houses.

I propose that less homes should be built, thus allowing for more room in between homes.

5. I am also very concerned with the size of the new streets that are proposed. The proposed new streets are much too small to accommodate future residents' car traffic.

I propose that the proposed streets need to be wider.

I feel that there is a lot of liability with the proposed plan as it is now planned. I hope that these concerns, and the concerns voiced by my neighbors are taken into serious consideration.-Thank you
Chanell Torres

[REDACTED] Turlock CA 95382

Alexia Fuentes

From: Nerd Worm ASMR [REDACTED]
Sent: Tuesday, January 28, 2025 4:28 PM
To: Adrienne Werner
Subject: Bright Home Decelopment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi, I have received a letter to start home development near my area. I am a resident at [REDACTED] I don't approve of any more traffic on my street. There are so many cars speeding in my area especially at night incidents of many children that play around my area that have noticed from my surveillance many cars, that speed even with just little traffic so I can only imagine more, being so I live around the schools already and have caused problems and traffic. I do NOT agree with this proposal, or any changes made around my house or on my street living here for almost twenty years. We don't want any more traffic in our quiet area from everyone that has lived here over 15 + years or any changes made next to my home [REDACTED]
[REDACTED] Thank you very much.

Adrienne Werner

From: Darrin Previtali <[REDACTED]>
Sent: Saturday, February 1, 2025 11:40 AM
To: Adrienne Werner
Subject: Bright homes

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Sent from my iPhone are you out of your mind?

Adrienne Werner

From: Naira Contreras <[REDACTED]>
Sent: Monday, February 3, 2025 10:08 AM
To: Adrienne Werner
Subject: Comments for Bright Development 284

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

February 3, 2025

Dear City of Turlock Planning Division,

My name is Roberto Contreras living at [REDACTED] Turlock, CA 95382 and I strongly oppose only having one inlet/ outlet at the proposed plan presented by Bright Development, Dave Butz (GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-01) located at 1601 W. Monte Vista Ave and 3201 Four Seasons Drive. Below are the following safety and traffic concerns:

- There is only 1 vehicle inlet/outlet for an additional 114 residences (average 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development.
- In the event of a fire or natural disaster, the small lot sizes and restriction of one inlet/outlet would trap and endanger the future residents and make it difficult for first responders to access and provide assistance.
- It is also evident per the tentative striping and signage plan that most of the streets within the proposed community would have designated no parking- painted red curbs so there seems to be a concern with fire access.
- The added traffic on a narrow residential street (Snowbird Drive) would create a hazard to the children walking to and from nearby schools.

Additionally, the City of Turlock restricted the following traffic turn movements on N Walnut Road when they introduced a median and fence a couple years back:

- The left turn from Eastbound Winter Haven Drive onto Northbound N. Walnut Road &
- Northbound traffic on N. Walnut Road turning left onto Winter haven Drive.

Therefore, having the only inlet/outlet at Snowbird Drive directly perpendicular to Winter Haven Dr would increase traffic and pedestrian safety concerns around the existing neighborhood and proposed community. We would also experience high traffic volumes creating more congestion at peak hour volumes most likely decreasing the Level of Service of the major arterial roads in the area.

Proposed Recommendation:

- Edit plan to include multiple vehicle inlet/outlet:

Four Season Drive currently has an inlet/outlet, Spring Valley Drive, for the Spring Crest gated community therefore it would be feasible to restripe the roadway to accommodate the access for both residential communities and traffic would not be impacted. It would be appropriate to have an inlet/outlet in between lots '60' & '61' since it is already designated as a fire access with the removable bollards.

Thank you,
Roberto Contreras
02-03-2025

Adrienne Werner

From: Randy <[REDACTED]>
Sent: Monday, February 3, 2025 2:00 PM
To: Adrienne Werner
Subject: new bright home development

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I live on Snowmass Ln. and I'm very concerned about the new development. It shows there is only one entrance and exit into the development. This will cause an enormous amount of traffic in our neighborhood, plus it would be a fire danger. If there was a fire or other emergency in that area, with only one entrance and exit, it would be disastrous. Please review your plans. Thank you.

Randy Osheroff
[REDACTED]

Adrienne Werner

From: John Morshead · [REDACTED]
Sent: Tuesday, February 4, 2025 4:13 PM
To: Adrienne Werner
Subject: GPA 2024-01 Rezone 2024-02 Planned development 284 VTSM 2024-01

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon City of Turlock,

To whom it may concern, it has been brought to my families attention that a new developement is being proposed/brought in on the corner of Walnut rd and Monte Vista Ave (long time strawbery field). As a resident in the surrounding area behind the strawberry field, where the houses are to reside. It has also been brought to my attention, there is being proposed a single entrance/exit where Snowmass meets Snowbird drive.

As a resident in the surrounding/neighboring development behind the new proposed homes. I am highly concerened with the effect this will have on the current community/homes, and the traffic safety issues it will pose. We currently have only two main accesses to the existing subdivision, one off Walnut Rd, and the other off 4 Seasons Dr. Not to mention, the streets are already extremely small, and overly crowded with residents needing to park their cars in front of their homes. I feel as though adding an entrance/exit to the proposed area is going to pose even more traffic, and even less parking. Not to mention the safety concern when is comes to how much tighter it will be traveling down these and surrounding roads. Furthermore, I think there is a large safety concern for the kids as well. I know as a young father, the more traffic, the higher risk for accidents especially with kids outside playing. We are already busy enough when Turlock Junior High School gets out, and the amount of traffic/speeding that goes on in the neighborhood at that time is pretty crazy to say the least..

In closing, with these things in mind. My family and I really think that the City, and developer should consider alternative roads/routes for their proposed entrance/exit for this subdivision. For example, Walnut Rd, Monte Vista Ave, or 4 Seasons Dr..

Thank you for your time, and consideration.

Sincerely

Turlock Resident

John M.

Dear Turlock City Council,

I Nura Aziz, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Nura Aziz
Resident Signature

1-29-25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 1-28-25

Dear Turlock City Council,

I Luis Torres, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____



Resident Signature

1.28.25

Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 1/28/25

Dear Turlock City Council,

I Stephanie Dekie, living at [REDACTED] Turlock, CA 95382

Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

[Signature]
Resident Signature

1/28/25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 1/28/25

Dear Turlock City Council,

I Natalie Amini, living at [REDACTED] Turlock, CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____



Resident Signature

1/28/25

Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Mary Salegui, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: ~~the~~ We need a traffic light on the ^{Monte Vista} exit.

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: traffic lights at Monte Vista + 4 seasons

Mary Salegui
Resident Signature

1-30-25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Deeb Singh, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Mahan Singh
Resident Signature

1-30-25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 1/28/25

Dear Turlock City Council,

I Yolanda Chavez, living at [REDACTED] Turlock,

Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: Traffic light need on monte vista & four seasons

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

[Signature]
Resident Signature

1/28/25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I KARLA GONZALEZ, living at TURLOCK
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Karla Gonzalez
Resident Signature

1/30/25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 1/29/5

Dear Turlock City Council,

I Pam Glavrs, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: Speed bumps - ON SNOW BIRD DR - YOUNG KIDS

Pam Glavrs

Resident Signature

Pam Glavrs

1/29/5

Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I, Sofia F Jimenez, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
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- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Sofia F Jimenez
Resident Signature

1/30/25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

RECEIVED

1 3 4 2 3

CITY OF TURLOCK
PLANNING DIVISION

Date: _____

Dear Turlock City Council,

I Sargez Sayed, living at _____, Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Sargez Sayed
Resident Signature

1/30/2025
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: _____

Dear Turlock City Council,

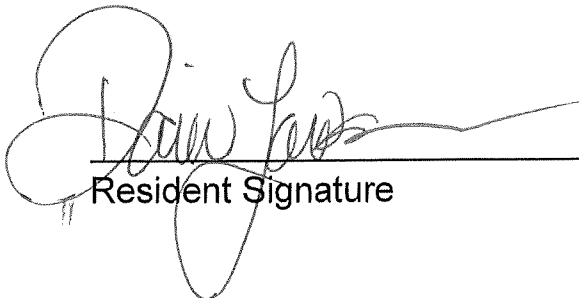
I Dave Lawso, living at [REDACTED] Turlock CA 95382
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
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neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____



Resident Signature

1/28/2025

Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Yolanda Sanchez, living at [REDACTED],

Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Y Sanchez
Resident Signature

01.30.25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: JAN 28, 2025

Dear Turlock City Council,

I Philip McKay, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: I'M NOT OPPOSED TO THE PROJECT, BUT I DO AGREE
THAT THERE WILL BE TOO MANY VEHICLES ON SNOWBIRD DRIVE.

Philip McKay
Resident Signature

1/28/25
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I, Jessica Bricker, living at [REDACTED] Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Jessica Bricker
Resident Signature

01/29/2025
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 01-29-2025

Dear Turlock City Council,

I Christopher Beaken, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street
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neighboring houses within the development
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the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____


Resident Signature

01-29-2025
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 01/29/2025

Dear Turlock City Council,

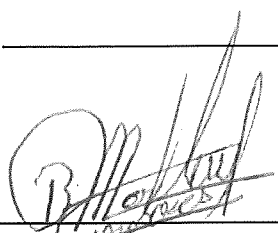
I ROBERTO M. CONTRERAS, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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neighboring houses within the development
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the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____



Resident Signature

01/29/2025
Date

RECEIVED

FEB 04 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 01/28/2025

Dear Turlock City Council,

I, Alfred Madrid, living at [REDACTED] Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Alfred Madrid
Resident Signature

01/28/2025
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I, Carol R Ford, living at [REDACTED], Turlock
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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neighboring houses within the development
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the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Carol R Ford
Resident Signature

1-31-25
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: _____

Dear Turlock City Council,

I Randy Osheroff, living at _____, Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
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- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Randy Osheroff
Resident Signature

1/28/2025
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Kiffah Aziz, living at _____, Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Kiffah Aziz

Resident Signature

1-30-25

Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 1-28-25

Dear Turlock City Council,

I, [Signature], living at [Redacted],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: Stop light needed at Monte Vista & 4 Seasons ✓

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

[Signature]
Resident Signature

1-28-25
Date
RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Scott and Andres Ques He, living at Turlock 95382,
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: Added traffic due to school bells

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

SA 2M
Resident Signature

1/30/25
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Kandra Nuckolls, living at _____, Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
- The only inlet/outlet is proposed to be on the narrowest and only residential street (Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____


Resident Signature

01/30/2025
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 01 FEB 2025

Dear Turlock City Council,

I JAMES GORDON RONEY, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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(Snowbird Drive) bordering the development
- In the event of a fire, the small lot sizes leave very little buffer for a fire spreading to the
neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: NOT APPLICABLE

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: NOT APPLICABLE

James Gordon Roney
Resident Signature

01 FEB 2025

Date

RECEIVED

RECEIVED

FEB 05 2025

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Bilgees Alburati, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

[Signature]
Resident Signature

01-31-25
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Lourdes Soria, living at [REDACTED] Turlock,
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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the residents within the new development
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walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Lourdes Soria
Resident Signature

1-31-25
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: _____

Dear Turlock City Council,

Steve & Kristi Logan, living at [REDACTED] Turlock,
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

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- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Kristi Logan
Resident Signature

1-28-2025
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: _____

Dear Turlock City Council,

I Cory Newman, living at _____, Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Cory Newman
Resident Signature

1/28/25
RECEIVED Date

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Robert Hart, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
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possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
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streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____



Resident Signature

2.3.2025

Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I Tim Torres

, living at [REDACTED]

Turlock CA 95382, strongly oppose the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

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- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
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- Other: _____

[Signature]
Resident Signature

1/31/2025
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 2/2/2025

Dear Turlock City Council,

I Chanell Torres, living at [REDACTED]

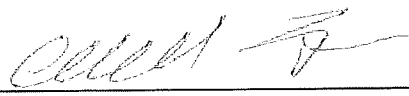
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

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- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
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- Other: _____


Resident Signature

2/2/2025
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I, Louise Sargisian, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Louise Sargisian
Resident Signature

1.30.25
Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: FEB 1 2025

Dear Turlock City Council,

I, PHILIP MCILHAY, living at [REDACTED]

Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
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- Other: _____

Philip McIlhay
Resident Signature

2/1/25

Date

RECEIVED

FEB 05 2025

CITY OF TURLOCK
PLANNING DIVISION

From: Adrienne Werner
Sent: Thursday, February 6, 2025 9:26 AM
To: Alexia Fuentes
Subject: FW: Bright Homes development on Monte Vista
Attachments: scan_jmartinez_2025-02-06-08-16-59.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Joseph Martinez [REDACTED]
Sent: Thursday, February 6, 2025 8:32 AM
To: Adrienne Werner <AWerner@turlock.ca.us>
Cc: Joseph Martinez <[REDACTED]>
Subject: Bright Homes development on Monte Vista

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good Morning,

I am emailing in regards to the new development from Bright Homes on Monte Vista. I have attached our signed copies opposing the current plan.

Please let me know if you have any questions.

Joseph Martinez

Dear Turlock City Council,

I Bethanie Martinez, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

- Only 1 vehicle inlet/outlet for an additional 114 residences (average of 228 vehicles).
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neighboring houses within the development
- The impact of a fire or a natural disaster, near the only inlet/outlet, would trap and endanger
the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school

- Other: This new development will also create more congestion on
Winter Haven Drive Aroad that people already frequently speed down.

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
- Edit plan to move the vehicle inlet/outlets off of Snowbird Drive and on any of the wider
streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: We need speed bumps on Winter Haven Drive by the
Turlock Jr. High.

Bethanie Martinez
Resident Signature

Feb. 4th 2025
Date

Dear Turlock City Council,

I, Joseph Martinez, living at [REDACTED],

Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

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- The added traffic on a narrow residential street would create a hazard to the children walking to and from school
- Other: This new development will also create more traffic on, Winter Haven

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

Proposed Recommendations:

- Edit plan to include multiple vehicle inlet/outlets
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- Other: We need speed bumps on Winter Haven by the school-

Joseph Martinez
Resident Signature

2-4-2025
Date

Date: 2/1/25

Dear Turlock City Council,

I Jamie De Bruin, living at [REDACTED],

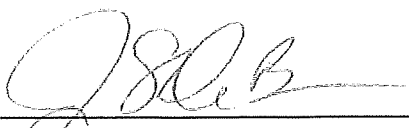
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114 residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following safety concerns:

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- Other: _____

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the mornings and afternoons, due to children being dropped off and picked up at Turlock Jr. High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and possible gridlock in the mornings and afternoons.

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- Other: _____


Resident Signature

2/1/25
Date

RECEIVED

FEB 06 2025

CITY OF TURLOCK
PLANNING DIVISION

Date: 1/29/25

Dear Turlock City Council,

I EDMUND BENSARKUSS, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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walking to and from school
- Other: _____

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streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____



Resident Signature

RECEIVED

1/29/25
Date

FEB 06 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I DARRIN & CHERYL PRENTAL, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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the residents within the new development
- The added traffic on a narrow residential street would create a hazard to the children
walking to and from school
- Other: LEAVE THE STRAWBERRY FIELD ALONE

Note: Snowbird Drive, Snow Mass, and Telluride already experience heavy traffic in the
mornings and afternoons, due to children being dropped off and picked up at Turlock Jr.
High. The proposed inlet/outlet on Snowbird Drive would create even more congestion and
possible gridlock in the mornings and afternoons.

Proposed Recommendations:

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streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

D. M. & Cheryl Prental
Resident Signature

FEB 5, 2025

Date

RECEIVED

FEB 06 2025

CITY OF TURLOCK
PLANNING DIVISION

Dear Turlock City Council,

I, Shelly Russell, living at [REDACTED],
Turlock CA 95382, strongly **oppose** the proposed plan presented by Bright Homes (114
residential home development bordered by Monte Vista Ave., Walnut Ave., Four Seasons Drive
and Snowbird Drive) to have the only vehicle inlet/outlet on Snowbird Drive for the following
safety concerns:

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streets: Four Seasons, Monte Vista Ave., and/or Walnut Ave.
- Other: _____

Shelly Russell
Resident Signature

2-5-25
Date

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AMENDING THE ZONING }	ORDINANCE NO. -CS
MAP OF THE CITY OF TURLOCK, CALIFORNIA, }	
ATTACHED TO TITLE 9 OF THE TURLOCK }	
MUNICIPAL CODE [REZONE 2024-02] }	

BE IT ORDAINED by the City Council of the City of Turlock as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION. The City Council finds that the report or declaration reflects the independent judgement of the lead agency and that the project will not have a significant effect on the environmental and hereby adopts the Mitigate Negative Declaration and directs that a Notice of Determination be filed.

SECTION 2. ZONING CHANGE. The Zoning Map of the City of Turlock is hereby amended to rezone 9.86 acres located at 1601 W. Monte Vista, Stanislaus County APN 087-012-053 from Community Commercial (CC) to Planned Development 284 with an underlying zoning of Medium Density Residential (RM), and rezoning 3.75 acres located at 3201 Four Seasons Drive Stanislaus County APN 087-008-085 from Medium Density Residential (RM) to Planned Development 284 (PD 284) under the provisions of Title 9 of the Turlock Municipal Code, and said real properties shall hereafter be subject to the provisions and regulations of this Chapter relating to property located within such Districts. Said properties are described as follows:

All that certain real property lying within the exterior boundaries of the map entitled “Winter Haven, Phase 2, City of Turlock, Stanislaus County, California”, filed June 14, 2001, in Book 39 of Maps, Page 71, in the office of the Recorder of the County of Stanislaus, State of California.

Excepting therefrom lots 40 through 89, inclusive, and Snowmass Lane, Vail Court, Telluride Lane, Walnut Avenue, and pedestrian access, all as shown on said map.

Also, being described as the remainder parcel, 13.61 acres, more or less, as designated on said map.

APN 087-012-053-000 and 087-008-085-000

SECTION 3. ZONING MAP. The Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code is amended to appear as set forth on the map attached hereto (Exhibit A), which is hereby made a part of this ordinance by reference.

SECTION 4. VALIDITY. If any section, subsection, sentence, clause, word, or phrase, of this ordinance is held to be unconstitutional or other wise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Turlock City Council hereby declares that they would have passed this ordinance, and each section, subsection, sentence, clause, word, or phrase thereof, irrespective of the fact that one or more section, subsection, sentence, clause, word, or phrase be declared invalid or unconstitutional.

SECTION 5. ENACTMENT. This ordinance shall become effective and be in full force on and after thirty (30) days of its passage and adoption. Prior to the expiration of fifteen (15) days from the passage and adoption thereof, this ordinance shall be published in a newspaper of general circulation printed and published in the County of Stanislaus, State of California, together with names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

Signed and approved this 25th day of February, 2025.

—

Amy Bublak, Mayor

ATTEST:

Nicole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

APPROVED AS TO FORM:

George A. Petrulakis, City Attorney

EXHIBIT A



City Council Staff Report

February 11, 2025



From: Christopher Fisher, Municipal Services Director
Prepared by: Fred Pezeshk, P.E., Roads Program Manager
Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects"

2. DISCUSSION OF ISSUE:

On February 27, 2024, the City Council approved Task Order No. 2 as Amendment No. 2 under the terms of the Master Agreement with Provost & Pritchard Consulting Group for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Project" for the rehabilitation of a grouping of street sections. The City Council also authorized staff to proceed with advertising the project for construction upon completion of bid documents.

The first bid package to be completed is Bid Package 1 and includes the following streets:

City Project No. 23-068 Bid Package 1				
Street Name	From	To	Length (ft)	District
Donnelly Park Dr.	W. Hawkeye Ave.	Pedras Rd.	1,289.00	4
De Pauw Dr.	Valparaiso Dr.	Donnelly Park Dr.	682.00	4
Wabash Dr.	Valparaiso Dr.	Donnelly Park Dr.	669.00	4
Earlham Dr.	Valparaiso Dr.	Donnelly Park Dr.	676.00	4
Valparaiso Dr.	Earlham Dr.	De Pauw Dr.	518.00	4
Meadowlark Dr.	E. Tuolumne Rd.	N. Olive Ave.	1,204.00	3
Total Length			5,038.00	

City Project No. 23-068 (Bid Package 1) was advertised for construction bids on December 20, 2024 through the City's website and the Turlock Journal.

Bids for City Projects No. 23-068 (Bid Package 1) were opened on January 23, 2025 at 2:00PM. A total of six (6) bids were received:

BIDDER	BID AMOUNT
United Pavement Maintenance, Inc.; Hughson, CA	\$1,670,859.13
Agee Construction Corporation; Clovis, CA	\$1,798,448.00
B&M Civil LLC; Rancho Cordova, CA	\$1,988,465.00
Sinclair General Engineering Construction, Inc.; Oakdale, CA	\$2,129,902.47
Granite Construction Company; Fresno, CA	\$2,311,937.70
George Reed, Inc.; Modesto, CA	\$3,337,605.50

Staff reviewed the bids for bidder responsiveness and responsibility and-recommends approval of an agreement for City Projects No. 23-068 (Bid Package 1) with United Pavement Maintenance, Inc., of Hughson, CA, as the lowest responsive, responsible bidder with a bid amount of \$1,670,859.13.

Per contract documents, the contractor is allowed ten (10) days after the date of the City's mailing him/her the Agreement and the Notice of Award to return the signed Agreement along with required bonds and certificate of insurance. The City will then review the submittal for adequacy, execute the Agreement, and issue a Notice to Proceed. The Contractor is required to start work no later than ten (10) working days after Notice to Proceed has been issued. Based on this timeline, anticipated start of work will be in mid to late March 2025, weather permitting.

3. BASIS OF RECOMMENDATION:

- A. Per the Public Contract Code, § 20160 et seq., the City Council has the discretion to decide if a bid shall be awarded or rejected. If Council decides to award the bid, the bid has to be awarded to the lowest responsible bidder submitting a responsive bid.
- B. This action is consistent with Council's stated goal of utilizing Measure L revenues to expedite road repair projects. Measure L was approved by Stanislaus County voters and raised the sales tax April 1, 2017, by one-half cent for a total period of 25 years to improve local streets and roads, improve connectivity and reduce congestion.

4. FISCAL IMPACT / BUDGET AMENDMENT:

The total estimated fiscal impact of the proposed action will be \$1,837,859.13 which will be funded by Fund 218 "Measure L", account number 218-40-461.51270. The overall fiscal impact, including "Measure A" allocations are shown below.

	Fund 115 "Measure A"	Fund 218 "Measure L"
Design*	\$192,600.00	
CM & Inspection	\$425,065.87	
Construction Contract		\$1,670,859.13
Construction Contingency		\$167,000.00
Sub-Total	\$617,665.87	\$1,837,859.13

Total Estimated Cost	\$2,455,525.00
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*Design cost is pro-rated based on the linear footage of street sections included in Bid Package 1.

All Roads Program staff time is expensed directly to Fund 115 "Measure A - Roads Program". Staff time is directly allocated to each project by the Finance Department at the end of the fiscal year.

Appropriate funds have been allocated during the Fiscal Year 2024-25 budget process to cover these costs.

5. STAFF RECOMMENDATION:

Recommend approval.

6. CITY MANAGER COMMENTS:

Recommend approval.

7. ENVIRONMENTAL DETERMINATION:

This project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) as this project involves negligible or no expansion or use of the existing facilities, and specifically no additional automobile lanes will be created by the projects.

8. ALTERNATIVES:

- A. Council could reject the bids submitted for this project. Staff does not recommend this alternative as the proposed improvements are needed and funding is available.
- B. Provide staff with direction on how to proceed.

9. ATTACHMENTS:

- 1. Draft Resolution
- 2. Bidder's Summary
- 3. Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, for construction of Bid Package 1 for CP No. 23-068

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

**IN THE MATTER OF DETERMINING THE AWARD }
OF BID IS EXEMPT FROM THE PROVISIONS OF }
CEQA IN ACCORDANCE WITH SECTION 15301 }
OF THE CEQA GUIDELINES, AWARDED BID, }
AND APPROVING AN AGREEMENT BETWEEN }
THE CITY OF TURLOCK AND UNITED }
PAVEMENT MAINTENANCE, INC., OF }
HUGHSON, CA, IN THE AMOUNT OF }
\$1,670,859.13 AND A CONTINGENCY AMOUNT }
OF \$167,000.00 (10%) TO BE FUNDED BY FUND }
218 "MEASURE L" FOR CONSTRUCTION OF }
BID PACKAGE 1 FOR CITY PROJECT NO. 23-068 }
"PROVOST & PRITCHARD TASK ORDER NO. 2 }
FOR ROADS PROGRAM CIP PROJECTS" }**

RESOLUTION NO. 2025-

WHEREAS, City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects" (Bid Package 1) will rehabilitate a grouping of street sections as approved by the City Council on February 27, 2024, and will include installation of curb, gutter, sidewalk, and ADA-compliant curb ramps; and

WHEREAS, on January 23, 2025, six (6) bids were received for the construction of City Project No. 23-068 (Bid Package 1), with United Pavement Maintenance, Inc., of Hughson, CA, submitting the lowest responsive, responsible bid in the amount of \$1,670,859.13; and

WHEREAS, the fiscal impact is estimated to be \$1,837,859.13 which includes the construction contract in the amount of \$1,670,859.13 and the contingency for potential change orders in the amount of \$167,000.00; and

WHEREAS, funding is available from Fund 218 "Measure L", account number 218-40-461.51270; and

WHEREAS, this project is exempt from California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) as this project involves negligible or no expansion of use of the existing facilities, and specifically no additional automobile lanes will be created by project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, award bid, and approve an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$1,670,859.13 and a contingency amount of \$167,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 1 for City Project No. 23-068 "Provost & Pritchard Task Order No. 2 for Roads Program CIP Projects."

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of February, 2025, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

CITY OF TURLOCK
BIDDER'S SUMMARY

PROJECT TITLE: 23-068 Package 1 - Roads Program CIP
PROJECT NUMBER: 23-068BP1
BID OPENING: January 23, 2025
2:00 P.M.
SCHEDULED COUNCIL AWARD DATE: February 11, 2025

SCHEDULED COUNCIL AWARD DATE: February 11, 2025				1		2		3		4		5		6			
				ENGINEER'S ESTIMATE		United Pavement Maintenance, Inc.		Agee Construction Corporation		B&M Civil LLC		Sinclair General Engineering Construction, Inc.		Granite Construction Company		George Reed, Inc.	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1	\$80,000.00	\$80,000.00	\$48,906.13	\$48,906.13	\$145,000.00	\$145,000.00	\$125,000.00	\$125,000.00	\$55,479.84	\$55,479.84	\$220,000.00	\$220,000.00	\$330,000.00	\$330,000.00
2	Remove and Replace Monument	EA	6	\$2,500.00	\$15,000.00	\$1,259.11	\$7,554.66	\$2,200.00	\$13,200.00	\$3,500.00	\$21,000.00	\$2,595.50	\$15,573.00	\$2,500.00	\$15,000.00	\$3,000.00	\$18,000.00
3	Traffic Control	LS	1	\$130,000.00	\$130,000.00	\$55,719.36	\$55,719.36	\$79,000.00	\$79,000.00	\$125,000.00	\$125,000.00	\$91,817.87	\$91,817.87	\$266,400.00	\$266,400.00	\$670,000.00	\$670,000.00
4	Portable Changeable Message Sign	EA	4	\$5,000.00	\$20,000.00	\$1,502.32	\$6,009.28	\$5,300.00	\$21,200.00	\$4,200.00	\$16,800.00	\$4,667.18	\$18,668.72	\$3,000.00	\$12,000.00	\$5,000.00	\$20,000.00
5	Construction Funding Signs	EA	4	\$1,500.00	\$6,000.00	\$1,620.00	\$6,480.00	\$1,400.00	\$5,600.00	\$1,250.00	\$5,000.00	\$1,328.92	\$5,315.68	\$1,250.00	\$5,000.00	\$1,250.00	\$5,000.00
6	Jobsite Management	LS	1	\$15,000.00	\$15,000.00	\$16,329.60	\$16,329.60	\$1,000.00	\$1,000.00	\$50,000.00	\$50,000.00	\$28,865.97	\$28,865.97	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00
7	Storm Water Pollution Prevention Plan(SWPPP) - Preparation and Implementation	LS	1	\$15,000.00	\$15,000.00	\$19,483.20	\$19,483.20	\$3,700.00	\$3,700.00	\$17,500.00	\$17,500.00	\$13,815.39	\$13,815.39	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
8	Erosion and Dust Control BMPs	LS	1	\$25,000.00	\$25,000.00	\$6,531.84	\$6,531.84	\$1,300.00	\$1,300.00	\$17,500.00	\$17,500.00	\$57,767.86	\$57,767.86	\$7,500.00	\$7,500.00	\$5,000.00	\$5,000.00
9	Construction Staking	LS	1	\$50,000.00	\$50,000.00	\$19,116.00	\$19,116.00	\$18,000.00	\$18,000.00	\$25,000.00	\$25,000.00	\$18,817.42	\$18,817.42	\$17,700.00	\$17,700.00	\$35,000.00	\$35,000.00
10	Pothole Existing Utilities	LS	1	\$50,000.00	\$50,000.00	\$13,063.68	\$13,063.68	\$24,000.00	\$24,000.00	\$25,000.00	\$25,000.00	\$69,536.16	\$69,536.16	\$20,000.00	\$20,000.00	\$85,000.00	\$85,000.00
11	Video Sewer and Storm Drain	LS	1	\$12,000.00	\$12,000.00	\$127,872.00	\$127,872.00	\$13,000.00	\$13,000.00	\$30,000.00	\$30,000.00	\$130,270.78	\$130,270.78	\$50,000.00	\$50,000.00	\$122,535.00	\$122,535.00
12	Clearing and Grubbing	LS	1	\$30,000.00	\$30,000.00	\$15,206.40	\$15,206.40	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$15,011.71	\$15,011.71	\$50,000.00	\$50,000.00	\$645,860.00	\$645,860.00
13	Roadway Excavation (F)	CY	77	\$150.00	\$11,550.00	\$84.83	\$6,531.91	\$139.00	\$10,703.00	\$300.00	\$23,100.00	\$1,507.99	\$116,115.23	\$175.00	\$13,475.00	\$320.00	\$24,640.00
14	Cold Plane Asphalt Concrete Pavement	SY	20,164	\$7.00	\$141,148.00	\$6.15	\$124,008.60	\$4.50	\$90,738.00	\$7.00	\$141,148.00	\$9.36	\$188,735.04	\$7.00	\$141,148.00	\$6.00	\$120,984.00
15	Remove Concrete Curb	LF	1,046	\$15.00	\$15,690.00	\$4.86	\$5,083.56	\$19.00	\$19,874.00	\$12.00	\$12,552.00	\$21.16	\$22,133.36	\$6.00	\$6,276.00	\$12.00	\$12,552.00
16	Remove Concrete Flatwork	SF	3,955	\$5.00	\$19,775.00	\$2.94	\$11,627.70	\$5.00	\$19,775.00	\$5.00	\$19,775.00	\$9.44	\$37,335.20	\$5.00	\$19,775.00	\$5.50	\$21,752.50
17	Remove Catch Basin	EA	3	\$2,000.00	\$6,000.00	\$2,419.20	\$7,257.60	\$870.00	\$2,610.00	\$1,500.00	\$4,500.00	\$4,784.09	\$14,352.27	\$2,000.00	\$6,000.00	\$4,500.00	\$13,500.00
18	Remove Pipe	LF	56	\$25.00	\$1,400.00	\$71.28	\$3,991.68	\$54.00	\$3,024.00	\$100.00	\$5,600.00	\$127.58	\$7,144.48	\$50.00	\$2,800.00	\$120.00	\$6,720.00
19	HMA (Type A)	TON	4,427	\$125.00	\$553,375.00	\$119.96	\$531,062.92	\$118.00	\$522,386.00	\$140.00	\$619,780.00	\$114.69	\$507,732.63	\$120.00	\$531,240.00	\$82.00	\$363,014.00
20	Full depth Reclamation-Cement	SY	20,308	\$10.00	\$203,080.00	\$10.46	\$212,421.68	\$17.00	\$345,236.00	\$12.00	\$243,696.00	\$14.45	\$293,450.60	\$25.00	\$507,700.00	\$16.00	\$324,928.00
21	Cement (Full-Depth Reclamation-Cement)	TON	333	\$200.00	\$66,600.00	\$216.00	\$71,928.00	\$245.00	\$81,585.00	\$265.00	\$88,245.00	\$212.63	\$70,805.79	\$200.00	\$66,600.00	\$200.00	\$66,600.00
22	Mix Design (Full-Depth Reclamation-Cement)	LS	1	\$50,000.00	\$50,000.00	\$29,160.00	\$29,160.00	\$17,000.00	\$17,000.00	\$18,750.00	\$18,750.00	\$28,704.54	\$28,704.54	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00
23	Minor Concrete (Curb Ramp)	SF	1,458	\$25.00	\$36,450.00	\$33.75	\$49,207.50	\$26.00	\$37,908.00	\$28.00	\$40,824.00	\$30.82	\$44,935.56	\$20.00	\$29,160.00	\$19.00	\$27,702.00
24	Minor Concrete (Curb and Gutter)	LF	1,128	\$60.00	\$67,680.00	\$43.13	\$48,650.64	\$57.00	\$64,296.00	\$45.00	\$50,760.00	\$44.75	\$50,478.00	\$43.00	\$48,504.00	\$65.00	\$73,320.00
25	Minor Concrete (Sidewalk)	SF	1,732	\$12.00	\$20,784.00	\$14.10	\$24,421.20	\$14.00	\$24,248.00	\$12.00	\$20,784.00	\$8.37	\$14,496.84	\$15.00	\$25,980.00	\$19.00	\$32,908.00
26	Minor Concrete (Driveway)	SF	1,178	\$25.00	\$29,450.00	\$42.36	\$49,900.08	\$20.00	\$23,560.00	\$23.00	\$27,094.00	\$16.23	\$19,118.94	\$25.00	\$29,450.00	\$35.00	\$41,230.00
27	Minor Concrete (Alley Approach)	SF	863	\$25.00	\$21,575.00	\$36.75	\$31,715.25	\$24.00	\$20,712.00	\$22.00	\$18,986.00	\$21.13	\$18,235.19	\$32.00	\$27,616.00	\$35.00	\$30,205.00
28	Minor Concrete (Valley Gutter)	SF	1,179	\$30.00	\$35,370.00	\$16.06	\$18,934.74	\$29.00	\$34,191.00	\$20.00	\$23,580.00	\$15.33	\$18,074.07	\$21.00	\$24,759.00	\$35.00	\$41,265.00
29	Install Catch Basin	EA	3	\$8,000.00	\$24,000.00	\$6,370.56	\$19,111.68	\$12,800.00	\$38,400.00	\$5,500.00	\$16,500.00	\$11,418.68	\$34,256.04	\$7,500.00	\$22,500.00	\$7,500.00	\$22,500.00
30	Install 18" Pipe	LF	60	\$500.00	\$30,000.00	\$229.82	\$13,789.20	\$120.00	\$7,200.00	\$350.00	\$21,000.00	\$480.51	\$28,830.60	\$325.00	\$19,500.00	\$380.00	\$22,800.00
31	Detectable Warning Surface	SF	150	\$50.00	\$7,500.00	\$26.61	\$3,991.50	\$64.00	\$9,600.00	\$38.00	\$5,700.00	\$24.85	\$3,727.50	\$50.00	\$7,500.00	\$22.00	\$3,300.00
32	Adjust MH to Finished Grade	EA	5	\$1,500.00	\$7,500.00	\$4,082.40	\$20,412.00	\$1,800.00	\$9,000.00	\$2,750.00	\$13,750.00	\$2,334.76	\$11,673.80	\$3,000.00	\$15,000.00	\$2,900.00	\$14,500.00
33	Adjust Valve to Finished Grade	EA	23	\$1,500.00	\$34,500.00	\$177.50	\$4,082.50	\$1,350.00	\$31,050.00	\$1,350.00	\$31,050.00	\$1,558.04	\$35,834.92	\$1,200.00	\$27,600.00	\$2,350.00	\$54,050.00
34	Relocate Water Meter	EA	1	\$3,000.00	\$3,000.00	\$3,507.84	\$3,507.84	\$3,500.00	\$3,500.00	\$20,000.00	\$20,000.00	\$2,657.83	\$2,657.83	\$4,000.00	\$4,000.00	\$2,500.00	\$2,500.00
35	Remove Roadside Sign	EA	5	\$250.00	\$1,250.00	\$162.00	\$810.00	\$175.00	\$875.00	\$250.00	\$1,250.00	\$159.47	\$797.35	\$150.00	\$750.00	\$150.00	\$750.00
36	Relocate Roadside Sign	EA	1	\$350.00	\$350.00	\$378.00	\$378.00	\$410.00	\$410.00	\$750.00	\$750.00	\$372.10	\$372.10	\$350.00	\$350.00	\$350.00	\$350.00
37	Install Roadside Sign	EA	5	\$500.00	\$2,500.00	\$486.00	\$2,430.00	\$700.00	\$3,500.00	\$750.00	\$3,750.00	\$637.88	\$3,189.40	\$600.00	\$3,000.00	\$600.00	\$3,000.00
38	Thermoplastic Traffic Stripe	LF	2,483	\$6.00	\$14,898.00	\$4.32	\$10,726.56	\$4.00	\$9,932.00	\$5.00	\$12,415.00	\$3.72	\$9,236.76	\$3.50	\$8,690.50	\$4.00	\$9,932.00
39	Thermoplastic Pavement Marking	SF	1,809	\$12.00	\$21,708.00	\$12.96	\$23,444.64	\$15.00	\$27,135.00	\$14.00	\$25,326.00	\$14.67	\$26,538.03	\$13.80	\$24,964.20	\$12.00	\$21,708.00
	Total			\$1,875,133.00		\$1,670,859.13		\$1,798,448.00		\$1,988,465.00		\$2,129,902.47		\$2,311,937.70		\$3,337,605.50	
						Lowest responsible and responsive bidder.											



AGREEMENT

FOR ROADS PROGRAM PUBLIC IMPROVEMENT PROJECT

Project No. 23-068 Package 1

Roads Program Capital Improvement Project

THIS PUBLIC IMPROVEMENT AGREEMENT (the “Agreement”) is entered into by and between the CITY OF TURLOCK, a California municipal corporation (“City”), and United Pavement Maintenance, Inc., a California corporation (“Contractor”), on this 11th day of February 2025 (the “Effective Date”). City and Contractor may be collectively referred to herein as the “Parties” or individually as “Party.” There are no other parties to this Agreement.

RECITALS

A. City seeks a duly qualified and licensed firm experienced in the construction of **Project No. 23-068 Package 1** (the “Project”).

B. The Project involves the expenditure of funds in excess of \$5,000 and constitutes a “public project” pursuant to Public Contract Code section 20161.

C. Contractor has made a proposal to City to provide construction services, a copy of which is attached and incorporated hereto as **Exhibit A** (the “Services”).

D. City has determined it is necessary and desirable to employ the services of Contractor to perform construction work on the Project.

E. City has taken appropriate proceedings to authorize construction of the Project and execution of this contract pursuant to Public Contract Code section 20160 et seq.; specifically, on February 11, 2025, at a duly noticed meeting of the City Council of the City of Turlock, this contract for the construction of the improvements hereinafter described was awarded to Contractor as the lowest responsive and responsible bidder for said improvements.

Page 1 of 38

City Contract No. 2025-115
City Project No. 23-068 Package 1
12/06/24

NOW, THEREFORE, in consideration of the promises and covenants set forth below, the Parties agree as follows:

AGREEMENT

1. Contract Documents: This Agreement, together with the following documents, are collectively referred to herein as the “Contract Documents”:

- i. Notice to Bidders;
- ii. Contractor’s Bid or Proposal accepted by City;
- iii. Special Provisions of the City of Turlock for Project No. **23-068 Package 1**;
- iv. Plans and detailed drawings prepared for this Project and approved by City (“Project Plans”);
- v. All bonds and insurance required by the Contract Documents;
- vi. Any and all supplemental agreements amending, decreasing, or extending the work contemplated or which may be required to complete the work in a substantial and acceptable manner; and
- vii. The current edition of the City of Turlock Standard Specifications and Drawings.

All of the Contract Documents are intended to incorporate the terms of the others so that any work called for in one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents. The documents comprising the complete contract will hereinafter be referred to as the “Contract.” In case of any dispute regarding the terms of the Contract, the decision of the City Engineer shall be final.

2. Term. The Contract shall be effective as of the Effective Date first stated above. Contractor shall not commence work on the Project until it has been given notice by City (“Notice to Proceed”). The Contract shall terminate one (1) year(s) after City accepts Contractor’s performance of the Services by recording a Notice of Completion with the County of Stanislaus Clerk Recorder (the “Term”), unless the Parties mutually agree in writing to terminate the Contract earlier or extend the Term in an agreed writing executed by both Parties.

3. Scope of Work.

(a) *Services.* Contractor shall perform the Services described in Exhibit A, subject to all terms and conditions in the Contract. Contractor shall not receive additional compensation for the performance of any Services not described therein.

(b) *Modification.* City, at any time, by written order, may make changes within the general scope of the work under this Agreement or issue additional instructions, require additional work or direct deletion of work. Contractor shall not proceed with any change involving an increase or decrease in the Contract Price, as defined in Section 4 of this Agreement, without prior written

authorization from City. Contractor shall not be entitled to compensation for the performance of any such unauthorized work. Contractor further waives any and all right or remedy by way of restitution or quantum meruit for any and all extra or changed work performed without express and prior written authorization of City. Notwithstanding the foregoing, Contractor shall promptly commence and diligently complete any change to the work subject to City's written authorization issued pursuant to this Section ; Contractor shall not be relieved or excused from its prompt commencement of diligent completion of any change subject to City's written authorization by virtue of the absence or inability of Contractor and City to agree upon the extent of any adjustment to the completion schedule or Contract Price on account of such change. The issuance of a change order pursuant to this Section 3 in connection with any change authorized by City shall not be deemed a condition precedent to Contractor's obligation to promptly commence and diligently complete any such change authorized by City hereunder. City's right to make changes shall not invalidate the Contract nor relieve Contractor of any liability or other obligations under the Contract. Any requirement of notice of changes in the scope of work to Contractor's surety shall be the responsibility of Contractor.

(c) *Specific Materials & Performance of Work.* Contractor shall furnish all tools, equipment, facilities, labor, and materials necessary to perform and complete, in good workmanlike manner, the work of general construction as called for and in the manner designated in, and in strict conformity with, the plans and specifications for said work entitled, "**Special Provisions for Project No. 23-068 Package 1**". The equipment, apparatus, facilities, labor, and material shall be furnished, and said work performed and completed as required by the Contract under the direction and supervision, and subject to the approval, of the City Engineer or City Engineer's designated agent.

(d) *Exhibits.* All "Exhibits" referred to below or attached hereto are, by this reference, incorporated into the Contract.

	<u>Exhibit Designation</u>	<u>Exhibit Title</u>
1.	Exhibit A	Scope of Services
2.	Exhibit B	Payment by Force Account
3.	Exhibit C	Workers' Compensation Insurance Certification
4.	Exhibit D	Performance Bond
5.	Exhibit E	Payment Bond

4. Contract Price. City shall pay, and Contractor shall accept in full payment for the work set forth above in Section 3, Scope of Work, an amount not to exceed **One Million Six Hundred Seventy Thousand Eight Hundred Fifty-Nine Dollars and Thirteen Cents (\$1,670,859.13.)** (the "Contract Price"). Said amount shall be paid pursuant to Section 8 of this Agreement. The Contract Price may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Contract Price will be determined in the sole discretion of City as follows:

(a) If the work performed is on the basis of unit prices contained in the Contract Documents, the change order will be determined in accordance with the provisions in Section 4-1.05, "Changes and Extra Work", of the Caltrans Standard Specifications, as applicable; or

(b) If the work performed is not included on the engineer's estimate associated with a unit price, the change order will be by a mutually agreed lump sum; or

(c) If the change order is not determined as described above in either subdivision (a) or (b), the change order will be determined on the basis of force account in accordance with the provisions set forth in **Exhibit B**, "Payment by Force Account," attached hereto and incorporated herein by reference.

5. Time for Performance. The time fixed for the commencement of work under the Contract is within ten (10) working days after the Notice to Proceed has been issued. The work on this project, including all punch list items, shall be completed on or before the expiration of **sixty (60)** working days (the "Completion Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued.

(a) *Right of City to Increase Working Days:* If Contractor fails to complete the Services by the Completion Date, the City Engineer shall have the right to increase the number of working days in the amount the City Engineer may determine will best serve the interests of City, and if the City Engineer desires to increase said number of working days, the City Engineer shall have the further right to charge Contractor and deduct from the final payment for the work the actual cost of engineering, inspection, superintendence, and other overhead expenses which are directly chargeable to Contractor, and which accrue during the period of such extension, except that the cost of the final service and preparation of the final estimates shall not be included in such charges. No extension of time for completion of Services under the Contract shall be considered unless requested by Contractor at least twenty (20) calendar days prior to the Completion Date, in writing, to the City Engineer.

The Completion Date may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Completion Date will be determined as follows:

- i. Additional working days will be awarded where the amount of time is mutually agreed upon by Contractor and the City Engineer; or
- ii. Additional working days will be awarded where Contractor is prevented from completing any part of the work identified on the critical path and:
 1. where the delay is caused by acts of public enemy, fire, floods, tsunamis, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials and freight embargos, provided that Contractor shall notify Engineer in writing of the causes of delay within fifteen (15) days from the beginning of that delay; or
 2. where the delay is caused by actions beyond the control of Contractor; or
 3. where the delay is caused by actions or failure to act by the City Engineer.

Contractor shall not be entitled to an adjustment in the Completion Date for delays within the control of Contractor. Delays resulting from and within the control of a subcontractor or supplier of Contractor shall be deemed to be delays within the control of Contractor.

(b) *Excusable Delays.* Contractor shall not be in breach of the Contract in the event that performance of Services is temporarily interrupted or discontinued due to a “Force Majeure” event which is defined as: riots, wars, sabotage, civil disturbances, insurrections, or explosions; natural disasters, such as floods, earthquakes, landslides, and fires; strikes, lockouts, and other labor disturbances; or other catastrophic events, which are beyond the reasonable control of Contractor. Force Majeure does not include Contractor’s financial inability to perform, Contractor’s failure to obtain any necessary permits or licenses from other governmental agencies, or Contractor’s failure to obtain the right to use the facilities of any public utility where such failure is due solely to the acts or omissions of Contractor. If Contractor’s performance of the Services is delayed by an excusable delay, the Completion Date shall be extended for such reasonable time as determined by the City Engineer. Extensions in time must be requested by Contractor within fifteen (15) calendar days of the excusable delay in order to receive consideration.

(c) *Emergency - Additional Time for Performance - Procurement of Materials.* If, because of war or other declared national emergency, the federal or state government restricts, regulates, or controls the procurement and allocation of labor or materials, or both, and if solely because of said restrictions, regulations or controls, Contractor is, through no fault of Contractor, unable to perform the Services, or the work is thereby suspended or delayed, any of the following steps may be taken:

- i. City may, pursuant to resolution of the City Council, grant Contractor additional time for the performance of the Contract, sufficient to compensate in time, for delay or suspension.

To qualify for such extension in time, Contractor within ten (10) days of Contractor's discovering such inability to perform, shall notify the City Engineer in writing thereof, and give specific reasons therefore; the City Engineer shall thereupon have sixty (60) days within which to procure such needed materials or labor as is specified in this agreement, or permit substitution, or provide for changes in the work in accordance with subdivision (b) of this Section.

Substituted materials, or changes in the work, or both, shall be ordered in writing by the City Engineer, and the concurrence of the City Council shall not be necessary. All reasonable expenses of such procurement incurred by the City Engineer shall be defrayed by the Contractor; or

- ii. If such materials or labor cannot be procured through legitimate channels within sixty (60) days after the filing of the aforesaid notice, either Party may, upon thirty (30) days' written notice to the other, terminate this agreement. In such event, Contractor shall be compensated for all work executed upon a unit basis in proportion to the amount of the work completed, or upon a cost-plus-ten-percent (10%) basis, whichever is the lesser. Materials on the ground, in process of

fabrication or in route upon the date of notice of termination specially ordered for the Project and which cannot be utilized by Contractor, shall be compensated for by City at cost, including freight, provided Contractor shall take all steps possible to minimize this obligation; or

- iii. The City Council, by resolution, may suspend the Contract until the cause of inability to perform is removed for a period of not to exceed sixty (60) days.

If the Contract is not canceled, and the inability of Contractor to perform continues without fault on Contractor's part, beyond the time during which the Contract may have been suspended, as herein above provided, the City Council may further suspend the Contract, or either Party hereto may, without incurring any liability, elect to declare the Contract terminated upon the ground of impossibility of performance. In the event City declares this agreement terminated, such declaration shall be authorized by the City Council by resolution, and Contractor shall be notified in writing thereof within five (5) days after the adoption of such resolution. Upon such termination, Contractor shall be entitled to proportionate compensation at the Contract Price for such portion of the Contract as may have been performed; or

- iv. City may terminate the Contract, in which case Contractor shall be entitled to proportionate compensation at the agreed rate for such portion of the Contract as may have been performed. Such termination shall be authorized by resolution of the City Council. Notice thereof shall be forthwith given in writing to Contractor, and the Contract shall be terminated upon receipt by Contractor of such notice.

In the event of the termination provided in this sub-paragraph (iv), none of the covenants, conditions or provisions hereof shall apply to the Services not performed, and City shall be liable to Contractor for the proportionate compensation last herein mentioned.

(d) *Delay Damages.* In the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Completion Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by Section 6 of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **five thousand two hundred and no/100ths Dollars (\$5,200.00)** for each calendar day beyond the Completion Date. This deduction shall not be considered a penalty but shall be considered as delay damages. The aforementioned rate of deduction is an amount agreed to by the Parties as reasonably representing additional construction engineering costs incurred by City if Contractor fails to complete the Services by the Completion Date. However, any deduction assessed as delay damages shall not relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the Services by the Completion Date. Due account shall be taken of any time extensions granted to Contractor by City. Permitting Contractor to continue work beyond the Completion Date shall not operate as a waiver on the part of City of any of its rights under the Contract nor shall it relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other

projects caused by a failure of the assessed Contractor to complete the Services by the Completion Date.

6. Termination.

(a) *Option of City to Terminate Contract for Failure to Complete Services.* If a Party should fail to perform any of its obligations hereunder within the time and in the manner herein provided, or otherwise violates any of the terms of the Contract (the “Defaulting Party”), the other Party shall give notice to the Defaulting Party and allow the Defaulting Party ten (10) days to correct such deficiency. If the Defaulting Party does not correct such deficiency, the other Party may immediately terminate the Contract by giving written notice of such termination, stating the reason for such termination. In such event, Contractor shall be entitled to receive payment for all Services satisfactorily rendered until such termination, provided, however, there shall be deducted from such amount the amount of damage, if any, sustained by virtue of any breach of the Contract by Contractor, including Delay Damages. If payment under the Contract is based upon a lump sum in total or by individual task, payment for Services satisfactorily rendered shall be an amount which bears the same ratio to the total fees specified in this Agreement as the Services satisfactorily rendered hereunder by Contractor to the total services otherwise required to be performed for such total fee, provided, however, that there shall be deducted from such amount the amount of damage, if any sustained by City by virtue of any breach of the Contract by Contractor. Upon termination, Contractor shall deliver copies of all Work Product, as defined in Section 19 of this Agreement, to City. If District terminates the Contract before Contractor commences any Services hereunder, City shall not be obligated to make any payment to Contractor.

(b) If Contractor should be adjudged bankrupt or if it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed on account of its insolvency, or if it or any of its subcontractors should violate any of the provisions of the Contract, City may serve written notice upon it and its surety of its intention to terminate the Contract. Such notice shall contain the reasons for City’s intention to terminate the Contract, and unless such violations shall cease within five (5) calendar days after serving of such notice, the Contract shall cease and terminate upon the expiration of said five (5) calendar days. In the event of any such termination, City shall immediately serve written notice thereof upon the surety and Contractor, and the surety shall have the right to take over and perform the Contract; provided however, that, if the surety does not give City written notice of its intention to take over and perform the Contract or does not commence performance thereof within thirty (30) calendar days from the date of the service of such notice, City may take over the work and prosecute the same to completion by contract or any other method it may deem advisable, for the account and at the expense of Contractor, and Contractor and its surety shall be jointly liable to City for any excess cost occasioned City thereby, and in such event City may, without liability for so doing, take possession of and utilize in completing the work, such materials, appliances, and other property belonging to Contractor as may be on the Project site and necessary thereof.

7. Liability for Breach: Neither Party waives the right to recover direct damages against the other for breach of the Contract, including any amount necessary to compensate City for all detriment proximately caused by Contractor's failure to perform its obligations hereunder or which in the ordinary course of things would be likely to result therefrom. City reserves the right to offset such damages against any payments owed to Contractor. City shall not, in any manner, be liable for special

or consequential damages, including but not limited to Contractor's actual or projected lost profits had Contractor completed the Services required by the Contract. In the event of termination by either Party, copies of all finished or unfinished Work Product, as defined in Section 19 of this Agreement, shall become the property of City. Notwithstanding the foregoing, in no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with the Contract or the Services performed in connection with the Contract.

8. Compensation: City shall make payments to Contractor in accordance with the provisions of Section 9 of the City Standard Specifications in legally executed and regularly issued warrants of City, drawn on the appropriate fund or funds as required by law and order of the City Council thereof. Contractor shall be administered a progress payment approximately every thirty (30) calendar days from the time work begins according to the payment schedule furnished by the City Engineer at the time work begins. Contractor shall provide access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Contractor's charges to City under this Contract.

Monthly progress payments in the amount of 95 percent (95%) of the value of the work will be made to Contractor based on the Contractor's estimate and the schedule of prices contained in the accepted bid. The remaining 5 percent (5%) will be retained by City as partial security for the fulfillment of the Contract except that at any time after 50 percent (50%) of the work has been completed, if the City Engineer finds that satisfactory progress is being made and the Project's critical path of work are on schedule, City may discontinue any further retention. Such discontinuance will only be made upon the written request of Contractor. City may, at any time the City Engineer finds that satisfactory progress is not being made, again institute retention of 5 percent (5%) as specified above. Payment will be made as soon as possible after the preparation of the Contractor's estimate. City shall pay the remaining 5 percent (5%) of the value of the Services completed under this Contract, if unencumbered by retentions for claims, not sooner than the expiration of thirty-five (35) calendar days from the date of recordation of the Notice of Completion, pursuant to Section 2 of this agreement, and not later than sixty (60) days from the "completion" of the Services as said term is defined in Public Contract Code section 7107(c).

No estimate or payment shall be made if, in the judgment of the City Engineer, the work is not proceeding in accordance with the provisions of the Contract, or when, in his judgment, the total value of the work done since the last estimate amounts to less than \$1,000. No progress payments will be made if the time allotted for the job is thirty (30) working days or less. Payment of any progress payment, or the acceptance thereof by Contractor, shall not constitute acceptance of the work performed under this Contractor, or any portion thereof, and shall in no way reduce the liability of Contractor to replace unsatisfactory work or materials, though the unsatisfactory character of such work or materials may not have been apparent or detected at the time such payment was made.

Additionally, as a precondition to City's progress payments hereunder, Contractor shall provide to City, prior to payment, unconditional waivers and releases of stop notices pursuant to Civil Code section 8128 et seq. from each subcontractor and materials supplier. The form of said waivers and releases shall be as set forth in Civil Code section 3262(d)(2).

Pursuant to Public Contract Code section 22300 et seq., Contractor may request the right to substitute securities for any moneys withheld by City to ensure the performance required of Contractor under the Contract, or that City make payment of retentions earned directly into an escrow account established at the expense of Contractor.

9. Disputes Pertaining to Payment for Work: Should any dispute arise respecting the true value of any work performed, of any work omitted, or of any extra work which Contractor may be required to do, or respecting the size of any payment to Contractor during the performance of the Contract, such dispute shall be decided by the City Engineer, and the decision of the latter shall be final and conclusive. The Parties agree to comply with the claims resolution procedures set forth in Public Contract Code section 9204 when applicable.

(a) *Claims Processing.* Any submission of a claim by Contractor must comply with the requirements of Public Contract Code section 9204. Upon receipt of a claim pursuant to this section, City shall conduct a reasonable review of the claim and, within a period not to exceed forty-five (45) days, shall provide Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, the Parties may, by mutual agreement, extend the time period provided in this subdivision. Contractor shall furnish reasonable documentation to support the claim. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after City issues its written statement. If Contractor disputes City's written response, or if City fails to respond to a claim issued pursuant to this section within the time prescribed, Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute.

(b) *Meet-and-Confer Conference.* Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, City shall schedule a meet-and-confer conference within thirty (30) days for settlement of the dispute. Within ten (10) business days following the conclusion of the meet-and-confer conference, if the claim or any portion of the claim remains in dispute, City shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after the City issues its written statement.

(c) *Nonbinding Mediation.* Any disputed portion of the claim, as identified by Contractor in writing, shall be submitted to nonbinding mediation, with the Parties sharing the associated costs equally. The Parties shall mutually agree to a mediator within ten (10) business days after the disputed portion of the claim has been identified in writing. If the Parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject judicial review pursuant to Section 23 of this Agreement.

Notwithstanding any claim, dispute, or other disagreement between the Parties regarding performance under the Contract, the scope of work hereunder, or any other matter arising out of or related to, in any manner, the Contract, Contractor shall proceed diligently with performance of the

Services in accordance with City's written direction, pending any final determination or decision regarding any such claim, dispute, or disagreement.

10. Permits and Care of Work: Contractor shall, at Contractor's expense, obtain all necessary permits and licenses for the construction of each improvement, give all necessary notices and pay all fees and taxes required by law, except those City fees set forth in Section 1 of the Special Provisions. Contractor has examined the Project site and is familiar with its topography and condition, location of property lines, easements, building lines, and other physical factors and limitations affecting the performance of the Contract. Contractor, at Contractor's expense, shall obtain any permission necessary for any operations conducted off the property owned or controlled by City. Contractor shall be responsible for the proper care and protection of all materials delivered and work performed until completion and final acceptance.

11. Public Works and Payment of Prevailing Wage:

(a) *Monitoring and Enforcement.* In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, all work performed under the Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations ("DIR"). All work performed by Contractor or its subcontractors under the Contract is subject to the requirements of Labor Code section 1720 et seq. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. Contractor and its subcontractors shall furnish the records specified in Section 1776 of the Labor Code directly to the Labor Commissioner, at least monthly, in the format prescribed by the Labor Commissioner.

In accordance with the provisions of Section 1773.3 of the Labor Code, City shall provide notice to DIR of the award of this Contract within thirty (30) working days of the award. The notice shall be transmitted electronically in a format specified by DIR and shall include the name of Contractor, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, Project location, and any additional information DIR specifies that aids in the administration and enforcement of Section 1720 et seq. of the Labor Code.

(b) *Wages & Hours of Employment:* In the performance of the Services under the Contract, eight (8) hours shall be the maximum hours of labor on any calendar day, and the minimum wages of compensation of persons performing labor in the execution of this agreement shall be the current prevailing scale of wages determined by DIR for the community. Contractor shall forfeit as penalty Twenty-five and no/100ths Dollars (\$25.00) to be paid to City for each workman employed in the execution of the Contract by Contractor or its subcontractor(s), for each calendar day during which any workman is required or permitted to labor more than eight (8) hours, in violation of provisions of Labor Code section 1810 et seq. Contractor shall post prevailing wage rates at the Project no later than the first day Contractor commences performance of the Services under the Contract.

12. Superintendence by Contractor: Contractor shall give personal superintendence to the work on the Project or have a competent foreman or superintendent satisfactory to the City Engineer on the Project at all times during construction and performance of work under the Contract, with authority to act for Contractor.

13. Inspection and Testing by City: Contractor shall at all times maintain proper facilities and provide safe access for inspection by City to all parts of the work performed on the Project and to the shops wherein the work is in preparation. Contractor shall notify City with sufficient time in advance of the manufacture of production materials to be supplied by Contractor under the Contract in order for City to arrange for mill or factory inspection and testing of same. Any materials shipped by Contractor from factory prior to having satisfactorily passed such testing and inspection by City's representative or prior to the receipt of notice from such representative that such testing and inspection will not be required shall not be incorporated on the Project. Contractor shall also furnish to City, in triplicate, certified copies of all factory and mill test reports upon request.

14. Conformity with Law and Safety: Contractor shall observe and comply with all applicable laws, ordinances, codes, and regulations of governmental agencies, including federal, state, municipal, and local governing bodies having jurisdiction over any or all of the scope of Services, including all provisions of the Occupational Safety and Health Act of 1979 as amended, all California Occupational Safety and Health Regulations, the California Building Code, the American with Disabilities Act, any copyright, patent, or trademark law, and all other applicable federal, state, municipal, and local safety regulations, appropriate trade association safety standards, and appropriate equipment manufacturer instructions. All Services performed by Contractor or its subcontractors must be in accordance with these laws, ordinances, codes, and regulations. Contractor's failure to comply with any laws, ordinances, codes, or regulations applicable to the performance of the Services hereunder shall constitute a breach of contract. In cases where standards conflict, the standard providing the highest degree of protection shall prevail.

If a death, serious personal injury or substantial property damage occurs in connection with the performance of the Contract, Contractor shall immediately notify City's risk manager by telephone. If any accident occurs in connection with the Contract, Contractor shall promptly submit a written report to City, in such form as City may require. This report shall include the following information: (a) name and address of the injured or deceased person(s); (b) name and address of Contractor's subcontractor, if any; (c) name and address of Contractor's liability insurance carrier; and (d) a detailed description of the accident, including whether any of City's equipment, tools, or materials were involved.

If a release of a hazardous material, substance, or waste occurs in connection with the performance of the Contract, Contractor shall immediately notify City. Contractor shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

15. Other Contracts: City may award other contracts for additional work on the Project, and Contractor shall fully cooperate with such other contractors and carefully fit Contractor's own work to that provided under other contracts as may be directed by the City Engineer. Contractor shall not commit or permit any act which will interfere with the performance of work by any other contractor.

16. Bonds: Concurrently with the execution hereof, Contractor shall furnish, on the forms provided herein as **Exhibits D and E**, respectively, corporate surety bonds to the benefit of City, issued by a surety company acceptable to City and authorized and admitted to do business in the state of California, as follows:

(a) *Faithful Performance Bond.* In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the faithful performance of the Contract. The bond shall contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

(b) *Payment Bond.* In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the payment of all persons performing labor and furnishing materials in connection with the Contract. The bond shall be in accordance with the provisions of Sections 3225, 3226, and 3247 through 3252, inclusive, of the Civil Code and Section 13020 of the Unemployment Insurance Code of California. Said bond shall also contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

The surety companies shall familiarize themselves with all provisions and conditions of the Contract. It is understood and agreed that the surety or sureties waive the right of special notification of any modification or alterations, omissions or reductions, extra or additional work, extensions of time, or any other act or acts by City or its authorized agents under the terms of this Contract and failure to so notify the surety or sureties of such changes shall in no way relieve the surety or sureties of their obligations under the Contract.

17. Indemnification:

(a) *Indemnity for Professional Liability.* When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers ("City's Agents") from and against any and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent Contractor or its subcontractors are responsible for such damages, liabilities and costs on a comparative basis of fault between Contractor or its subcontractors and City in the performance of professional services under the Contract. Contractor shall not be obligated to defend or indemnify City for City's own negligence or for the negligence of others.

(b) *Indemnity for other than Professional Liability.* Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend, and hold harmless City and any and City's Agents from and against any liability, including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees, where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of the Contract by Contractor or by any individual or agency for which Contractor is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Contractor.

18. Contractor's Insurance: Concurrently with the execution hereof, Contractor shall furnish City with satisfactory proof of carriage of the insurance required under this section, and that Contractor shall give City at least thirty (30) days prior notice of the cancellation of any policy during the Term of this contract. Contractor shall not commence work under this Agreement until Contractor has obtained City's approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall Contractor allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by Contractor, its agents, representatives, employees or subcontractors. Failure to maintain or renew coverage or to provide evidence of renewal may constitute a material breach of the Contract. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to City.

(a) *General Liability Insurance.* Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than Two Million Dollars (\$2,000,000.00) per occurrence, Four Million Dollars (\$4,000,000.00) general aggregate, for bodily injury, personal injury, and property damage, including, without limitation, blanket contractual liability and coverage for explosion, collapse, and underground property damage hazards. Contractor's general liability policies shall be primary and not seek contribution from City's coverages and be endorsed using Insurance Services Office form CG 20 10 to provide that City and its officers, officials, employees, and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required. The policy shall contain, or be endorsed to contain, the following provisions:

- (1) City, its elective and appointive boards, officers, agents, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of work or operations performed by or on behalf of Contractor, including materials, parts or equipment furnished in connection with such work or operations, which coverage shall be maintained in effect for at least three (3) years following the completion of the work specified in the Contract. General liability coverage can be provided in the form of an endorsement to Contractor's insurance (at least as broad as CG 20 10 for ongoing operations and CG 20 37 for products/completed operations), or as a separate Owners and Contractors Protective Liability policy providing both ongoing operations and completed operations coverage.
- (2) For any claims related to the Project, Contractor's insurance coverage shall be primary insurance as respects City and any insurance or self-insurance maintained by City shall be excess of Contractor's insurance and shall not contribute with it.
- (3) In the event of cancellation, non-renewal, or material change that reduces or restricts the insurance coverage afforded to City under the Contract, the insurer,

broker/producer, or Contractor shall provide City with thirty (30) days' prior written notice of such cancellation, non-renewal, or material change.

- (4) Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

(b) *Workers' Compensation Insurance.* Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least One Million Dollars (\$1,000,000.00). Contractor shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

(c) *Auto Insurance.* Contractor shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than Two Million Dollars (\$2,000,000.00) per accident. If Contractor owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

(d) *Builder's Risk Insurance.* {Intentionally Omitted}

(e) *Contractors Pollution Insurance.* Pollution Coverage shall be provided on a Contractors Pollution Liability form, or other form acceptable to City, providing coverage for liability arising out of sudden, accidental, and gradual pollution and remediation. The policy limit shall be no less than Two Million Dollars (\$2,000,000.00) per claim. All activities contemplated in the Contract shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the Project site to the final disposal location, including non-owned disposal sites.

(f) *Professional Liability Insurance.* When applicable, Contractor shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with the Contract, in the minimum amount of Two Million Dollars (\$2,000,000.00) per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement, and Contractor agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by the Contract.

(g) *Umbrella or Excess Policy.* Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability and automobile Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

(h) *Deductibles and Self-Insured Retentions.* Upon request of City, any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City and City's Agents; or (2) Contractor shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

(i) *Acceptability of Insurers.* Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII or with an insurer to which City has provided prior approval.

(j) *Verification of Coverage.* Contractor shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Section 18. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive Contractor's obligation to provide them. City reserves the right, at any time, to require complete, certified copies of all required insurance policies and endorsements.

(k) *Waiver of Subrogation.* With the exception of professional liability, Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. The commercial general liability policy and workers' compensation policy shall be endorsed to contain a waiver of subrogation in favor of City for all work performed by Contractor, its agents, employees, independent contractors and subcontractors. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation.

(l) *Subcontractors.* Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

19. Ownership of Work Product: Any and all work, artwork, copy, posters, billboards, photographs, videotapes, audiotapes, systems designs, software, reports, designs, specifications, drawings, diagrams, surveys, source codes, professional or technical information or data, photographs, notes, letters, emails, or any original works of authorship created by contractor or its subcontractors or subcontractors in connection with Services performed under the Contract ("Work Product") shall be works for hire as defined under Title 17 of the United States Code, and all copyrights in such works are the property of City. In the event that it is ever determined that any Work Product created by Contractor or its subcontractors or subcontractors under the Contract are not works for hire under U.S. law, Contractor hereby assigns all copyrights to such Work Product to City. With the prior written approval of the City Engineer, Contractor may retain and use copies of such Work Product for reference and as documentation of its experience and capabilities.

All Work Product shall become the property of City irrespective of where located or stored and Contractor agrees to deliver all such documents and information to City, without charge and in whatever form it exists, upon the Completion Date, as may be extended. Contractor shall have no ownership interest in such Work Product.

All Work Product of Contractor under the Contract, including written information which City will cause to be distributed for either internal or public circulation, including both preliminary and final drafts, shall be delivered to City in both printed and electronic form, or as may be specific in Exhibit A.

When the Contract is terminated, Contractor agrees to return to City all documents, drawings, photographs, and other written or graphic material, however produced, that it received from City or City's Agents, in connection with the performance of its Services under the Contract. All materials shall be returned in the same condition as received.

20. Taxes: Payment of any taxes, including California sales and use taxes, levied upon the Contract, the transaction, or the Services or goods delivered pursuant hereto, shall be the obligation of Contractor. Contractor shall cooperate with City to the full extent possible to maximize the local allocation of California sales and use tax to City. Such cooperation shall include, but not be limited to:

(a) *Use Tax Direct Payment Permits.* Contractor shall apply for, obtain, and utilize, to the maximum extent reasonable, a California Use Tax Direct Payment Permit.

(b) *Purchases of \$500,000 or More.* Contractor shall require vendors and suppliers located outside California from whom Contractor makes purchases of \$500,000 or more to allocate the use tax to City.

21. Independent Contractor: At all times during the Term of the Contract, Contractor shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Contractor performs the Services required under the Contract. Contractor shall be liable for its acts and omissions, and those of its employees, contractors, subcontractors, representatives, volunteers, and its agents. Nothing contained herein shall be construed as creating an employment, agency, or partnership relationship between City and Contractor. City shall have the right to control Contractor only insofar as the result of Contractor's Services rendered pursuant to the Contract; however, City shall not have the right to control the means by which Contractor accomplishes Services rendered pursuant to the Contract.

22. Contractor Not Agent: Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to the Contract to bind City to any obligation whatsoever.

23. Arbitration of Disputes: All claims, disputes, and other matters in question between City and Contractor arising out of, or relating to, this Contract or the breach thereof, including claims of Contractor for extra compensation of Services related to the project, shall be decided by arbitration before a single arbitrator in accordance with the provisions of Sections 1281 through 1284.2 of the Code of Civil Procedure (the "Arbitration Laws") unless the Parties mutually agree otherwise. The provisions of Section 1283.05 of the Arbitration Laws apply to any arbitration proceeding except as otherwise provided in the Contract. The arbitrator shall have authority to decide all issues between the Parties including, but not limited to, claims for extras, delay, and liquidated damages, if any,

provided for the Contract, matters involving defects in the Services performed by Contractor or its subcontractors, rights to payment, and whether the necessary procedures for arbitration have been followed. The award rendered by the arbitrator shall be final and judgment may be entered upon it in accordance with applicable law in any court having competent jurisdiction thereof.

Notice of the demand for arbitration shall be filed in writing with the other Party. The demand for arbitration shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such claim, dispute, or other matter in question would be barred by the applicable statute of limitations.

The parties shall jointly appoint an arbitrator within fifteen (15) calendar days of the date of giving the notice of the demand for arbitration. If the Parties are unable to jointly agree upon the appointment of an arbitrator within said fifteen (15) calendar day period, and do not agree in writing to extend said period for a fixed period, then either Party may seek to have the arbitrator appointed by the Superior Court of Stanislaus County in accordance with the Arbitration Laws.

If any proceeding is brought to contest the right to arbitrate and it is determined that such right exists, the losing Party shall pay all costs and attorney's fees incurred by the prevailing Party.

In addition to the other rules of law which may be applicable to any arbitration hereunder, the following shall apply:

(a) Promptly upon the filing of the arbitration, each Party shall be required to set forth in writing and to serve upon each other Party a detailed statement of its contentions of fact and law.

(b) All Parties to the arbitration shall be entitled to the discovery procedures provided under Section 1283.05 of the California Code of Civil Procedure.

(c) The arbitration shall be commenced and conducted as expeditiously as possible consistent with affording reasonable discovery as provided herein.

(d) These additional rules shall be implemented and applied by the arbitrator.

The costs of arbitration shall be borne by the Parties as determined by the arbitrator, but each Party shall bear its own attorney's fees associated with the dispute with the other Party and to the arbitration.

All administrative remedies required under Section 9 of this Agreement or pursuant to Public Contract Code section 9204, or required by any other law, shall be exhausted prior to commencement of any arbitration under this Section 23.

24. Provisions Cumulative: The provisions of the Contract are cumulative, and in addition to and not in limitation of, any other rights or remedies available to City.

25. Notices: All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Any Party hereto may at any time, by giving ten (10) days' written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below.

If to City: **City of Turlock**
Attn: Christopher Fisher, Municipal Services Director
156 S. Broadway, Suite 150
Turlock, CA 95380-5461

With courtesy copies to: **City of Turlock, City Attorney's Office**
Attn: George A. Petrulakis, City Attorney
156 S. Broadway, Suite 230
Turlock, CA 95380-5456

If to Contractor: **United Pavement Maintenance, Inc.**
Attn: Rodolfo Ruvalcaba
7017 Hughson Ave.
Hughson, CA 95326

If to Contractor's Sureties: ATLANTIC SPECIALTY INSURANCE COMPANY
ONE TOWNE SQUARE SUITE 1470
SOUTHFIELD, MI 48076
(781) 332-7598

26. City Contract Administrator: The City's contract administrator and contact person for this Agreement is:

Fred Pezeshk, PE
City of Turlock, Roads Program Manager
156 S. Broadway, Suite 150
Turlock, California 95380-5461
Telephone: (209) 668-5520
E-mail: fpezeshk@turlock.ca.us

27. Interpretation: As used herein, any gender includes each other gender, the singular includes the plural and vice versa.

28. Antitrust Claims: Contractor or its subcontractors offer and agree to assign to City all rights, title, and interest to any causes of action under Section Four of the Clayton Act and the Cartwright Act concerning antitrust claims.

29. Use of City Project Number: Contractor or its subcontractors agree to use the aforementioned City project number on all maps, drawings, submittals, billing, and written correspondence that involve City staff or contracted consultants. Nothing in this section shall preclude Contractor or its subcontractors from using their own project numbers for their own internal use.

30. No Conflict of Interest: Contractor represents that no conflict of interest will be created under state or federal law by entering into or in carrying out the Contract.

31. Confidentiality: Contractor understands and agrees that, in the performance of Services under the Contract, or in the contemplation thereof, Contractor may have access to private or confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential details, the disclosure of which to third parties may be damaging to City ("Confidential Information"). Contractor shall not, either during or after the Term, disclose to any third party any Confidential Information without the prior written consent of City. If City gives Contractor written authorization to make any such disclosure, Contractor shall do so only within the limits and to the extent of that authorization. Contractor may be directed or advised by the City Attorney on various matters relating to the performance of Services on the Project or on other matters pertaining to the Project, and in such event, Contractor agrees that it will treat all communications between itself, its employees, and its subcontracts as being communications which are within the attorney-client privilege.

32. Modification. No alteration, amendment, modification, or termination of the Contract shall be valid unless made in writing and executed by all Parties to the Contract.

33. Waiver: No covenant, term, or condition or the breach thereof shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

34. Assignment: No Party to the Contract shall assign, transfer, or otherwise dispose of this Agreement in whole or in part to any individual, firm, or corporation without the prior written consent of the other Party. Subject to the foregoing provisions, the Contract shall be binding upon, and inure to the benefit of, the respective successors and assigns of the Parties hereto.

35. Authority: All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, person, states, or firms and that all former requirements necessary or required by state or federal law in order to enter into the Contract have been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

36. Governing Law: The Contract shall be governed and construed in accordance with the laws of the state of California.

37. Severability: If the Contract in its entirety is determined by an arbitrator or a court of competent jurisdiction to be invalid or unenforceable, the Contract shall automatically terminate as of the date of final entry of judgment. If any provision of the Contract shall be determined to be invalid and unenforceable, or if any provision of the Contract is rendered invalid or unenforceable according the terms of any federal or state statute, which becomes effective after the Effective Date of this Agreement, the remaining provisions shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement.

38. Execution and Counterparts: This Agreement may be executed simultaneously and, in several counterparts, each of which shall be deemed an original but together shall constitute one and the same instrument. The parties agree that this Agreement and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signature for the purposes of validity, enforceability, and admissibility.

39. Mandatory and Permissive: “Shall” and “will” and “agrees” are mandatory. “May” and “can” are permissive.

40. Headings: Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

41. Attorney’s Fees and Costs: Except as expressly provided for in Section 23 of this Agreement, if any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret the provisions of the Contract, the prevailing Party shall be entitled to reasonable attorney’s fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

42. Necessary Acts and Further Assurances: The Parties shall, at their own cost and expense, execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of the Contract.

43. Recitals: The recitals set forth above (“Recitals”) are true and correct and are hereby incorporated into and made part of this Agreement by this reference. In the event of any inconsistency between the Recitals and Section 1 through 43 of this Agreement, Sections 1 through 43 shall prevail.

[Signatures on Following Page]

**UNITED PAVEMENT MAINTENANCE,
INC., a California corporation**

By: Rf Ruvalcaba
Rodolfo Ruvalcaba
Print Name

Address: 2907 Tully Rd
HUGHSON, CA 95326

Phone: 209-883-4345

Date: 01/29/2025

Federal Tax ID or Social Security No:

47-1439289

DIR Registration Number:

1000878524

Affix Contractor's Seal Here

**CITY OF TURLOCK,
a municipal corporation**

By: _____
Reagan M. Wilson, City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher, Municipal Services
Director

APPROVED AS TO FORM:

By: _____
George A. Petrulakis, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

EXHIBIT A
SCOPE OF SERVICES

PROPOSAL

Project No. 23-068 Package 1
Roads Program Capital Improvement Project

City of Turlock, California

DATED: January 23, 2025

To: The Honorable City Council of the City of Turlock, California:

NAME OF BIDDER: United Pavement Maintenance, Inc.

BUSINESS ADDRESS: 2907 Tully Rd, Hughson, CA 95326

PLACE OF RESIDENCE: 2907 Tully Rd, Hughson, CA 95326

Bids are to be submitted for the entire work. The amount of the bid for comparison purposes will be the total of all items. The bidder shall set forth for each unit basis item of work a unit price and a total for the item, and for each lump sum item a total for the item, all in clearly legible figures in the respective spaces provided for that purpose.

In the case of unit basis items, the amount set forth under the "Item Total" column shall be the product of the unit price bid and the estimated quantity for the item. In case of discrepancy between the unit price and the total set forth for a unit basis item, the unit price shall prevail except as provided in (a) or (b), as follows:

(a) If the amount set forth as unit price is unreadable or otherwise unclear, or is omitted, or is the same as the amount as the entry in the item total column, then the amount set forth in the item total column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit price;

(b) (Decimal Errors) If the product of the entered unit price and the estimated quantity is exactly off by a factor of ten, one hundred, etc., or one-tenth, or one-hundredth, etc. from the entered total, the discrepancy will be resolved by using the entered unit price or item total, whichever most closely approximates percentage wise the unit price or item total in the Department's Final Estimate of cost.

BIDDING FORM

City of Turlock is hereinafter called the Owner.

BIDDER: United Pavement Maintenance, Inc.

The work to be done and referred to herein is in City of Turlock and in Stanislaus County, State of California. It is shown on a set of Plans, entitled: **"City of Turlock Construction Plans for Roads Program Capital Improvement Project Number 23-068 Package 1"** and is to be constructed in accordance with the Project Specifications and contract documents attached hereto by reference.

In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

- A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents and the following Addenda, receipt of all which is hereby acknowledged.

Addendum No.	Addendum Date
<u>01</u>	<u>1/14/2025</u>
<u>02</u>	<u>1/16/2025</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

- B. Bidder has visited the Site and became familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

The undersigned, as Bidder, declares that the only persons, or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the location of the proposed work, the Plans and Specifications referred to, the referenced proposed contract, and the Bidder proposes and agrees that, if this proposal is accepted, he will contract with the Owner to provide all necessary machinery, tools, apparatus and other means of construction, and to do all the work and furnish all the materials specified in the contract in the manner and time therein prescribed, and according to the requirements as therein set forth, and that he will take in full payment therefor the following unit prices as set forth in the Bid Schedule below.

CITY OF TURLOCK

Project No. 23-068 Package 1 Roads Program Capital Improvement Project

BID SCHEDULE

Page 23 of 38

City Contract No. 2025-115
City Project No. 23-068 Package 1
12/06/24

Item	Description	Quantity	Unit	Unit Price	Total
General					
1.	Mobilization	1	LS	\$ <u>48,906.13</u>	\$ <u>48,906.13</u>
2.	Remove and Replace Monument	6	EA	\$ <u>1,259.11</u>	\$ <u>7,554.66</u>
3.	Traffic Control	1	LS	\$ <u>55,719.36</u>	\$ <u>55,719.36</u>
4.	Portable Changeable Message Signs	4	EA	\$ <u>1,502.32</u>	\$ <u>6,009.28</u>
5.	Construction Funding Signs	4	EA	\$ <u>1,620.00</u>	\$ <u>6,480.00</u>
6.	Jobsite Management	1	LS	\$ <u>16,329.60</u>	\$ <u>16,329.60</u>
7.	Storm Water Pollution Prevention Plan (SWPPP) - Preparation and Implementation	1	LS	\$ <u>19,483.20</u>	\$ <u>19,483.20</u>
8.	Erosion and Dust Control BMPs	1	LS	\$ <u>6,531.84</u>	\$ <u>6,531.84</u>
9.	Construction Staking	1	LS	\$ <u>19,116.00</u>	\$ <u>19,116.00</u>
10.	Pothole Existing Utilities	1	LS	\$ <u>13,063.68</u>	\$ <u>13,063.68</u>
11.	Video Sewer and Storm Drain	1	LS	\$ <u>127,872.00</u>	\$ <u>127,872.00</u>
12.	Clearing and Grubbing	1	LS	\$ <u>15,206.40</u>	\$ <u>15,206.40</u>
13.	Roadway Excavation (F)	77	CY	\$ <u>84.83</u>	\$ <u>6,531.91</u>
14.	Cold Plane Asphalt Concrete Pavement	20,164	SY	\$ <u>6.15</u>	\$ <u>124,008.60</u>
15.	Remove Concrete Curb	1,046	LF	\$ <u>4.86</u>	\$ <u>5,083.56</u>
16.	Remove Concrete Flatwork	3,955	SF	\$ <u>2.94</u>	\$ <u>11,627.70</u>
17.	Remove Catch Basin	3	EA	\$ <u>2,419.20</u>	\$ <u>7,257.60</u>
18.	Remove Pipe	56	LF	\$ <u>71.28</u>	\$ <u>3,991.68</u>

19.	HMA (Type A)	4,427	TON	\$ <u>119.96</u>	\$ <u>531,062.92</u>
20.	Full depth Reclamation-Cement	20,308	SY	\$ <u>10.46</u>	\$ <u>212,421.68</u>
21.	Cement (Full-Depth Reclamation-Cement)	333	TON	\$ <u>216.00</u>	\$ <u>71,928.00</u>
22.	Mix Design (Full-Depth Reclamation-Cement)	1	LS	\$ <u>29,160.00</u>	\$ <u>29,160.00</u>
23.	Minor Concrete (Curb Ramp)	1,458	SF	\$ <u>33.75</u>	\$ <u>49,207.50</u>
24.	Minor Concrete (Curb and Gutter)	1,128	LF	\$ <u>43.13</u>	\$ <u>48,650.64</u>
25.	Minor Concrete (Sidewalk)	1,732	SF	\$ <u>14.10</u>	\$ <u>24,421.20</u>
26.	Minor Concrete (Driveway)	1,178	SF	\$ <u>42.36</u>	\$ <u>49,900.08</u>
27.	Minor Concrete (Alley Approach)	863	SF	\$ <u>36.75</u>	\$ <u>31,715.25</u>
28.	Minor Concrete (Valley Gutter)	1,179	SF	\$ <u>16.06</u>	\$ <u>18,934.74</u>
29.	Install Catch Basin	3	EA	\$ <u>6,370.56</u>	\$ <u>19,111.68</u>
30.	Install 18" Pipe	60	LF	\$ <u>229.82</u>	\$ <u>13,789.20</u>
31.	Detectable Warning Surface	150	SF	\$ <u>26.61</u>	\$ <u>3,991.50</u>
32.	Adjust MH to Finished Grade	5	EA	\$ <u>4,082.40</u>	\$ <u>20,412.00</u>
33.	Adjust Valve to Finished Grade	23	EA	\$ <u>177.50</u>	\$ <u>4,082.50</u>
34.	Relocate Water Meter	1	EA	\$ <u>3,507.84</u>	\$ <u>3,507.84</u>
35.	Remove Roadside Sign	5	EA	\$ <u>162.00</u>	\$ <u>810.00</u>
36.	Relocate Roadside Sign	1	EA	\$ <u>378.00</u>	\$ <u>378.00</u>
37.	Install Roadside Sign	5	EA	\$ <u>486.00</u>	\$ <u>2,430.00</u>
38.	Thermoplastic Traffic Stripe	2,483	LF	\$ <u>4.32</u>	\$ <u>10,726.56</u>
39.	Thermoplastic Pavement Marking	1,809	SF	\$ <u>12.96</u>	\$ <u>23,444.64</u>
TOTAL BID					\$ <u>1,670,859.13</u>

(F) denotes final pay item per Section 9-1.02C of the State Standard Specifications.

COMPANY'S NAME: United Pavement Maintenance, Inc.

BY: Rodolfo Ruvalcaba

ADDRESS: 2907 Tully Rd

(Number)

(Street)

Hughson

CA

95326

(City)

(State)

(ZIP)

CONTRACTOR'S PHONE #: 209-883-4345

NOTE: CONTRACTOR WILL BE REQUIRED TO LIST THEIR LICENSE NUMBER, EXPIRATION DATE, AND APPROPRIATE STATEMENT REGARDING PERJURY AND SIGNED BY INDIVIDUAL AUTHORIZED TO DO SO. FAILURE TO INCLUDE THE ABOVE ITEMS MAY CAUSE SAID CONTRACTOR'S BID TO BE REJECTED.

A-General Engineering Contractor:

United Pavement Maintenance, Inc., Contractor's License # 905503, Class A/B/C10
(Company's Name) C31/C32

Expires 8/31/2025, DIR #: 1000878534

This information is true, is provided as per Section 7028.15 of the Business and Professions Code, and is made herein under penalty of perjury.

X Ruvalcaba 1/23/2025
(Bidder's Signature) (Date)

If the proposal is accepted and the undersigned shall fail to contract as aforesaid and fail to file with the City insurance certificates as required by said contract, within fourteen (14) days after the bidder has received notice from the City Engineer or his representative of the City of Turlock that the contract has been awarded to bidder and is ready for signature, the City of Turlock may, at its option, determine that the bidder has abandoned his contract, and thereupon this proposal and the acceptance thereof shall be null and void.

Also accompanying this proposal is an affidavit of non collusion and questionnaire to general contractors, a statement of proposed sub contractors, if any, the address of mill, shop or office of any sub contractor, and a statement of work to be performed by sub contractors.

The names and addresses of persons interested in the foregoing proposal as principals are as follows:

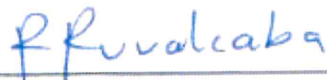
(IMPORTANT NOTICE: If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a partnership, state true name of firm, also names of all individual co partners composing firm; if bidder or other interested person is an individual, state first and last name in full.)

Licensed in accordance with an act providing for the registration of Contractors,
License No. 905503 Expiration Date 8/31/2025.

DATED: January 23, 2025

Address: 2907 Tully Rd, Hughson, CA 95326

Phone: 209-883-4345

X 
Signature of Bidder

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officers authorized to sign contracts on behalf of the corporation; if bidder is a co partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts in behalf of the co partnership; and, if bidder is an individual, his signature shall be placed above. If a signature is by an agent other than an officer of a corporation or a member of the partnership, a Power of Attorney must be on file with the City Clerk prior to opening or submitted with the bid; otherwise, the bid will be disregarded as irregular and unauthorized.

EXHIBIT B
PAYMENT BY FORCE ACCOUNT

For work paid by force account, the City Engineer compares City's records to Contractor's daily force account work report. When the City Engineer and Contractor agree on the contents of the daily force account work reports, the City Engineer accepts the report and City pays for the work. If the records differ, City pays for the work based only on the information shown on City's records. If a subcontractor performs work at force account, work paid at force account will be accepted at an additional 2 percent (2%) markup to the total cost of that work, including markups, as reimbursement for additional administrative costs. The markups specified in labor, materials, and equipment includes compensation for all delay costs, overhead costs, and profit. If an item's unit price is adjusted for work-character changes, City excludes Contractor's cost of determining the adjustment. Payment for owner-operated labor and equipment is made at the market-priced invoice submitted.

A. Labor. Labor payment is full compensation for the cost of labor used in the direct performance of the work plus a fifteen percent (15%) markup, as set forth below, and consistent with California Labor Code section 1770 et seq. Force account labor payment consists of:

1. Employer payment to the worker for:
 - 1.1 Basic hourly wage
 - 1.2 Health and welfare
 - 1.3 Pension
 - 1.4 Vacation
 - 1.5 Training
 - 1.6 Other State and federal recognized fringe benefit payments
2. Labor surcharge percentage in *Labor Surcharge and Equipment Rental Rates* current during the work paid at force account for:
 - 2.1 Workers' compensation insurance
 - 2.2 Social security
 - 2.3 Medicare
 - 2.4 Federal unemployment insurance
 - 2.5 State unemployment insurance
 - 2.6 State training taxes
3. Subsistence and travel allowances paid to the workers
4. Employer payment to supervisors, if authorized

The fifteen percent (15%) markup consists of payment for all overhead costs related to labor but not designated as costs of labor used in the direct performance of the work including:

- (a) Home office overhead

- (b) Field office overhead
- (c) Bond costs
- (d) Profit
- (e) Labor liability insurance
- (f) Other fixed or administrative costs that are not costs of labor used in the direct performance of the work

B. Materials. Material payment is full compensation for materials the Contractor furnishes and uses in the work. The City Engineer determines the cost based on the material purchase price, including delivery charges, except:

- 1. A fifteen percent (15%) markup is added;
- 2. Supplier discounts are subtracted whether the Contractor takes them or not;
- 3. If the City Engineer believes the material purchase prices are excessive, City pays the lowest current wholesale price for a similar material quantity;
- 4. If Contractor procured the materials from a source Contractor wholly or partially own, the determined cost is based on the lower of the:
 - 4.1 Price paid by the purchaser for similar materials from that source on Contract items; and
 - 4.2 Current wholesale price for those materials;
- 5. If Contractor does not submit a material cost record within thirty (30) days of billing, the determined cost is based on the lowest wholesale price:
 - 5.1 During that period
 - 5.2 In the quantities used

C. Equipment Rental. Equipment rental payment is full compensation for:

- 1. Rental equipment costs, including moving rental equipment to and from the change order work site using its own power.
- 2. Transport equipment costs for rental equipment that cannot be transported economically using its own power. No payment is made during transport for the transported equipment.
- 3. Fifteen percent (15%) percent markup.

If Contractor wants to return the equipment to a location other than its original location, the payment to move the equipment must not exceed the cost of returning the equipment to its original location.

If Contractor uses the equipment for work other than work paid by force account, the transportation cost is included in the other work.

Before moving or loading the equipment, Contractor must obtain authorization for the equipment rental's original location.

The City Engineer determines rental costs:

1. Using rates in *Labor Surcharge and Equipment Rental Rates*:
 - 1.1. By classifying equipment using manufacturer's ratings and manufacturer-approved changes.
 - 1.2. Current during the work paid by force account.
 - 1.3. Regardless of equipment ownership but City uses the rental document rates or minimum rental cost terms if:
 - 1.3.1. Rented from equipment business Contractor does not own.
 - 1.3.2. The Labor Surcharge and Equipment Rental Rates hourly rate is \$10.00 per hour or less.
2. Using rates established by the City Engineer for equipment not listed in *Labor Surcharge and Equipment Rental Rates*. Contractor may submit cost information that helps the City Engineer establish the rental rate but City uses the rental document rates or minimum rental cost terms if:
 - 2.1. Rented from equipment business Contractor does not own.
 - 2.2. The City Engineer establishes a rate of \$10.00 per hour or less.
3. Using rates for transport equipment not exceeding the hourly rates charged by established haulers.

Equipment rental rates include the cost of:

- | | |
|---|----------------------------|
| 1. Fuel | 7. Repairs and maintenance |
| 2. Oil | 8. Depreciation |
| 3. Lubrication | 9. Storage |
| 4. Supplies | 10. Insurance |
| 5. Small tools that are not consumed by use | 11. Incidentals |
| 6. Necessary attachments | |

City pays for small tools consumed by use. The City Engineer determines payment for small tools consumed by use based on Contractor-submitted invoices.

The City Engineer may authorize rates in excess of those in the *Labor Surcharge and Equipment Rental Rates* if:

1. Contractor submits a request to use rented equipment

2. Equipment is not available from Contractor's normal sources or from one of Contractor's subcontractors
3. Rented equipment is from an independent rental company
4. Proposed equipment rental rate is reasonable
5. The City Engineer authorizes the equipment source and the rental rate before Contractor uses the equipment

D. Equipment on the Job Site. For equipment on the job site at the time required to perform work paid by force account, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to move the equipment to another location on the job site when the work paid by force account is completed
2. To load and unload equipment
3. Equipment is operated to perform work paid by force account and:
 - 3.1. Hourly rates are paid in 1/2-hour increments
 - 3.2. Daily rates are paid in 1/2-day increments

E. Equipment Not on the Job Site Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and required for original-Contract work, the time paid is the time the equipment is operated to perform work paid by force account and the time to move the equipment to a location on the job site when the work paid by force account is completed.

The minimum total time paid is:

1. 1 day if daily rates are paid
2. 8 hours if hourly rates are paid

If daily rates are recorded, equipment:

1. Idled is paid as 1/2 day
2. Operated four (4) hours or less is paid as 1/2 day
3. Operated four (4) hours or more is paid as one (1) day

If the minimum total time exceeds eight (8) hours and if hourly rates are listed, City rounds up hours operated to the nearest 1/2-hour increment and pays based on the hours shown in the following table. The table does not apply when equipment is not operated due to breakdowns, in which case rental hours are the hours the equipment was operated.

Equipment Rental Hours	
Hours operated	Hours paid
0.0	4.00

0.5	4.25
1.0	4.50
1.5	4.75
2.0	5.00
2.5	5.25
3.0	5.50
3.5	5.75
4.0	6.00
4.5	6.25
5.0	6.50
5.5	6.75
6.0	7.00
6.5	7.25
7.0	7.5
7.5	7.75
≥8.0	hours used

F. Equipment Not on the Job Site Not Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and not required for original-Contract work, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to return the equipment to its source when the work paid by force account is completed
2. To load and unload equipment
3. Equipment is operated to perform work paid by force account

G. Non-Owner-Operated Dump Truck Rental. Contractor shall submit the rental rate for non-owner-operated dump truck rental to City. The City Engineer shall determine the payment rate. Payment for non-owner-operated dump truck rental is for the cost of renting a dump truck, including its driver. For the purpose of markup payment only, the non-owner-operated dump truck is rental equipment and the owner is a subcontractor.

The above markups shall constitute full compensation for all home office overhead, field office overhead, bond costs, profit, labor liability insurance, and other fixed or administrative costs that are not costs specifically designated as cost or equipment rental as stated above. The total payment made as provided above shall be deemed to be the actual cost of the work and shall constitute full compensation therefor.

When extra work to be paid for on a force account basis is performed by a subcontractor, an additional markup of 2 percent (2%) will be added to the total cost of that extra work including all markups specified in this Section. The additional 2 percent (2%) markup shall reimburse Contractor for

additional administrative costs, and no other additional payment will be made by reason of performance of the extra work by a subcontractor.

EXHIBIT C
WORKERS' COMPENSATION INSURANCE CERTIFICATION

Pursuant to Section 18(b) of the Agreement, Contractor certifies as follows:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Signed: R Rualcaba
Rodolfo Rualcaba
(Typed or Printed Name)

Date: 01/29/2025

Business Address (Street Address, City, State & Zip Code):

2907 TULLY RD

HUGHSON, CA 95326

MAILING: PO BOX 1017 HUGHSON, CA 95326

Business Phone: (209) 883-4345

EXHIBIT D
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock**, State of California, has awarded to **United Pavement Maintenance, Inc.**, hereinafter designated as the "Principal," a contract for **Project No. 23-068 Package 1**; and,

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract.

NOW, THEREFORE, we the Principal, and Atlantic Specialty Insurance Company as Surety, are held and firmly bound unto the City of Turlock in the penal sum of One Million Six Hundred Seventy Thousand Eight Hundred Fifty-Nine and 13/100 Dollars (\$ 1,670,859.13), lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden Principal, or Principal's heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in said contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified and in all respects according to their true intent and meaning; and shall defend, indemnify and save harmless the City of Turlock, its officers and agents as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

And the Surety, for value received hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other contract documents, no change, extension of time, alteration, or addition to the terms of the contract, or to the work to be performed hereunder, or to the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration of additions to the terms of the Contract to the work, or to the specifications.

The City of Turlock reserves the right to refuse use of any Contractor assigned by any surety to complete the work.

[Signatures on Following Page]

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this 27th day of January, 2025, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal)

Principal United Pavement Maintenance, Inc.

By J. F. Valcaba

Title President

(Attach Notarial Acknowledgment)

(Corporate Seal)

Surety Atlantic Specialty Insurance Company

Address One Towne Square, Ste. 1470, Southfield, MI 48076

Phone No.: (781) 332-7598 Fax No.: () N/A

By Chelsea Liberatore

Chelsea Liberatore, Attorneys-in-Fact

Title Attorney-in-Fact

(Attach Notarial Acknowledgment)

NOTE TO SURETY COMPANY: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal)

Witness _____

Approved as to form:

Risk Manager

Page 36 of 38

City Contract No. 2025-115
City Project No. 23-068 Package 1
12/06/24

ACKNOWLEDGMENT

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

State of California
County of Sacramento

On JAN 27 2025 before me, Zachary Galvin Liberatore, Notary Public
(insert name and title of the officer)

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

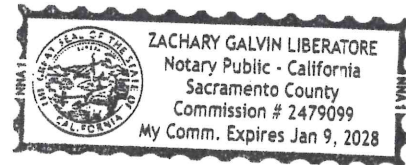
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





Bond No. 800178894

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Adrian Langrell, Arturo Ayala, Ben Stong, Benjamin Wolfe, Chelsea Liberatore, Daniel Huckabay, Frank Morones, Michael D Stong, Shaunna Rozelle Ostrom**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

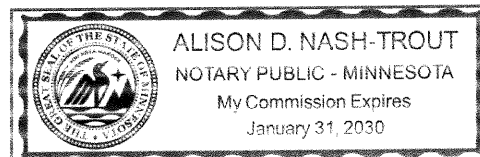
STATE OF MINNESOTA
HENNEPIN COUNTY

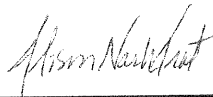


By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 27th day of January, 2025.

This Power of Attorney expires
January 31, 2030




Kara L.B. Barrow, Secretary

Please direct bond verifications to surry@intactinsurance.com

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of Stanislaus

}

On January 28, 2025 before me, Annette M Kinsfater, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Rodolfo Ruvalcaba - President
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature

Annette M Kinsfater
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Payment Bond

Document Date: January 27, 2025 Number of Pages: 4

Signer(s) Other Than Named Above: No other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rodolfo Ruvalcaba

☒ Corporate Officer – Title(s): President

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT E
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock**, a municipal corporation, has awarded to **United Pavement Maintenance, Inc.**, hereinafter designated as the "Principal", a contract for **Project No. 23-068 Package 1**"; and

WHEREAS, said Principal is required to furnish a bond in connection with said contract, to secure payment of claims of laborers, mechanics, or materialmen employed on work under said contract, as provided by law.

NOW, THEREFORE, we the undersigned Principal and Surety are held and firmly bound unto the City of Turlock in the sum of One Million Six Hundred Seventy Thousand Eight Hundred Fifty-Nine and 13/100 Dollars (\$ 1,670,859.13), said sum being equal to the estimated amount payable by said City of Turlock under the terms of the contract, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that if said Principal, or Principal's heirs, executors, administrators, successors, or assigns, or subcontractors shall fail to pay for any material, provisions, provender, or other supplies, implements, or machinery used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to such work or labor, or for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from these wages of employees of the Contractor and Contractor's subcontractors pursuant to the Revenue and Taxation Code, with respect to such work and labor, the Surety or Sureties hereon will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, said Surety will pay a reasonable attorney's fee to be fixed by the court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 3138 of the Civil Code of the State of California so as to give a right of action to them or their assigns in any suit brought upon this bond.

Said Surety, for value received, hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other Contract Documents, no change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed there under, or to the specifications accompanying the same, shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work, or to the specifications.

[Signatures on Following Page]

Page 37 of 38

City Contract No. 2025-115
City Project No. 23-068 Package 1
12/06/24

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this 27th day of January, 2025, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal)

Principal United Pavement Maintenance, Inc.

By R. Rivalcaba

Title president

(Attach Notarial Acknowledgment)

(Corporate Seal)

Surety Atlantic Specialty Insurance Company

Address One Towne Square, Ste. 1470, Southfield, MI 48076

Phone No.: (781) 332-7598 Fax No.: () N/A

By Chelsea Liberatori

Chelsea Liberatori, Attorneys-in-Fact

Title Attorney-in-Fact

(Attach Notarial Acknowledgment)

NOTE TO SURETY COMPANY: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal)

Witness _____

Approved as to form:

Risk Manager

Page 38 of 38

City Contract No. 2025-115
City Project No. 23-068 Package 1
12/06/24

ACKNOWLEDGMENT

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

State of California
County of Sacramento

On JAN 27 2025 before me, Zachary Galvin Liberatore, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)





Bond No. 800178894

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Adrian Langrell, Arturo Ayala, Ben Stong, Benjamin Wolfe, Chelsea Liberatore, Daniel Huckabay, Frank Morones, Michael D Stong, Shaunna Rozelle Ostrom**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

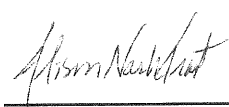
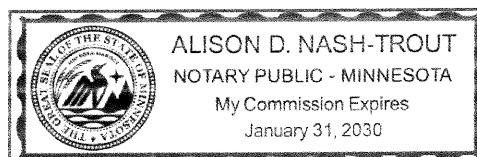
STATE OF MINNESOTA
HENNEPIN COUNTY



By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.


Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 27th day of January, 2025.

This Power of Attorney expires
January 31, 2030


Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

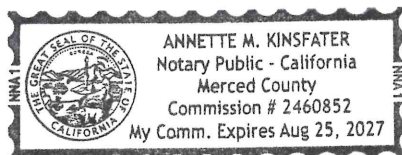
County of Stanislaus

On January 28, 2025 before me, Annette M Kinsfater, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Rodolfo Ruvalcaba - President
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Annette M Kinsfater
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Performance Bond

Document Date: January 27, 2025 Number of Pages: 4

Signer(s) Other Than Named Above: No other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rodolfo Ruvalcaba

☒ Corporate Officer – Title(s): President

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Career Opportunities

We are Hiring!



Career Opportunities

JOB TITLE	SALARY	DEADLINE
Building Inspector, Senior	\$7,436.00 - \$9,039.00 Monthly	2/06/25 5:00 PM
Emergency Services Dispatcher I/II	\$5,653.00 - \$7,046.00 Monthly	Continuous
Emergency Services Dispatcher Trainee	\$5,206.00 - \$6,326.00 Monthly	Continuous
Police Officer I/II 	\$6,187.00-\$8,705.00 Monthly	Continuous
Police Officer Trainee 	\$4,454.00-\$5,416.00 Monthly	Continuous

For more information, please visit www.cityofturlock.org

New Hires & Promotions



Police Officer Trainee



Police Officer II



Police Officer II



Executive Assistant to the
City Manager/City Clerk



Executive Assistant/
City Manager's Office/
Deputy City Clerk



Executive Assistant to
the City Manager/
City Clerk Trainee



Deputy City Manager



Staff Services Assistant



Firefighter

New Hires & Promotions



Utilities Maintenance
Worker II



Utilities Maintenance
Worker II



Fleet Maintenance
Mechanic, Senior



Shipping and Receiving
Inventory Specialist



Maintenance Worker I



Firefighter



Firefighter



Firefighter



Firefighter

Department Update

October 1, 2024

City of Turlock
Human Relations Department
156 S Broadway, Suite 235
Turlock, CA 95380



Dear Jessie Dhami and staff of Human Relations Department,

Congratulations! On behalf of the entire Western Region Board of IPMA-HR, with great pleasure, I hereby announce the Human Relations Department for City of Turlock has been awarded the **2024 Agency Award for Excellence** for excellence in public sector human resources.

The IPMA-HR Agency Awards for Excellence are designed to recognize the overall quality, accomplishments, and contributions of an agency human resources program or team that exceeds the normal operation of good government human resources.

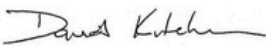
Specifically, we applaud your department's creative approach to fostering employee engagement and promoting cross-departmental collaboration through City Facility Tours. This initiative not only deepened employees' appreciation of their roles but also strengthened the sense of unity and purpose within the City of Turlock's workforce.

We also commend your High Five Committee with the focus on individual appreciation and recognition. Personalized thank-you cards for each staff member created a culture of gratitude and camaraderie. These initiatives demonstrate a deep commitment to nurturing a compassionate and inclusive work environment. Well done!

Once again, congratulations on your outstanding accomplishments. Your initiatives are a shining example of what public sector human resources can achieve when innovation and a commitment to service are combined.

We look forward to celebrating with you.

Sincerely,



David Kitchen
Western Region 1st Vice President and Awards Committee Chairperson

Cc: Brody Lorda, WRIPMA-HR President



We are honored to receive the 2024 Agency Award for Excellence from IPMA-HR and are excited about this recognition of our innovative efforts to engage employees and foster collaboration.

We remain committed to creating a workplace culture of gratitude, inclusivity, and unity, striving to enhance employee experiences and strengthen the City of Turlock's workforce for years to come.

Department Update



HUMAN RELATIONS DEPARTMENT

156 S. BROADWAY, SUITE 235 | TURLOCK, CA 95380 | PHONE 209-668-5150 | FAX 209-668-5529

Calendar Year 2024 Highlights

The Human Relations Department administers a wide range of programs including employee benefits and retirement, recruitment and selection, policy and procedure development, classification and compensation, training and development, labor and employee relations, workers' compensation and safety, risk management, and other related personnel programs. Human Relations leads City departments in positive employee relations, talent management, succession planning, and employee engagement.

Our Human Relations Generalist team provides functions including: recruitment and selection, onboarding/offboarding, salary administration including compensation and classification, benefits administration, personnel guidance and proper adherence of labor laws, progressive employee discipline, labor contract administration, workers' compensation/ industrial injuries, maintain security access to all City buildings, and maintain all related records and reports.

Our Human Relations Payroll team works in conjunction with the Generalist team to administer employee benefits and retirement, labor and employee relations, workers' compensation, benefits for industrial injuries and Long-Term Disability administration. They assist with labor contract administration, prepare and issue all payroll checks and maintain all related records and reports.

For the calendar year 2024, Human Relations highlights:

- 14,094 – Paychecks
- 2,085 - Entries in New World
- 3,461 - Applications reviewed
- 73 - Recruitments
- 35 - New full-time employees hired
- 126 - New part-time employees hired
- 1,284 – Personnel Actions processed

Past Events

STEM CRU/ASPIRE
Reverse Career Fair



City of Turlock Job Fair



Central Valley Business Expo



Past Events

Employee Appreciation Lunch



DEVELOPMENT SERVICES DEPARTMENT

January 2025 - Monthly Report



BUILDING



The Development Services Department continues to strive to provide excellent customer service while ensuring the health, safety, enhancement, and prosperity of our community.



HOUSING



PLANNING



BUILDING DIVISION MONTHLY STATISTICS

Permit Issued Date.Month	January 2025					
Attribute Name	USDC					

Attribute Value	Permit Number	Service Address Line1	Parcel	Permit Type - Description	Permit Issued Date	Data	
						Permit Count	Estimated Improvement Value
101 - DETACHED SINGLE FAMILY DWELLING	2024-00000214	976 WAYSIDE DR	042018034000	NEW RESIDENTIAL BUILDING	2025-01-06	1	240,000.00
	2024-00000649	623 ANGELUS ST	050029032000	NEW RESIDENTIAL BUILDING	2025-01-21	1	60,000.00
	2024-00001562	4601 SANDPIPER CIR	071002076000	NEW RESIDENTIAL BUILDING	2025-01-23	1	229,378.10
	2024-00001564	4615 SANDPIPER CIR	071002079000	NEW RESIDENTIAL BUILDING	2025-01-09	1	353,069.76
	2024-00001566	4611 SANDPIPER CIR	071002078000	NEW RESIDENTIAL BUILDING	2025-01-09	1	415,110.40
	2024-00001567	4621 SANDPIPER CIR	071002080000	NEW RESIDENTIAL BUILDING	2025-01-09	1	282,599.88
	2024-00001568	464 TANDOORI WAY	043064026000	NEW RESIDENTIAL BUILDING	2025-01-09	1	127,103.04
	2024-00001569	459 TANDOORI WAY	043064018000	NEW RESIDENTIAL BUILDING	2025-01-09	1	210,811.42
	2024-00001570	460 TANDOORI WAY	043064025000	NEW RESIDENTIAL BUILDING	2025-01-09	1	225,790.58
	2024-00001571	455 TANDOORI WAY	043064019000	NEW RESIDENTIAL BUILDING	2025-01-09	1	241,516.46
	2025-00000072	4514 SANDPIPER CIR	071002056000	NEW RESIDENTIAL BUILDING	2025-01-23	1	227,618.10
	2025-00000073	4550 SANDPIPER CIR	071002065000	NEW RESIDENTIAL BUILDING	2025-01-23	1	227,618.10
101 - DETACHED SINGLE FAMILY DWELLING Total *						12	2,840,615.84
323 - HOSPITALS & INSTITUTIONS (CONVALESCENT/CLINIC)	2025-00000026	880 E TUOLUMNE RD	072033004000	FIRE SPRINKLER SYSTEM	2025-01-13	1	42,000.00
323 - HOSPITALS & INSTITUTIONS (CONVALESCENT/CLINIC) Total *						1	42,000.00
328 - OTHER NON RESIDENTIAL (STORAGE/GARAGE/ANIMAL HOSPITAL)	2024-00001542	1115 E MAIN ST	042027045000	REROOF COMMERCIAL	2025-01-03	1	30,800.00
328 - OTHER NON RESIDENTIAL (STORAGE/GARAGE/ANIMAL HOSPITAL) Total *						1	30,800.00
434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2024-00000970	1983 GREENFIELD DR	087018077000	PHOTOVOLTAIC SYSTEM RESIDENTIAL	2025-01-16	1	5,200.00
	2024-00001357	3431 SAROLOU DR	072053035000	RESIDENTIAL ALTERATION	2025-01-14	1	185,000.00
	2024-00001428	1863 ETHAN ALLEN CT	088004009000	PHOTOVOLTAIC SYSTEM RESIDENTIAL	2025-01-08	1	13,740.00
	2024-00001438	1201 FIFTH ST	043059027000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-23	1	1,000.00
	2024-00001473	1209 MERRITT ST	061034073000	COVERED PATIO OR PORCH	2025-01-06	1	20,000.00
	2024-00001518	450 ELMWOOD CT	043053019000	PHOTOVOLTAIC SYSTEM RESIDENTIAL	2025-01-14	1	45,000.00
	2024-00001527	519 ROCKWOOD AVE	043055017000	HVAC CHANGEOUT RESIDENTIAL	2025-01-17	1	8,750.00
	2024-00001528	4558 SANDPIPER CIR	071002067000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-06	1	3,000.00
	2024-00001530	925 W SPRINGER DR	071056094000	RESIDENTIAL ACCESSORY STRUCTURE	2025-01-21	1	4,000.00
	2024-00001531	4562 SANDPIPER CIR	071002068000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-06	1	3,000.00
	2024-00001532	4566 SANDPIPER CIR	071002069000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-06	1	3,000.00
	2024-00001533	4571 SANDPIPER CIR	071002070000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-06	1	3,000.00
	2024-00001534	4586 SANDPIPER CIR	071002081000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-06	1	3,000.00
	2024-00001535	4582 SANDPIPER CIR	071002082000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-06	1	3,000.00
	2024-00001536	4574 SANDPIPER CIR	071002083000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-06	1	3,000.00
	2024-00001543	1500 EAST AVE 31	043027031000	RESIDENTIAL ALTERATION	2025-01-09	1	75,000.00
	2024-00001574	3016 ETHAN ALLEN LN	088004001000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-14	1	3,500.00
	2024-00001580	2961 GARZELLIS WAY	073042033000	WATER HEATER RESIDENTIAL	2025-01-06	1	2,649.00
	2025-00000003	1683 EDGEWOOD DR	073041009000	HVAC CHANGEOUT RESIDENTIAL	2025-01-10	1	13,400.00
	2025-00000004	865 LANDER AVE	050014046000	FIRE ALARM SYSTEM	2025-01-17	1	142,000.00
	2025-00000005	1700 DAFFODIL LN	043030061000	HVAC CHANGEOUT RESIDENTIAL	2025-01-03	1	23,017.00
	2025-00000006	3630 MENLO DR	072048011000	HVAC CHANGEOUT RESIDENTIAL	2025-01-03	1	31,246.00
	2025-00000008	4146 SAGE WAY	071066028000	HVAC CHANGEOUT RESIDENTIAL	2025-01-03	1	22,354.00
	2025-00000009	886 S BERKELEY AVE	043062068000	HVAC CHANGEOUT RESIDENTIAL	2025-01-10	1	13,023.00
	2025-00000010	2800 BREVARD LN	071027001000	WATER HEATER RESIDENTIAL	2025-01-06	1	2,480.00
	2025-00000011	703 FLOWER ST	061013037000	REROOF RESIDENTIAL	2025-01-03	1	6,000.00
	2025-00000012	1981 CARLETON DR	072039024000	WATER HEATER RESIDENTIAL	2025-01-03	1	2,495.00
	2025-00000013	1260 KEVIN WAY	072017043000	WATER HEATER RESIDENTIAL	2025-01-03	1	2,395.00
	2025-00000014	2455 VALE CT	071023062000	WATER HEATER RESIDENTIAL	2025-01-07	1	3,266.00
	2025-00000015	2780 ANDRE LN	071020069000	REROOF RESIDENTIAL	2025-01-03	1	6,000.00
	2025-00000016	1300 FOREST DR	051037060000	REROOF RESIDENTIAL	2025-01-06	1	9,000.00
	2025-00000017	2630 EL CAPITAN DR	051027016000	REROOF RESIDENTIAL	2025-01-10	1	10,000.00
	2025-00000018	320 EARLHAM DR	071017034000	WATER HEATER RESIDENTIAL	2025-01-07	1	2,300.00
	2025-00000019	645 HELEN DR	072071050000	HVAC CHANGEOUT RESIDENTIAL	2025-01-06	1	16,000.00
	2025-00000020	1785 PALMER DR	073029006000	WATER HEATER RESIDENTIAL	2025-01-14	1	2,100.00
	2025-00000021	1870 ERIN WAY	073038044000	WATER HEATER RESIDENTIAL	2025-01-07	1	2,150.00
	2025-00000022	435 LOCUST ST	050027033000	REROOF RESIDENTIAL	2025-01-07	1	13,500.00
	2025-00000023	540 HEDSTROM RD	072015070000	REROOF RESIDENTIAL	2025-01-07	1	13,610.00
	2025-00000029	845 BERE A DR	071041088000	REROOF RESIDENTIAL	2025-01-07	1	8,500.00
	2025-00000030	716 SOUTH AVE	050011024000	REROOF RESIDENTIAL	2025-01-07	1	14,500.00
	2025-00000032	431 TANDOORI WAY	043063022000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-08	1	3,000.00
	2025-00000033	435 TANDOORI WAY	043063023000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-08	1	3,000.00
	2025-00000034	439 TANDOORI WAY	043063024000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-08	1	3,000.00

434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)

2025-00000035	443 TANDOORI WAY	043063025000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-08	1	3,000.00
2025-00000036	1061 POTOMAC AVE	072052070000	HVAC CHANGEOUT RESIDENTIAL	2025-01-16	1	158,000.00
2025-00000037	1861 N DENAIR AVE	072030018000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-09	1	4,000.00
2025-00000038	1485 N QUINCY RD	051036051000	REROOF RESIDENTIAL	2025-01-09	1	10,000.00
2025-00000039	2302 AZUSA CT	071040036000	WATER HEATER RESIDENTIAL	2025-01-08	1	3,853.00
2025-00000040	700 ROCKWOOD AVE	043055031000	WATER HEATER RESIDENTIAL	2025-01-09	1	2,000.00
2025-00000041	4680 N BERKELEY AVE	073049002000	RESIDENTIAL OTC ALTERATION	2025-01-13	1	900.00
2025-00000042	2653 EXPLORER WAY	087011059000	HVAC CHANGEOUT RESIDENTIAL	2025-01-09	1	6,000.00
2025-00000044	456 TANDOORI WAY	043064024000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-16	1	3,000.00
2025-00000045	452 TANDOORI WAY	043064023000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-16	1	3,000.00
2025-00000046	451 TANDOORI WAY	043064020000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-16	1	3,000.00
2025-00000047	447 TANDOORI WAY	043064021000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-16	1	3,000.00
2025-00000048	448 TANDOORI WAY	043064022000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-16	1	3,000.00
2025-00000050	410 N THOR ST	061024048000	REROOF RESIDENTIAL	2025-01-09	1	13,410.00
2025-00000051	1533 MERRITT ST	061037052000	HVAC CHANGEOUT RESIDENTIAL	2025-01-10	1	16,890.00
2025-00000053	2640 DOW ST	071020057000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-13	1	500.00
2025-00000054	1765 ABIGAIL LN	073041032000	RESIDENTIAL OTC ALTERATION	2025-01-10	1	8,000.00
2025-00000056	1900 MIRA FLORES DR	051017021000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-13	1	9,465.00
2025-00000058	2661 N OLIVE AVE	072019015000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-13	1	2,000.00
2025-00000059	2030 N QUINCY RD	073030003000	RESIDENTIAL OTC ALTERATION	2025-01-13	1	4,500.00
2025-00000060	2160 OXFORD AVE	071043031000	HVAC CHANGEOUT RESIDENTIAL	2025-01-13	1	3,618.00
2025-00000061	2535 MIRA FLORES DR	051032010000	REROOF RESIDENTIAL	2025-01-13	1	10,000.00
2025-00000063	3865 MICHELLE LYNN CT	071049034000	WATER HEATER RESIDENTIAL	2025-01-15	1	3,546.00
2025-00000064	4112 SUMMERFIELD DR	071047014000	WATER HEATER RESIDENTIAL	2025-01-15	1	2,500.00
2025-00000065	130 WEST AVE NORTH	061014074000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-15	1	4,500.00
2025-00000066	500 W HAWKEYE AVE 108	042043007000	REROOF RESIDENTIAL	2025-01-15	1	20,000.00
2025-00000068	1951 TRAIL WAY	087018056000	HVAC CHANGEOUT RESIDENTIAL	2025-01-21	1	12,500.00
2025-00000071	261 OLEANDER LN	043030042000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-17	1	2,000.00
2025-00000076	861 S MINARET AVE	043024040000	GAS LINE RESIDENTIAL	2025-01-16	1	3,000.00
2025-00000079	685 PARK ST	061008049000	RESIDENTIAL OTC ALTERATION	2025-01-21	1	1,219.00
2025-00000083	4525 SANDPIPER CIR	071002085000	RESIDENTIAL FIRE SPRINKLER	2025-01-17	1	3,000.00
2025-00000084	4533 SANDPIPER CIR	071002084000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-17	1	3,000.00
2025-00000085	4546 SANDPIPER CIR	071002064000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-17	1	3,000.00
2025-00000086	4554 SANDPIPER CIR	071002066000	RESIDENTIAL FIRE SPRINKLERS OTC	2025-01-17	1	3,000.00
2025-00000087	1810 N OLIVE AVE 2	072040008000	WATER HEATER RESIDENTIAL	2025-01-17	1	2,935.00
2025-00000088	4050 N BERKELEY AVE	073045006000	HVAC CHANGEOUT RESIDENTIAL	2025-01-17	1	11,855.00
2025-00000089	2351 PASO DE LEON	087021068000	HVAC CHANGEOUT RESIDENTIAL	2025-01-21	1	14,345.00
2025-00000090	3361 N OLIVE AVE	072008015000	REROOF RESIDENTIAL	2025-01-21	1	20,650.00
2025-00000091	1380 APTOS DR	071049011000	REROOF RESIDENTIAL	2025-01-24	1	17,000.00
2025-00000092	1392 E CANAL DR	061032060000	REROOF RESIDENTIAL	2025-01-21	1	8,000.00
2025-00000093	500 W HAWKEYE AVE 120	042043004000	REROOF RESIDENTIAL	2025-01-21	1	10,500.00
2025-00000094	845 W TUOLUMNE RD	071023083000	REROOF RESIDENTIAL	2025-01-21	1	7,500.00
2025-00000095	1871 E CHAMBERLAIN DR	088006013000	HVAC CHANGEOUT RESIDENTIAL	2025-01-21	1	6,000.00
2025-00000096	453 VINTAGE DR	071060024000	REROOF RESIDENTIAL	2025-01-21	1	12,800.00
2025-00000097	2620 JEANNIE CT	071018067000	REROOF RESIDENTIAL	2025-01-21	1	10,000.00
2025-00000098	925 ROSENTHAL DR	072062013000	WATER HEATER RESIDENTIAL	2025-01-22	1	2,649.00
2025-00000099	302 E HAWKEYE AVE	042014005000	HVAC CHANGEOUT RESIDENTIAL	2025-01-21	1	9,000.00
2025-00000104	837 N TULLY RD	089008001000	WATER HEATER RESIDENTIAL	2025-01-22	1	750.00
2025-00000106	332 BERNELL AVE	050015016000	REROOF RESIDENTIAL	2025-01-23	1	8,000.00
2025-00000108	1831 ENGLISH AVE	044059051000	HVAC CHANGEOUT RESIDENTIAL	2025-01-24	1	18,000.00
2025-00000110	1821 ENGLISH AVE	044059050000	WATER HEATER RESIDENTIAL	2025-01-27	1	2,000.00
2025-00000112	417 PEPPER CORN DR	043063002000	RESIDENTIAL OTC ALTERATION	2025-01-24	1	2,500.00
2025-00000119	1327 COOPER AVE	061032046000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-24	1	6,000.00
2025-00000121	2861 CASE WAY	072015005000	HVAC CHANGEOUT RESIDENTIAL	2025-01-27	1	26,959.00
2025-00000122	1861 HAMMOND DR	073024033000	HVAC CHANGEOUT RESIDENTIAL	2025-01-29	1	26,000.00
2025-00000123	416 N THOR ST	061024047000	REROOF RESIDENTIAL	2025-01-27	1	15,150.00
2025-00000124	3830 COLORADO AVE	072075052000	RESIDENTIAL OTC ALTERATION	2025-01-30	1	2,500.00
2025-00000125	700 BENNINGTON AVE	072050090000	RESIDENTIAL OTC ALTERATION	2025-01-30	1	3,000.00
2025-00000126	300 E CANAL DR	061029081000	REROOF RESIDENTIAL	2025-01-28	1	23,500.00
2025-00000127	257 ROSE ST	061034048000	WATER HEATER RESIDENTIAL	2025-01-28	1	2,596.00
2025-00000128	2605 ZINFANDEL LN	051008026000	HVAC CHANGEOUT RESIDENTIAL	2025-01-28	1	16,879.00
2025-00000130	1360 SHADY LN 216	071071033000	WATER HEATER RESIDENTIAL	2025-01-28	1	2,598.00
2025-00000131	4265 SILVER LUPINE DR	072004059000	HVAC CHANGEOUT RESIDENTIAL	2025-01-29	1	15,500.00
2025-00000132	2040 JULIE AVE	071012065000	HVAC CHANGEOUT RESIDENTIAL	2025-01-29	1	13,500.00
2025-00000133	550 ANGELUS ST	050030014000	HVAC CHANGEOUT RESIDENTIAL	2025-01-29	1	14,500.00
2025-00000138	2021 PEACE WAY	071021061000	HVAC CHANGEOUT RESIDENTIAL	2025-01-30	1	17,905.00

434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2025-00000139	107 GRANT AVE	061014058000	WATER HEATER RESIDENTIAL	2025-01-29	1	3,856.00
	2025-00000140	330 N BROADWAY	061011041000	ELECTRICAL SERVICE RESIDENTIAL	2025-01-30	1	600.00
	2025-00000141	736 PARK ST	061013003000	REROOF RESIDENTIAL	2025-01-30	1	3,600.00
	2025-00000142	2240 OXFORD AVE	071043027000	REROOF RESIDENTIAL	2025-01-30	1	11,627.00
434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS) Total *						113	1,456,330.00
437 - NON RESIDENTIAL & NON HOUSEKEEPING (ALL NON RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2023-00001070	690 C ST	043046011000	COMMERCIAL ALTERATION	2025-01-13	1	25,000.00
	2024-00001142	1858 COUNTRYSIDE DR	088016020000	COMMERCIAL TENANT IMPROV	2025-01-27	1	200,000.00
	2024-00001231	2900 GEER RD	072014055000	COMMERCIAL ALTERATION	2025-01-21	1	435,000.00
	2024-00001442	2900 GEER RD	072014055000	FIRE SPRINKLER SYSTEM	2025-01-17	1	2,500.00
	2024-00001537	1512 COLORADO AVE	042019002000	FIRE SPRINKLER SYSTEM	2025-01-17	1	22,970.00
	2024-00001582	1260 GEER RD	042012016000	REROOF COMMERCIAL	2025-01-02	1	18,815.00
	2025-00000043	400 D ST	043018003000	REROOF COMMERCIAL	2025-01-09	1	196,500.00
	2025-00000101	2006 E TUOLUMNE RD	073015049000	REROOF COMMERCIAL	2025-01-22	1	60,000.00
	2025-00000102	900 W GLENWOOD AVE	044017044000	ELECTRICAL SERVICE COMMERCIAL	2025-01-22	1	4,500.00
	2025-00000114	401 E OLIVE AVE	061024028000	ELECTRICAL SERVICE COMMERCIAL	2025-01-24	1	400.00
437 - NON RESIDENTIAL & NON HOUSEKEEPING (ALL NON RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS) Total *						10	965,685.00
645 - DEMO OF SFD	2024-00001376	3731 MOUNTAIN VIEW RD	087030005000	DEMO RESIDENTIAL	2025-01-06	1	43,650.00
645 - DEMO OF SFD Total *						1	43,650.00
649 - ALL OTHER BUILDINGS AND STRUCTURES	2025-00000028	715 N TULLY RD	089014002000	DEMO COMMERCIAL	2025-01-29	1	7,500.00
649 - ALL OTHER BUILDINGS AND STRUCTURES Total *						1	7,500.00
900 - MISCELLANEOUS (SIGNS,GI,FA FOR EXPIRED)	2025-00000049	825 DELBON AVE	072036002000	ILLUMINATED SIGN PERMIT	2025-01-09	1	18,000.00
	2025-00000052	255 W MAIN ST	061015047000	ILLUMINATED SIGN PERMIT	2025-01-10	1	4,500.00
	2025-00000077	1070 FIFTH ST	043056003000	GENERAL INSPECTION RESIDENTIAL	2025-01-17	1	1.00
	2025-00000109	2725 W MONTE VISTA AVE	087014001000	ILLUMINATED SIGN PERMIT	2025-01-27	1	53,741.00
900 - MISCELLANEOUS (SIGNS,GI,FA FOR EXPIRED) Total *						4	76,242.00
Grand Total *						143	5,462,822.84

Permit Complete Date.Month	January 2025
Attribute Name	USDC

Attribute Value	Permit Number	Service Address Line1	Parcel	Permit Type - Description	Date mm-dd-yyyy	Data	
						Permit Count	Estimated Improvement Value
101 - DETACHED SINGLE FAMILY DWELLING	2023-00001023	1726 E TUOLUMNE RD	073014010000	NEW RESIDENTIAL BUIL	01/10/2025	1	200,000.00
				NEW RESIDENTIAL BUILDING Total		1	200,000.00
	2023-00001310	1858 CHARLES PL	051031015000	NEW RESIDENTIAL BUIL	01/15/2025	1	60,000.00
				NEW RESIDENTIAL BUILDING Total		1	60,000.00
	2024-00000348	160 MINARET AVE	061035004000	NEW RESIDENTIAL BUIL	01/27/2025	1	160,000.00
				NEW RESIDENTIAL BUILDING Total		1	160,000.00
	2024-00001080	427 TANDOORI WAY	043063021000	NEW RESIDENTIAL BUIL	01/08/2025	1	225,790.58
				NEW RESIDENTIAL BUILDING Total		1	225,790.58
	2024-00001081	432 TANDOORI WAY	043063029000	NEW RESIDENTIAL BUIL	01/08/2025	1	210,811.42
				NEW RESIDENTIAL BUILDING Total		1	210,811.42
	2024-00001082	436 TANDOORI WAY	043063028000	NEW RESIDENTIAL BUIL	01/15/2025	1	248,341.62
				NEW RESIDENTIAL BUILDING Total		1	248,341.62
	2024-00001083	440 TANDOORI WAY	043063027000	NEW RESIDENTIAL BUIL	01/17/2025	1	225,790.58
				NEW RESIDENTIAL BUILDING Total		1	225,790.58
	2024-00001084	444 TANDOORI WAY	043063026000	NEW RESIDENTIAL BUIL	01/17/2025	1	194,035.32
				NEW RESIDENTIAL BUILDING Total		1	194,035.32
	2024-00001147	4522 SANDPIPER CIR	071002058000	NEW RESIDENTIAL BUIL	01/30/2025	1	282,599.88
				NEW RESIDENTIAL BUILDING Total		1	282,599.88
	2024-00001150	4526 SANDPIPER CIR	071002059000	NEW RESIDENTIAL BUIL	01/30/2025	1	226,258.10
				NEW RESIDENTIAL BUILDING Total		1	226,258.10
101 - DETACHED SINGLE FAMILY DWELLING Total						10	2,033,627.50
329 - POOL/SPA	2024-00000261	2634 STONE MEADOW RD	073051008000	SWIMMING POOL RESID	01/28/2025	1	58,000.00
				SWIMMING POOL RESIDENTIAL Total		1	58,000.00
	2024-00000444	1917 TARTAN RD	073019026000	SWIMMING POOL RESID	01/13/2025	1	45,000.00
				SWIMMING POOL RESIDENTIAL Total		1	45,000.00
	2024-00000525	4392 PASADERA WAY	071069059000	SWIMMING POOL RESID	01/16/2025	1	58,909.00
				SWIMMING POOL RESIDENTIAL Total		1	58,909.00
	2024-00001182	1002 LA PALOMA ST	072074044000	SWIMMING POOL RESID	01/27/2025	1	39,900.00
				SWIMMING POOL RESIDENTIAL Total		1	39,900.00
329 - POOL/SPA Total						4	201,809.00
434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2017-00000645	1775 CALIFORNIA AVE	051001061000	ELECTRICAL SERVICE RE	01/30/2025	1	800.00
				ELECTRICAL SERVICE RESIDENTIAL Total		1	800.00
	2018-00001177	2006 E TUOLUMNE RD	073015049000	HVAC CHANGE OUT CO	01/23/2025	1	37,000.00
				HVAC CHANGE OUT COMMERCIAL Total		1	37,000.00
	2019-00000386	401 S ORANGE ST	050027063000	HVAC CHANGEOUT RES	01/21/2025	1	9,250.00
				HVAC CHANGEOUT RESIDENTIAL Total		1	9,250.00
	2019-00000954	1931 N BERKELEY AVE	072039032000	HVAC CHANGEOUT RES	01/10/2025	1	10,000.00
				HVAC CHANGEOUT RESIDENTIAL Total		1	10,000.00
	2019-00001497	364 ANGELLUS ST	050031023000	REROOF RESIDENTIAL	01/07/2025	1	5,000.00
				REROOF RESIDENTIAL Total		1	5,000.00
	2020-00000424	1861 N DENAIR AVE	072030018000	REROOF RESIDENTIAL	01/23/2025	1	5,800.00
				REROOF RESIDENTIAL Total		1	5,800.00
	2021-00000524	2620 JEANNIE CT	071018067000	WATER HEATER RESIDE	01/27/2025	1	770.00
				WATER HEATER RESIDENTIAL Total		1	770.00
	2022-00001260	2116 BRISTOL PARK CIR	073032032000	REROOF RESIDENTIAL	01/22/2025	1	7,500.00
				REROOF RESIDENTIAL Total		1	7,500.00
	2022-00001355	1700 N TULLY RD	088030001	RESIDENTIAL ALTERATI	01/08/2025	1	15,000.00
				RESIDENTIAL ALTERATION Total		1	15,000.00
	2022-00001356	1700 N TULLY RD	088030001	RESIDENTIAL ALTERATI	01/15/2025	1	7,500.00
				RESIDENTIAL ALTERATION Total		1	7,500.00
	2024-00000095	700 E ZEERING RD	072050015000	REROOF RESIDENTIAL	01/07/2025	1	6,500.00
				REROOF RESIDENTIAL Total		1	6,500.00
	2024-00000175	2331 E TUOLUMNE RD	073043011000	ELECTRICAL SERVICE RE	01/06/2025	1	10,000.00
				ELECTRICAL SERVICE RESIDENTIAL Total		1	10,000.00
	2024-00000496	2442 ARABIAN WAY	088012063000	PHOTOVOLTAIC SYSTEM	01/16/2025	1	25,000.00
				PHOTOVOLTAIC SYSTEM RESIDENTIAL Total		1	25,000.00
	2024-00000582	1200 MERRITT ST	061035011000	COVERED PATIO OR PO	01/30/2025	1	45,000.00
				COVERED PATIO OR PORCH Total		1	45,000.00
	2024-00000625	530 N CLINTON RD	089010003000	ELECTRICAL SERVICE RE	01/14/2025	1	1,500.00
				ELECTRICAL SERVICE RESIDENTIAL Total		1	1,500.00
	2024-00000728	1349 CROSSBILL WAY	071050031000	HVAC CHANGEOUT RES	01/13/2025	1	16,259.00
				HVAC CHANGEOUT RESIDENTIAL Total		1	16,259.00

434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)

2024-0000775	2325 CARRIGAN ST	051029016000	RESIDENTIAL ADDITION	01/10/2025	1	2,500.00
			RESIDENTIAL ADDITION Total		1	2,500.00
2024-0000820	2260 FULKERTH RD	089003038000	ELECTRICAL SERVICE RE	01/23/2025	1	4,500.00
			ELECTRICAL SERVICE RESIDENTIAL Total		1	4,500.00
2024-0000833	2901 CASE WAY	072015003000	HVAC CHANGEOUT RES	01/10/2025	1	6,000.00
			HVAC CHANGEOUT RESIDENTIAL Total		1	6,000.00
2024-0000841	204 S ORANGE ST	050023016000	PHOTOVOLTAIC SYSTEM	01/23/2025	1	10,000.00
			PHOTOVOLTAIC SYSTEM RESIDENTIAL Total		1	10,000.00
2024-0000846	2481 E TUOLUMNE RD	073044003000	HVAC CHANGEOUT RES	01/15/2025	1	34,225.00
			HVAC CHANGEOUT RESIDENTIAL Total		1	34,225.00
2024-0000936	500 HILLSDALE DR	072044021000	REROOF RESIDENTIAL	01/16/2025	1	22,000.00
			REROOF RESIDENTIAL Total		1	22,000.00
2024-0000970	1983 GREENFIELD DR	087018077000	PHOTOVOLTAIC SYSTEM	01/30/2025	1	5,200.00
			PHOTOVOLTAIC SYSTEM RESIDENTIAL Total		1	5,200.00
2024-00001053	4414 CAPURSO DR	072059030000	HVAC CHANGEOUT RES	01/09/2025	1	9,000.00
			HVAC CHANGEOUT RESIDENTIAL Total		1	9,000.00
2024-00001054	1873 GREENFIELD DR	087018011000	HVAC CHANGEOUT RES	01/10/2025	1	20,000.00
			HVAC CHANGEOUT RESIDENTIAL Total		1	20,000.00
2024-00001094	1360 SHADY LN 621	071071108000	WATER HEATER RESIDE	01/13/2025	1	2,600.00
			WATER HEATER RESIDENTIAL Total		1	2,600.00
2024-00001095	1000 S MINARET AVE	043023055000	WATER HEATER RESIDE	01/21/2025	1	2,500.00
			WATER HEATER RESIDENTIAL Total		1	2,500.00
2024-00001115	1873 GREENFIELD DR	087018011000	PHOTOVOLTAIC SYSTEM	01/10/2025	1	41,421.00
			PHOTOVOLTAIC SYSTEM RESIDENTIAL Total		1	41,421.00
2024-00001138	2005 SCONYERS CT	073027018000	HVAC CHANGEOUT RES	01/06/2025	1	19,901.00
			HVAC CHANGEOUT RESIDENTIAL Total		1	19,901.00
2024-00001199	1360 SHADY LN 621	071071108000	HVAC CHANGEOUT RES	01/13/2025	1	16,823.00
			HVAC CHANGEOUT RESIDENTIAL Total		1	16,823.00
2024-00001275	500 PEDRAS RD	071015004000	HVAC CHANGEOUT RES	01/16/2025	1	12,925.00
			HVAC CHANGEOUT RESIDENTIAL Total		1	12,925.00
2024-00001292	1355 HEATHERNOEL WAY	072013074000	RESIDENTIAL OTC ALTER	01/16/2025	1	7,700.00
			RESIDENTIAL OTC ALTERATION Total		1	7,700.00
2024-00001310	955 WAYSIDE DR	042018062000	REROOF RESIDENTIAL	01/21/2025	1	9,840.00
			REROOF RESIDENTIAL Total		1	9,840.00
2024-00001311	1685 NOBLE LN	088015047000	PHOTOVOLTAIC SYSTEM	01/07/2025	1	40,423.75
			PHOTOVOLTAIC SYSTEM RESIDENTIAL Total		1	40,423.75
2024-00001313	427 TANDOORI WAY	043063021000	RESIDENTIAL FIRE SPRIN	01/08/2025	1	3,000.00
			RESIDENTIAL FIRE SPRINKLERS OTC Total		1	3,000.00
2024-00001314	432 TANDOORI WAY	043063029000	RESIDENTIAL FIRE SPRIN	01/08/2025	1	3,000.00
			RESIDENTIAL FIRE SPRINKLERS OTC Total		1	3,000.00
2024-00001315	436 TANDOORI WAY	043063028000	RESIDENTIAL FIRE SPRIN	01/15/2025	1	3,000.00
			RESIDENTIAL FIRE SPRINKLERS OTC Total		1	3,000.00
2024-00001316	440 TANDOORI WAY	043063027000	RESIDENTIAL FIRE SPRIN	01/17/2025	1	3,000.00
			RESIDENTIAL FIRE SPRINKLERS OTC Total		1	3,000.00
2024-00001317	444 TANDOORI WAY	043063026000	RESIDENTIAL FIRE SPRIN	01/17/2025	1	3,000.00
			RESIDENTIAL FIRE SPRINKLERS OTC Total		1	3,000.00
2024-00001348	628 W MAIN ST	050021010000	ELECTRICAL SERVICE RE	01/16/2025	1	1,000.00
			ELECTRICAL SERVICE RESIDENTIAL Total		1	1,000.00
2024-00001374	3028 GARFIELD LN	088004051000	REROOF RESIDENTIAL	01/21/2025	1	6,000.00
			REROOF RESIDENTIAL Total		1	6,000.00
2024-00001399	4522 SANDPIPER CIR	071002058000	RESIDENTIAL FIRE SPRIN	01/30/2025	1	3,000.00
			RESIDENTIAL FIRE SPRINKLERS OTC Total		1	3,000.00
2024-00001400	4526 SANDPIPER CIR	071002059000	RESIDENTIAL FIRE SPRIN	01/30/2025	1	3,000.00
			RESIDENTIAL FIRE SPRINKLERS OTC Total		1	3,000.00
2024-00001405	1646 NOBLE LN	088015044000	HVAC CHANGEOUT RES	01/28/2025	1	13,425.50
			HVAC CHANGEOUT RESIDENTIAL Total		1	13,425.50
2024-00001408	349 SOUTH AVE	050031060000	ELECTRICAL SERVICE RE	01/09/2025	1	1,500.00
			ELECTRICAL SERVICE RESIDENTIAL Total		1	1,500.00
2024-00001412	2531 MOONEYHAM CT	073043001000	WATER HEATER RESIDE	01/06/2025	1	950.00
			WATER HEATER RESIDENTIAL Total		1	950.00
2024-00001417	541 LEDWITH CT	071032066000	REROOF RESIDENTIAL	01/14/2025	1	15,570.00
			REROOF RESIDENTIAL Total		1	15,570.00
2024-00001433	2020 N DENAIR AVE	072030004000	RESIDENTIAL ACCESSOR	01/14/2025	1	11,688.00
			RESIDENTIAL ACCESSORY STRUCTURE Total		1	11,688.00
2024-00001435	1900 CLEMON CT	072027030000	REROOF RESIDENTIAL	01/09/2025	1	34,000.00
			REROOF RESIDENTIAL Total		1	34,000.00
2024-00001444	1640 WAGNER DR	044057017000	WATER HEATER RESIDE	01/06/2025	1	2,816.00

434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2024-00001444	1640 WAGNER DR	044057017000	WATER HEATER RESIDENTIAL Total	1	2,816.00
	2024-00001462	1131 SERR DR	043057035000	HVAC CHANGEOUT RES 01/06/2025	1	22,716.74
				HVAC CHANGEOUT RESIDENTIAL Total	1	22,716.74
	2024-00001467	1104 COLORADO AVE	042028002000	RESIDENTIAL OTC ALTER 01/14/2025	1	9,650.00
				RESIDENTIAL OTC ALTERATION Total	1	9,650.00
2024-00001474	685 PARK ST	061008049000	STUCCO OR SIDING RES 01/17/2025	1	24,205.00	
			STUCCO OR SIDING RESIDENTIAL Total	1	24,205.00	
2024-00001476	2412 BUCKNELL ST	072022017000	HVAC CHANGEOUT RES 01/08/2025	1	16,765.00	
			HVAC CHANGEOUT RESIDENTIAL Total	1	16,765.00	
2024-00001487	1000 SARGON PLACE	072040047000	WATER HEATER RESIDE 01/07/2025	1	2,295.00	
			WATER HEATER RESIDENTIAL Total	1	2,295.00	
2024-00001509	3315 COLORADO AVE	072045061000	RESIDENTIAL OTC ALTER 01/09/2025	1	9,874.00	
			RESIDENTIAL OTC ALTERATION Total	1	9,874.00	
2024-00001515	3281 AMETHYST WAY	073040022000	WATER HEATER RESIDE 01/10/2025	1	2,000.00	
			WATER HEATER RESIDENTIAL Total	1	2,000.00	
2024-00001520	862 MOONBEAM WAY	072069005000	HVAC CHANGEOUT RES 01/28/2025	1	14,000.00	
			HVAC CHANGEOUT RESIDENTIAL Total	1	14,000.00	
2024-00001523	1360 SHADY LN 216	071071033000	HVAC CHANGEOUT RES 01/09/2025	1	17,431.22	
			HVAC CHANGEOUT RESIDENTIAL Total	1	17,431.22	
2024-00001526	1360 SHADY LN 121	071071024000	HVAC CHANGEOUT RES 01/15/2025	1	18,399.00	
			HVAC CHANGEOUT RESIDENTIAL Total	1	18,399.00	
2024-00001527	519 ROCKWOOD AVE	043055017000	HVAC CHANGEOUT RES 01/28/2025	1	8,750.00	
			HVAC CHANGEOUT RESIDENTIAL Total	1	8,750.00	
2024-00001546	1001 SIERRA ST	042030018000	WATER HEATER RESIDE 01/22/2025	1	2,918.00	
			WATER HEATER RESIDENTIAL Total	1	2,918.00	
2024-00001548	680 MEADOW LARK DR	072023035000	WATER HEATER RESIDE 01/08/2025	1	2,300.00	
			WATER HEATER RESIDENTIAL Total	1	2,300.00	
2024-00001557	240 EDDO WAY	089018019000	RESIDENTIAL OTC ALTER 01/14/2025	1	7,650.00	
			RESIDENTIAL OTC ALTERATION Total	1	7,650.00	
2024-00001560	1843 ETHAN ALLEN CT	088004008000	REROOF RESIDENTIAL 01/17/2025	1	17,594.00	
			REROOF RESIDENTIAL Total	1	17,594.00	
2024-00001561	847 PARK ST	061005046000	REROOF RESIDENTIAL 01/15/2025	1	13,240.00	
			REROOF RESIDENTIAL Total	1	13,240.00	
2024-00001575	2550 HOGAN DR	073036014000	WATER HEATER RESIDE 01/08/2025	1	2,350.00	
			WATER HEATER RESIDENTIAL Total	1	2,350.00	
2024-00001580	2961 GARZELLIS WAY	073042033000	WATER HEATER RESIDE 01/24/2025	1	2,649.00	
			WATER HEATER RESIDENTIAL Total	1	2,649.00	
2025-00000005	1700 DAFFODIL LN	043030061000	HVAC CHANGEOUT RES 01/30/2025	1	23,017.00	
			HVAC CHANGEOUT RESIDENTIAL Total	1	23,017.00	
2025-00000010	2800 BREVARD LN	071027001000	WATER HEATER RESIDE 01/28/2025	1	2,480.00	
			WATER HEATER RESIDENTIAL Total	1	2,480.00	
2025-00000018	320 EARLHAM DR	071017034000	WATER HEATER RESIDE 01/17/2025	1	2,300.00	
			WATER HEATER RESIDENTIAL Total	1	2,300.00	
2025-00000022	435 LOCUST ST	050027033000	REROOF RESIDENTIAL 01/17/2025	1	13,500.00	
			REROOF RESIDENTIAL Total	1	13,500.00	
2025-00000023	540 HEDSTROM RD	072015070000	REROOF RESIDENTIAL 01/15/2025	1	13,610.00	
			REROOF RESIDENTIAL Total	1	13,610.00	
2025-00000030	716 SOUTH AVE	050011024000	REROOF RESIDENTIAL 01/10/2025	1	14,500.00	
			REROOF RESIDENTIAL Total	1	14,500.00	
2025-00000036	1061 POTOMAC AVE	072052070000	HVAC CHANGEOUT RES 01/22/2025	1	158,000.00	
			HVAC CHANGEOUT RESIDENTIAL Total	1	158,000.00	
2025-00000037	1861 N DENAIR AVE	072030018000	ELECTRICAL SERVICE RE 01/23/2025	1	4,000.00	
			ELECTRICAL SERVICE RESIDENTIAL Total	1	4,000.00	
2025-00000041	4680 N BERKELEY AVE	073049002000	RESIDENTIAL OTC ALTER 01/15/2025	1	900.00	
			RESIDENTIAL OTC ALTERATION Total	1	900.00	
2025-00000050	410 N THOR ST	061024048000	REROOF RESIDENTIAL 01/14/2025	1	13,410.00	
			REROOF RESIDENTIAL Total	1	13,410.00	
2025-00000053	2640 DOW ST	071020057000	ELECTRICAL SERVICE RE 01/16/2025	1	500.00	
			ELECTRICAL SERVICE RESIDENTIAL Total	1	500.00	
2025-00000066	500 W HAWKEYE AVE 108	042043007000	REROOF RESIDENTIAL 01/23/2025	1	20,000.00	
			REROOF RESIDENTIAL Total	1	20,000.00	
2025-00000097	2620 JEANNIE CT	071018067000	REROOF RESIDENTIAL 01/27/2025	1	10,000.00	
			REROOF RESIDENTIAL Total	1	10,000.00	
2025-00000123	416 N THOR ST	061024047000	REROOF RESIDENTIAL 01/30/2025	1	15,150.00	
			REROOF RESIDENTIAL Total	1	15,150.00	
434 - RESIDENTIAL (ALL RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS) Total					82	1,064,541.21
437 - NON RESIDENTIAL & NON HOUSEKEEPING (ALL NON RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2023-00001222	3101 GEER RD	071007007000	COMMERCIAL TENANT 01/07/2025	1	750,000.00

437 - NON RESIDENTIAL & NON HOUSEKEEPING (ALL NON RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS)	2023-00001222	3101 GEER RD	071007007000	COMMERCIAL TENANT IMPROV Total	1	750,000.00
	2024-00000475	553 N GOLDEN STATE BLVD	061041010000	COMMERCIAL TENANT 01/07/2025	1	18,000.00
				COMMERCIAL TENANT IMPROV Total	1	18,000.00
	2024-00000912	3101 GEER RD	071007007000	FIRE ALARM SYSTEM 01/06/2025	1	20,174.26
				FIRE ALARM SYSTEM Total	1	20,174.26
	2024-00001055	301 E MAIN ST	061025051000	COMMERCIAL ALTERAT 01/17/2025	1	1,200.00
				COMMERCIAL ALTERATION Total	1	1,200.00
	2024-00001360	244 N BROADWAY	061015067000	HVAC CHANGE OUT CO 01/15/2025	1	299,377.00
				HVAC CHANGE OUT COMMERCIAL Total	1	299,377.00
	2025-00000101	2006 E TUOLUMNE RD	073015049000	REROOF COMMERCIAL 01/27/2025	1	60,000.00
437 - NON RESIDENTIAL & NON HOUSEKEEPING (ALL NON RESIDENTIAL ADDITIONS/ALTERATIONS/CONVERSIONS) Total				REROOF COMMERCIAL Total	1	60,000.00
	2025-00000102	900 W GLENWOOD AVE	044017044000	ELECTRICAL SERVICE CO 01/24/2025	1	4,500.00
				ELECTRICAL SERVICE COMMERCIAL Total	1	4,500.00
					7	1,153,251.26
900 - MISCELLANEOUS (SIGNS,GI,FA FOR EXPIRED)	2023-00001143	3101 GEER RD	071007007000	ILLUMINATED SIGN PER 01/07/2025	1	16,000.00
				ILLUMINATED SIGN PERMIT Total	1	16,000.00
	2024-00001267	1631 LANDER AVE	044064007000	ILLUMINATED SIGN PER 01/21/2025	1	2,975.00
				ILLUMINATED SIGN PERMIT Total	1	2,975.00
	2024-00001352	2901 GEER RD	071007008000	ILLUMINATED SIGN PER 01/24/2025	1	21,541.00
					1	21,541.00
900 - MISCELLANEOUS (SIGNS,GI,FA FOR EXPIRED) Total					3	40,516.00
Grand Total					106	4,493,744.97

HOUSING DIVISION UPDATE



The Unshelterd Homeless Point in Time (PIT) was completed on January 30th. Turlock had 33 community volunteers helping.



The four-plex on Lambert Way that was rehabilitated and transferred to We Care is fully occupied. We Care has been able to place income eligible families in all four units.



The CDBG Public Service Grant presentations are scheduled for February 27, 2025 at 9:00 a.m. in the Yosemite Conference. Non-profit organizations will make presentations regarding services the offer to the community. Such as, senior meals, foodboxes, fair housing services etc.



One owner-occupied rehabilitation has been completed. Staff is currently working with a homeowner gathering information for qualification. Staff continues work through the list of homeowners who are interested in the rehab program.



Staff is working with Stanislaus County and the consultant on the 2025-2030 Consolidated Plan (Con Plan) and the 2025-2026 Annual Action Plan (AAP). As the lead agency, Stanislaus will be preparing a community survey and holding community meetings to take public comments prior to release of the documents for the 30-day public review period. Housing staff will be participating in the community meetings along with other Consortium members. The Consolidated Plan and Annual Action Plan are anticipated to be completed and ready for the required 30-day public review period in April. Both documents must be submitted to HUD by May 15, 2025. Staff will be presenting the Con Plan and AAP to City Council at the May 13, 2025 meeting. Because the County is now the lead agency for the Consortium, staff has little control over the preparation timeline. Unfortunately the Con Plan and AAP will be coming to the City Council at the last minute for approval.

HOUSING DIVISION FINANCIAL REPORT

Funds with HUD:

Prepared:

1/2/2025

Stanislaus Housing Consortium

CHDO	259,546.65
Administrative Funds	841,307.79
HOME	5,152,798.90
	6,253,653.34

CDBG-CV 759,022.53

CDBG 777,663.06

HOME-ARP

Administrative and Planning Funds	593,395.51
Home Activities Funds	4,524,907.00
	5,118,302.51

Notes:

-Funds stated above do not reflect expenditures that have not been submitted for reimbursement

Funds with California Department of Housing and Community Development:

Permanent Local Housing Allocation (PLHA) 1,011,607.00

Funds with City:

Stan County HOME Lead Consortium Fund 254 -

CDBG (with City) Fund 255 (113,557.23)

HOME Consortium Fund 256 57,199.39

State HOME Fund 257

State Home Funds	2,679,801.52
Cal HOME Program	1,665,399.55
HEAP	91,053.02
	4,436,254.09

Housing Stimulus Fund 258 8,547.14

HOME-ARP Fund 259 (150,303.47)

PLHA-Permanent Local Housing Allocation Fund 260 9,381.45

Successor Agency - LMI Fund 625 1,933,093.62

TOTAL OF ALL FUNDS:	\$ 20,100,863.43
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Notes: None

Planning Projects

- The 2025-2033 Draft Housing Element has been submitted to the Department of Housing and Community Development (HCD) for the mandatory 90-day review period. HCD has committed to working with staff to provide comments during the review period. Staff anticipates bringing the Housing Element, with HCD's comments, back to the Planning Commission in May for a recommendation to the City Council.
- Planning and the City Attorney's office has scheduled a meeting for February 19, 2025 2:00 p.m. – 4:00 p.m. with the cannabis operators to begin discussions about possible ordinance amendments.
- The Planning Division has received several new applications:
 1. An application to subdivide approximately 12 acres into 22 single-family lots was received. The property is located at 3130 E. Tuolumne Road.
 2. A Minor Discretionary Permit (MDP) to construct a new 9,102 sqft multi-tenant commercial building at 4240 N. Golden State Boulevard (Atherstone and Golden State). Specific tenants have not been identified. This is the last vacant site in the commercial center to be developed.
 3. An application (MDP) to develop a 10-acre property at 1808 N. Tegner Road for Best RV's overflow parking of their RVs.
 4. An application to develop a property at 3731 Mountain View Road with a 20,000 sqft warehouse building with offices to be used for light manufacturing and distribution.
 5. An application (MDP) to legalize the conversion of a residence at 2250 Colorado to be used for medical offices.
 6. The Planning Division hosted 3 predevelopment meetings in December.
- On January 16, 2025, the Planning Division submitted a letter to the Stanislaus County Planning Commission opposing the request by Dan Avila to remove the City of Turlock conditions from his Use Permit Application No. PLN2018-0102.

Specifically, Mr. Avila is requesting to not pay the City of Turlock's Capital Facility Fees, not install the frontage improvements, curb, gutter, sidewalk and landscaping, along Washington Road, not to pave the site, and not modify the existing traffic signal at Washington Road and the Blue Diamond entry. City Engineer Bill Morris represented the City at the meeting. Blue Diamond submitted a letter objecting to the removal of the requirement for a paved surface. Mallorie Hayes with Blue Diamond attended the meeting. The County Planning Commission continued the item to the February 20th meeting. Staff is working with our outside Counsel to address the issues.

DEVELOPMENT



SERVICES DEPARTMENT

Business Permits Applied For

BUSINESS ADDRESS	BUSINESS TYPE	BUSINESS NAME
	HOME OCCUPATION PERMIT	JR'S ROAD SERVICE
1000 DELBON AVE 2	ZONING CERTIFICATE/OCCUPANCY INSPECTION	SUTTER GOULD MEDICAL FOUNDATIO
1000 DELBON AVE 5	ZONING CERTIFICATE/OCCUPANCY INSPECTION	SUTTER GOULD MEDICAL FOUNDATIO
1000 DELBON AVE 6	ZONING CERTIFICATE/OCCUPANCY INSPECTION	SUTTER GOULD MEDICAL FOUNDATIO
	HOME OCCUPATION PERMIT	STU THE HANDYMAN
117 W MAIN ST 6	ZONING CERTIFICATE/OCCUPANCY INSPECTION	DREAM HOLISTIC SCALP SPA
125 S CENTER ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	MODERN LIVING
1250 N GOLDEN STATE BLVD 1	ZONING CERTIFICATE/OCCUPANCY INSPECTION	
1335 N GOLDEN STATE BLVD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	GOLDEN AUTO SERVICE
	HOME OCCUPATION PERMIT	CHAMPION VENDING COMPANY
	HOME OCCUPATION PERMIT	MO LATTES
1801 COLORADO AVE 160	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FIRST PHYSICIAN PARTNERS
1801 COLORADO AVE 170	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FIRST PHYSICIAN PARTNERS
	HOME OCCUPATION PERMIT	S. PEREZ CONSULTING
2111 GEER RD 212	ZONING CERTIFICATE/OCCUPANCY INSPECTION	J&K INSURANCE SERVICES
2205 FULKERTH RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FOX PHONE REPAIR
	HOME OCCUPATION PERMIT	ELITE HOME CARE
	HOME OCCUPATION PERMIT	HIL'S BOUTIQUE
2406 W MONTE VISTA AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	QUICK STOP MARKET
	HOME OCCUPATION PERMIT	JCS CONSTRUCTION
	HOME OCCUPATION PERMIT	PRECISION HANDYWORKS
	HOME OCCUPATION PERMIT	PIXLEYS SWEET TREATS
	HOME OCCUPATION PERMIT	TRIPLE G PAINTING
323 N THOR ST A	ZONING CERTIFICATE/OCCUPANCY INSPECTION	NEXT GENERATION PEST CONTROL
327 LANDER AVE	ZONING CERTIFICATE/OCCUPANCY INSPECTION	EVENT DECOR & FLOWERS
334 N CENTER ST A	ZONING CERTIFICATE/OCCUPANCY INSPECTION	FAIL'S DONUT FACTORY
	HOME OCCUPATION PERMIT	UNITTAC PROFESSIONAL PRIVATE G
	HOME OCCUPATION PERMIT	CUT THE RED TAPE LLC
3821 CROWELL RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	CAJUN BENTO
	HOME OCCUPATION PERMIT	TAYLOR LAWN SERVICES
	HOME OCCUPATION PERMIT	WESTIN & CO.
	HOME OCCUPATION PERMIT	LD LANDSCAPING
825 E MAIN ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	STOP AND SAVE

Finance Department Monthly Report

February 11, 2025



From: Isaac Moreno, Finance Director

Prepared by: Isaac Moreno, Finance Director

Agendized by: Reagan M. Wilson, City Manager

Staffing – The Finance Department is currently in the process of filling the following positions:

Billing: 1 - Account Clerk II
Accounting: 1 – Accountant II

Procurement Policy – Currently under final review with Finance staff and consultant.

Measure A Committee – See attached Measure A quarterly report as of 12/31/2024

Contracts Executed by City Manager – Please see table below for the executed contracts within the month of January 2025.

Utility Billing Division Report – Please see attached memorandum.

Projects:

User Fee Study – Currently out for Request for Proposals (RFP), projected to award in February.

Impact Fee Study – Pending completion of infrastructure master plan updates.

Enterprise and Internal Service Funds Reserve Policies – Reviewing draft and expect to adopt prior to the implementation of the Sewer rate increase.

Community Facilities District – Formation of this new CFD is expected to be completed brought to City Council in March 2025.

City Manager Approved Contracts Up To \$100,000					
Contract Number	Vendor Name	Description	Compensation Amount Not to Exceed	Effective Date	Department
JANUARY					
2025-56	Cintas Corp	First Aid & Safety Cooperative Acceptance Agreement	\$ 7,083.15	10/1/2024	Administration
2025-63	Capitol Government Contract Specialists	Transit DBE Program Revisions	\$ 18,200.00	11/1/2024	Municipal Services - Transit
2025-64	Robin Cody dba SunRise Consulting	Transit ITS Technical Assistance (City Project No. 21009)	\$ 38,000.00	11/15/2024	Municipal Services - Transit
2025-107	Construction Management Enterprises dba CMIS	Master Software Access Agreement	\$ 2,600.00	12/16/2024	Municipal Services - Engineering
2025-102	Turlock Community Theatre	Spring Dance	\$ 5,929.00	1/20/2025	Municipal Services - Recreation
2025-111	Krazan & Associates	Phase II Environmental	\$ 21,500.00	1/9/2025	Finance
2025-47	Condor Earth Tech Inc.	Environmental Consulting	\$ 100,000.00	11/13/2024	Municipal Services



Angelica Gonsalves
FINANCIAL CUSTOMER SERVICE SUPERVISOR
agonsalves@turlock.ca.us

FINANCE DEPARTMENT
UTILITY BILLING

156 S. BROADWAY, SUITE 114 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5570 | FAX 209-668-5565

DATE: February 3, 2025
TO: Isaac Moreno
FROM: Angelica Gonsalves
SUBJECT: January 2025 Department updates

For the month of January 2025:

Finance processed a total of 2,850 receipt payments in the office by walk in customers 390 by mailed/drop box, and took 573 phone payments. The department answered 1,907 call during the month of November. Processed 144 utility move-in's, and 117 move-out and exception bills. Payment agreements: 179 current and 82 past due payment agreements.

Utility billing processed and mailed 20,204 utility bills and issued 2,190 penalties. Delinquent notices were mailed to 615 customers. 258 account were terminated on January 28, 2025 and 97 remained off at the end of the day.

Business license processed 69 new applications and closed 14 business licenses. 0 delinquent notices were mailed out to lapsed business licenses. The City of Turlock currently has 6,650 active licenses.

Tentatively

MEASURE A (Roads) - Accountability Report

Prepared: 1/27/25
Fund: 115-Measure A Roads
FISCAL YEAR: 2024-2025
Period: 07/01/2024-12/31/2024

	2024-2025 Amended Budget	2024-2025 Actual to Date	2024-2025 Remaining Budget	% of Budget Received/ Expended
Revenues	\$ 8,041,463	\$ 2,675,625.65	\$ 5,365,837	33%
Expenditures				
Salaries & Benefits - Measure A	\$ 236,251	\$ 91,137.47	\$ 145,114	39%
Contract Attorney	\$ 10,000	\$ -	\$ 10,000	0%
City Engineering Services	\$ 350,000	\$ 200,733.43	\$ 149,267	57%
Professional Services-Debt	\$ 35,000	\$ -	\$ 35,000	0%
Construction Management	\$ 2,300,000	\$ 1,128,542.36	\$ 1,171,458	49%
Roads Design	\$ 3,236,500	\$ 1,315,504.37	\$ 1,920,996	41%
Advertising	\$ -	\$ 90.00	\$ (90)	0%
Shoe Allowance	\$ 200	\$ 250.00	\$ (50)	125%
Construction Project	\$ 13,050,000	\$ 7,045,981.28	\$ 6,004,019	54%
Total Expenditures	\$ 19,217,951	\$ 9,782,238.91	\$ 9,435,712	51%
Revenue Over / (Under) Expenses	\$ (11,176,488)	\$ (7,106,613.26)		

FUND BALANCE

Balance Forward from Prior Fiscal Year	\$ 10,954,813.67
Net Change to Fund Balance	\$ (7,106,613.26)
Current Balance	\$ 3,848,200.41

Construction Project	2024-2025 Actual to Date
P#22001 Projects for 2022 Cosntruction for Roads Program	\$ 11,487.70
P#23031 Construction for Roads CIP Task #1	\$ 3,572,235.80
P#23032 Construction for Roads CIP Task #1	\$ 1,423,921.55
P#23033 Construction for Roads CIP Task #1	\$ 1,967,342.62
P#24046 Emergency Repair of Farr Street Sanitary Sewer Main	\$ 70,993.61
	<u>\$ 7,045,981.28</u>



Budget Performance Report

Fiscal Year to Date 12/31/24
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 115 - Measure A - Roads										
REVENUE										
Department 10 - Administration										
Division 115 - Measure A										
Taxes										
Sales Taxes										
30020 Sales Tax										
30020_004 Sales Tax Measure A		7,310,421.00	731,042.00	8,041,463.00	733,901.66	.00	2,675,625.65	5,365,837.35	33	8,378,647.57
30020 - Sales Tax Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$733,901.66	\$0.00	\$2,675,625.65	\$5,365,837.35	33%	\$8,378,647.57
Sales Taxes Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$733,901.66	\$0.00	\$2,675,625.65	\$5,365,837.35	33%	\$8,378,647.57
Taxes Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$733,901.66	\$0.00	\$2,675,625.65	\$5,365,837.35	33%	\$8,378,647.57
Transfers In										
38004 Other Transfers In										
38004_004 Other Transfers In from General Fund Excess Reserve		.00	.00	.00	.00	.00	.00	.00	+++	6,000,000.00
38004 - Other Transfers In Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$6,000,000.00
Transfers In Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$6,000,000.00
Division 115 - Measure A Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$733,901.66	\$0.00	\$2,675,625.65	\$5,365,837.35	33%	\$14,378,647.57
Department 10 - Administration Totals		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$733,901.66	\$0.00	\$2,675,625.65	\$5,365,837.35	33%	\$14,378,647.57
REVENUE TOTALS		\$7,310,421.00	\$731,042.00	\$8,041,463.00	\$733,901.66	\$0.00	\$2,675,625.65	\$5,365,837.35	33%	\$14,378,647.57
EXPENSE										
Department 10 - Administration										
Division 115 - Measure A										
Salaries										
41001 Full Time Salaries		162,564.00	5,689.00	168,253.00	8,612.35	.00	55,163.00	113,090.00	33	17,128.63
41053 Sick Leave Conversion Pay		.00	.00	.00	.00	.00	1,732.41	(1,732.41)	+++	.00
41055 Vacation Conversion Pay		.00	.00	.00	.00	.00	.00	.00	+++	2,115.92
41059 Continuous Service Pay		.00	.00	.00	387.56	.00	2,482.31	(2,482.31)	+++	770.78
41100 Overtime										
41100_001 Overtime Standard		5,000.00	.00	5,000.00	.00	.00	2,321.70	2,678.30	46	307.96
41100 - Overtime Totals		\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$2,321.70	\$2,678.30	46%	\$307.96
Salaries Totals		\$167,564.00	\$5,689.00	\$173,253.00	\$8,999.91	\$0.00	\$61,699.42	\$111,553.58	36%	\$20,323.29
Benefits										
42002 Medical Dental Plan		34,720.00	.00	34,720.00	1,892.30	.00	11,353.80	23,366.20	33	2,626.10
42003 Vision Insurance		432.00	.00	432.00	13.46	.00	80.76	351.24	19	19.70
42004 Long Term Disability Insurance		847.00	30.00	877.00	46.29	.00	307.94	569.06	35	137.72
42005 Life Insurance		585.00	20.00	605.00	.77	.00	5.15	599.85	1	42.47
42006 SUI		119.00	.00	119.00	.00	.00	.00	119.00	0	.00
42007 Workers Comp Insurance		900.00	31.00	931.00	48.33	.00	332.69	598.31	36	109.14
42008 City Liability Insurance		3,860.00	131.00	3,991.00	163.17	.00	1,121.36	2,869.64	28	282.95
42009 PERS		28,741.00	1,006.00	29,747.00	1,583.11	.00	10,033.46	19,713.54	34	3,284.13
42010 Medicare Tax		2,430.00	83.00	2,513.00	128.06	.00	880.18	1,632.82	35	291.38



Budget Performance Report

Fiscal Year to Date 12/31/24
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 115 - Measure A - Roads										
EXPENSE										
Department 10 - Administration										
Division 115 - Measure A										
Benefits										
42012	Retiree Health Insurance	3,251.00	114.00	3,365.00	172.24	.00	1,103.28	2,261.72	33	342.57
42013	Deferred Comp	813.00	28.00	841.00	86.12	.00	551.64	289.36	66	171.29
42016	Employee Contrib To PERS	(14,631.00)	(512.00)	(15,143.00)	(773.09)	.00	(4,900.21)	(10,242.79)	32	(1,610.94)
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	1,428.00	.00	8,568.00	(8,568.00)	+++	.00
	Benefits Totals	\$62,067.00	\$931.00	\$62,998.00	\$4,788.76	\$0.00	\$29,438.05	\$33,559.95	47%	\$5,696.51
Contractual Services										
43010	Contract Attorney	10,000.00	.00	10,000.00	.00	1,000.00	.00	9,000.00	10	1,980.00
43030	City Engineering Services	350,000.00	.00	350,000.00	23,144.99	.00	200,733.43	149,266.57	57	537,608.53
43318	Professional Services-Debt	.00	35,000.00	35,000.00	.00	.00	.00	35,000.00	0	.00
43327	Construction Management	2,335,000.00	(35,000.00)	2,300,000.00	.00	338,063.36	1,128,542.36	833,394.28	64	1,081,048.80
43366	Design									
43366_001	Design Roads	3,236,500.00	.00	3,236,500.00	25,849.06	2,201,228.43	1,315,504.37	(280,232.80)	109	2,534,406.04
	43366 - Design Totals	\$3,236,500.00	\$0.00	\$3,236,500.00	\$25,849.06	\$2,201,228.43	\$1,315,504.37	(\$280,232.80)	109%	\$2,534,406.04
	Contractual Services Totals	\$5,931,500.00	\$0.00	\$5,931,500.00	\$48,994.05	\$2,540,291.79	\$2,644,780.16	\$746,428.05	87%	\$4,155,043.37
Miscellaneous Expenses										
47005	Advertising	.00	.00	.00	.00	.00	90.00	(90.00)	+++	.00
47080	Shoe Allowance	.00	200.00	200.00	.00	.00	250.00	(50.00)	125	.00
	Miscellaneous Expenses Totals	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00	\$340.00	(\$140.00)	170%	\$0.00
Capital Outlay										
51270	Construction Project	13,050,000.00	.00	13,050,000.00	3,555.72	6,040,422.03	7,045,981.28	(36,403.31)	100	8,956,419.49
	Capital Outlay Totals	\$13,050,000.00	\$0.00	\$13,050,000.00	\$3,555.72	\$6,040,422.03	\$7,045,981.28	(\$36,403.31)	100%	\$8,956,419.49
	Division 115 - Measure A Totals	\$19,211,131.00	\$6,820.00	\$19,217,951.00	\$66,338.44	\$8,580,713.82	\$9,782,238.91	\$854,998.27	96%	\$13,137,482.66
	Department 10 - Administration Totals	\$19,211,131.00	\$6,820.00	\$19,217,951.00	\$66,338.44	\$8,580,713.82	\$9,782,238.91	\$854,998.27	96%	\$13,137,482.66
	EXPENSE TOTALS	\$19,211,131.00	\$6,820.00	\$19,217,951.00	\$66,338.44	\$8,580,713.82	\$9,782,238.91	\$854,998.27	96%	\$13,137,482.66
Fund 115 - Measure A - Roads Totals										
	REVENUE TOTALS	7,310,421.00	731,042.00	8,041,463.00	733,901.66	.00	2,675,625.65	5,365,837.35	33%	14,378,647.57
	EXPENSE TOTALS	19,211,131.00	6,820.00	19,217,951.00	66,338.44	8,580,713.82	9,782,238.91	854,998.27	96%	13,137,482.66
Fund 115 - Measure A - Roads Totals		(\$11,900,710.00)	\$724,222.00	(\$11,176,488.00)	\$667,563.22	(\$8,580,713.82)	(\$7,106,613.26)	\$4,510,839.08		\$1,241,164.91
Grand Totals										
	REVENUE TOTALS	7,310,421.00	731,042.00	8,041,463.00	733,901.66	.00	2,675,625.65	5,365,837.35	33%	14,378,647.57
	EXPENSE TOTALS	19,211,131.00	6,820.00	19,217,951.00	66,338.44	8,580,713.82	9,782,238.91	854,998.27	96%	13,137,482.66
	Grand Totals	(\$11,900,710.00)	\$724,222.00	(\$11,176,488.00)	\$667,563.22	(\$8,580,713.82)	(\$7,106,613.26)	\$4,510,839.08		\$1,241,164.91



Balance Sheet

Through 12/31/24

Detail Listing

Include Rollup Account/Rollup to Object

Account	Account Description	Current YTD Balance	Prior Year Total Actual	Net Change	Change %
Fund Category	General Fund				
Fund Type					
Fund	115 - Measure A - Roads				
	ASSETS				
11000	Cash	7,687,739.17	12,279,319.42	(4,591,580.25)	(37.39)
13000	Accounts Receivable				
13000_007	Accounts Receivable Accts Rec-Yr End Rev Accrual	.00	1,420,698.60	(1,420,698.60)	(100.00)
	13000 - Accounts Receivable Totals	\$0.00	\$1,420,698.60	(\$1,420,698.60)	(100.00%)
	ASSETS TOTALS	\$7,687,739.17	\$13,700,018.02	(\$6,012,278.85)	(43.89%)
	LIABILITIES AND FUND EQUITY				
	LIABILITIES				
21000	Accounts Payable	2,214,102.06	1,117,656.16	1,096,445.90	98.10
23000	Due To	13,133.76	15,245.25	(2,111.49)	(13.85)
	LIABILITIES TOTALS	\$2,227,235.82	\$1,132,901.41	\$1,094,334.41	96.60%
	FUND EQUITY				
29000	Fund Balance - General Fund	6,672,634.98	6,672,634.98	.00	.00
	FUND EQUITY TOTALS Prior to Current Year Changes	\$6,672,634.98	\$6,672,634.98	\$0.00	0.00%
	Prior Year Fund Equity Adjustment	(5,894,481.63)	(4,653,316.72)		
	Fund Revenues	(2,675,625.65)	(14,378,647.57)		
	Fund Expenses	9,782,238.91	13,137,482.66		
	FUND EQUITY TOTALS	\$5,460,503.35	\$12,567,116.61	(\$7,106,613.26)	(56.55%)
	LIABILITIES AND FUND EQUITY TOTALS	\$7,687,739.17	\$13,700,018.02	(\$6,012,278.85)	(43.89%)
Fund	115 - Measure A - Roads Totals	\$0.00	\$0.00	\$0.00	+++

MEASURE A (General) - Accountability Report

Prepared: 1/27/25
Fund: 118-Measure A General
FISCAL YEAR: 2024-2025
Period: 07/01/2024-12/31/2024

	2024-2025 Amended Budget	2024-2025 Actual to Date	2024-2025 Remaining Budget	% of Budget Received/ Expended
Revenues	\$ 6,579,379	\$ 2,189,148.27	\$ 4,390,231	33%
Expenditures				
<u>Services, Supplies and Equipment:</u>				
Sales Tax Contingency Audit	\$ 15,000	\$ 3,927.43	\$ 11,073	26%
Public Safety Building HVAC Project	\$ 325,377	\$ 8,960.66	\$ 316,416	3%
Pierce Velocity Pumper Debt Payment	\$ 151,415	\$ -	\$ 151,415	0%
<u>Salaries & Benefits:</u>				
Administration Salaries & Benefits - City Manager	\$ 81,408	\$ 73,954.57	\$ 7,453	91%
Administration Salaries & Benefits - Economic Development	\$ 81,777	\$ 76,134.24	\$ 5,643	93%
Administration Salaries & Benefits - Finance	\$ 76,440	\$ 62,793.95	\$ 13,646	82%
Administration Salaries & Benefits - Human Relations	\$ 43,266	\$ 35,917.96	\$ 7,348	83%
Police Salaries & Benefits - Special Operations	\$ 144,664	\$ 72,146.19	\$ 72,518	50%
Police Salaries & Benefits - Support Operations	\$ 873,603	\$ 298,333.85	\$ 575,269	34%
Police Salaries & Benefits - Field Operations	\$ 2,734,581	\$ 1,051,009.28	\$ 1,683,572	38%
Fire Salaries & Benefits - Operations	\$ 1,584,789	\$ 680,018.08	\$ 904,771	43%
Development Services Salaries & Benefits - Planning	\$ 63,463	\$ 4,284.00	\$ 59,179	7%
Municipal Services and Benefits - Public Facilities	\$ 34,458	\$ 26,928.91	\$ 7,529	78%
Parks Salaries & Benefits - Maintenance	\$ 331,996	\$ 69,891.94	\$ 262,104	21%
Recreation Salaries & Benefits - Recreation Administration	\$ 102,410	\$ 86,850.65	\$ 15,559	85%
Total Expenditures	\$ 6,644,647	\$ 2,551,151.71	\$ 3,614,591	38%
Revenue Over / (Under) Expenses	\$ (65,268)	\$ (362,003.44)		
FUND BALANCE				
Balance Forward from Prior Fiscal Year		\$ 8,804,144.18		
Net Change to Fund Balance		\$ (362,003.44)		
Current Balance		\$ 8,442,140.74		



Budget Performance Report

Fiscal Year to Date 12/31/24
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
REVENUE										
Department 10 - Administration										
Division 115 - Measure A										
<i>Taxes</i>										
<i>Sales Taxes</i>										
30020	Sales Tax									
30020_004	Sales Tax Measure A	7,310,421.00	(731,042.00)	6,579,379.00	600,465.00	.00	2,189,148.27	4,390,230.73	33	6,855,257.11
30020 - Sales Tax Totals		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$600,465.00	\$0.00	\$2,189,148.27	\$4,390,230.73	33%	\$6,855,257.11
<i>Sales Taxes Totals</i>		<i>\$7,310,421.00</i>	<i>(\$731,042.00)</i>	<i>\$6,579,379.00</i>	<i>\$600,465.00</i>	<i>\$0.00</i>	<i>\$2,189,148.27</i>	<i>\$4,390,230.73</i>	<i>33%</i>	<i>\$6,855,257.11</i>
<i>Taxes Totals</i>		<i>\$7,310,421.00</i>	<i>(\$731,042.00)</i>	<i>\$6,579,379.00</i>	<i>\$600,465.00</i>	<i>\$0.00</i>	<i>\$2,189,148.27</i>	<i>\$4,390,230.73</i>	<i>33%</i>	<i>\$6,855,257.11</i>
Division 115 - Measure A Totals		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$600,465.00	\$0.00	\$2,189,148.27	\$4,390,230.73	33%	\$6,855,257.11
Department 10 - Administration Totals		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$600,465.00	\$0.00	\$2,189,148.27	\$4,390,230.73	33%	\$6,855,257.11
REVENUE TOTALS		\$7,310,421.00	(\$731,042.00)	\$6,579,379.00	\$600,465.00	\$0.00	\$2,189,148.27	\$4,390,230.73	33%	\$6,855,257.11
EXPENSE										
Department 10 - Administration										
Division 102 - City Manager										
<i>Salaries</i>										
41001	Full Time Salaries	182,844.00	(137,136.00)	45,708.00	.00	.00	49,227.22	(3,519.22)	108	358,655.48
41052	Educational Incentive	4,571.00	(3,428.00)	1,143.00	.00	.00	1,230.67	(87.67)	108	4,439.14
41055	Vacation Conversion Pay	2,000.00	(1,500.00)	500.00	.00	.00	879.06	(379.06)	176	7,032.46
41056	Management Leave Conversion	2,500.00	(1,875.00)	625.00	.00	.00	3,516.23	(2,891.23)	563	7,032.20
<i>Salaries Totals</i>		<i>\$191,915.00</i>	<i>(\$143,939.00)</i>	<i>\$47,976.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$54,853.18</i>	<i>(\$6,877.18)</i>	<i>114%</i>	<i>\$377,159.28</i>
<i>Benefits</i>										
42002	Medical Dental Plan	6,826.00	(5,119.00)	1,707.00	.00	.00	2,041.90	(334.90)	120	35,654.83
42003	Vision Insurance	216.00	(162.00)	54.00	.00	.00	71.47	(17.47)	132	469.66
42004	Long Term Disability Insurance	953.00	(714.00)	239.00	.00	.00	277.83	(38.83)	116	3,651.94
42005	Life Insurance	658.00	(493.00)	165.00	.00	.00	4.62	160.38	3	1,098.94
42006	SUI	60.00	(45.00)	15.00	.00	.00	.00	15.00	0	476.00
42007	Workers Comp Insurance	461.00	(345.00)	116.00	.00	.00	131.99	(15.99)	114	920.19
42008	City Liability Insurance	4,421.00	(3,315.00)	1,106.00	.00	.00	1,238.08	(132.08)	112	6,590.46
42009	PERS	33,169.00	(24,877.00)	8,292.00	.00	.00	8,920.94	(628.94)	108	64,118.45
42010	Medicare Tax	2,783.00	(2,087.00)	696.00	.00	.00	794.47	(98.47)	114	5,507.78
42012	Retiree Health Insurance	5,485.00	(4,114.00)	1,371.00	.00	.00	1,476.79	(105.79)	108	10,759.46
42013	Deferred Comp	4,571.00	(3,428.00)	1,143.00	.00	.00	1,722.98	(579.98)	151	6,276.56
42014	Deferred Comp In Lieu	5,700.00	(4,275.00)	1,425.00	.00	.00	1,662.50	(237.50)	117	5,462.50
42016	Employee Contrib To PERS	(16,867.00)	12,651.00	(4,216.00)	.00	.00	(4,541.18)	325.18	108	(31,560.77)
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	31,460.00
<i>Benefits Totals</i>		<i>\$65,575.00</i>	<i>(\$36,323.00)</i>	<i>\$29,252.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$18,086.39</i>	<i>\$11,165.61</i>	<i>62%</i>	<i>\$140,886.00</i>



Budget Performance Report

Fiscal Year to Date 12/31/24
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 10 - Administration										
Division 102 - City Manager										
Utilities										
45001 Telephone										
45001_000 Telephone General		1,080.00	.00	1,080.00	.00	.00	315.00	765.00	29	1,035.00
45001 - Telephone Totals		\$1,080.00	\$0.00	\$1,080.00	\$0.00	\$0.00	\$315.00	\$765.00	29%	\$1,035.00
Utilities Totals		\$1,080.00	\$0.00	\$1,080.00	\$0.00	\$0.00	\$315.00	\$765.00	29%	\$1,035.00
Vehicle Expenses										
46000 Auto Allowance		2,400.00	.00	2,400.00	.00	.00	700.00	1,700.00	29	4,600.00
Vehicle Expenses Totals		\$2,400.00	\$0.00	\$2,400.00	\$0.00	\$0.00	\$700.00	\$1,700.00	29%	\$4,600.00
Miscellaneous Expenses										
47065 Professional Development		700.00	.00	700.00	.00	.00	.00	700.00	0	600.00
Miscellaneous Expenses Totals		\$700.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00	0%	\$600.00
Division 102 - City Manager Totals		\$261,670.00	(\$180,262.00)	\$81,408.00	\$0.00	\$0.00	\$73,954.57	\$7,453.43	91%	\$524,280.28
Division 103 - Economic Development and Comm										
Salaries										
41001 Full Time Salaries		182,844.00	(137,134.00)	45,710.00	.00	.00	49,227.22	(3,517.22)	108	.00
41055 Vacation Conversion Pay		2,000.00	(1,500.00)	500.00	.00	.00	879.06	(379.06)	176	.00
41056 Management Leave Conversion		2,500.00	(1,875.00)	625.00	.00	.00	3,516.23	(2,891.23)	563	.00
Salaries Totals		\$187,344.00	(\$140,509.00)	\$46,835.00	\$0.00	\$0.00	\$53,622.51	(\$6,787.51)	114%	\$0.00
Benefits										
42002 Medical Dental Plan		17,360.00	(13,020.00)	4,340.00	.00	.00	9,304.12	(4,964.12)	214	.00
42003 Vision Insurance		216.00	(162.00)	54.00	.00	.00	71.47	(17.47)	132	.00
42004 Long Term Disability Insurance		953.00	(714.00)	239.00	.00	.00	277.83	(38.83)	116	.00
42005 Life Insurance		658.00	(493.00)	165.00	.00	.00	4.62	160.38	3	.00
42006 SUI		60.00	(45.00)	15.00	.00	.00	.00	15.00	0	.00
42007 Workers Comp Insurance		450.00	(337.00)	113.00	.00	.00	128.28	(15.28)	114	.00
42008 City Liability Insurance		4,315.00	(3,236.00)	1,079.00	.00	.00	1,230.80	(151.80)	114	.00
42009 PERS		32,327.00	(24,245.00)	8,082.00	.00	.00	8,703.38	(621.38)	108	.00
42010 Medicare Tax		2,716.00	(2,037.00)	679.00	.00	.00	760.88	(81.88)	112	.00
42012 Retiree Health Insurance		5,485.00	(4,114.00)	1,371.00	.00	.00	1,476.79	(105.79)	108	.00
42013 Deferred Comp		6,400.00	(4,800.00)	1,600.00	.00	.00	.00	1,600.00	0	.00
42016 Employee Contrib To PERS		(16,456.00)	12,342.00	(4,114.00)	.00	.00	(4,430.44)	316.44	108	.00
42019 PERS UAL (Unfunded Accrued Liability)		17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	.00
Benefits Totals		\$71,623.00	(\$40,861.00)	\$30,762.00	\$0.00	\$0.00	\$21,811.73	\$8,950.27	71%	\$0.00
Utilities										
45001 Telephone										
45001_000 Telephone General		1,080.00	.00	1,080.00	.00	.00	.00	1,080.00	0	.00
45001 - Telephone Totals		\$1,080.00	\$0.00	\$1,080.00	\$0.00	\$0.00	\$0.00	\$1,080.00	0%	\$0.00



Budget Performance Report

Fiscal Year to Date 12/31/24

Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 10 - Administration										
Division 103 - Economic Development and Comm										
	Utilities Totals	\$1,080.00	\$0.00	\$1,080.00	\$0.00	\$0.00	\$0.00	\$1,080.00	0%	\$0.00
Vehicle Expenses										
46000	Auto Allowance	2,400.00	.00	2,400.00	.00	.00	700.00	1,700.00	29	.00
	Vehicle Expenses Totals	\$2,400.00	\$0.00	\$2,400.00	\$0.00	\$0.00	\$700.00	\$1,700.00	29%	\$0.00
Miscellaneous Expenses										
47065	Professional Development	700.00	.00	700.00	.00	.00	.00	700.00	0	.00
	Miscellaneous Expenses Totals	\$700.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00	0%	\$0.00
	Division 103 - Economic Development and Comm Totals	\$263,147.00	(\$181,370.00)	\$81,777.00	\$0.00	\$0.00	\$76,134.24	\$5,642.76	93%	\$0.00
Division 106 - Finance										
Salaries										
41001	Full Time Salaries	135,866.00	(101,900.00)	33,966.00	.00	.00	36,097.46	(2,131.46)	106	126,950.42
41055	Vacation Conversion Pay	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00
41100	Overtime									
41100_001	Overtime Standard	500.00	(375.00)	125.00	.00	.00	48.22	76.78	39	650.95
	41100 - Overtime Totals	\$500.00	(\$375.00)	\$125.00	\$0.00	\$0.00	\$48.22	\$76.78	39%	\$650.95
	Salaries Totals	\$137,366.00	(\$103,025.00)	\$34,341.00	\$0.00	\$0.00	\$36,145.68	(\$1,804.68)	105%	\$127,601.37
Benefits										
42002	Medical Dental Plan	29,512.00	(22,134.00)	7,378.00	.00	.00	13,590.43	(6,212.43)	184	42,936.40
42003	Vision Insurance	367.00	(275.00)	92.00	.00	.00	121.52	(29.52)	132	399.28
42004	Long Term Disability Insurance	708.00	(531.00)	177.00	.00	.00	203.77	(26.77)	115	1,291.51
42005	Life Insurance	489.00	(367.00)	122.00	.00	.00	3.29	118.71	3	388.74
42006	SUI	101.00	(76.00)	25.00	.00	.00	.00	25.00	0	404.59
42007	Workers Comp Insurance	330.00	(247.00)	83.00	.00	.00	86.71	(3.71)	104	202.90
42008	City Liability Insurance	3,164.00	(2,373.00)	791.00	.00	.00	832.37	(41.37)	105	2,261.04
42009	PERS	24,021.00	(18,016.00)	6,005.00	.00	.00	6,381.97	(376.97)	106	22,749.27
42010	Medicare Tax	1,992.00	(1,494.00)	498.00	.00	.00	490.61	7.39	99	1,744.99
42012	Retiree Health Insurance	2,717.00	(2,038.00)	679.00	.00	.00	721.91	(42.91)	106	2,538.98
42013	Deferred Comp	679.00	(509.00)	170.00	.00	.00	180.46	(10.46)	106	634.69
42016	Employee Contrib To PERS	(12,228.00)	9,171.00	(3,057.00)	.00	.00	(3,248.77)	191.77	106	(11,425.39)
42019	PERS UAL (Unfunded Accrued Liability)	29,136.00	.00	29,136.00	.00	.00	7,284.00	21,852.00	25	26,741.00
	Benefits Totals	\$80,988.00	(\$38,889.00)	\$42,099.00	\$0.00	\$0.00	\$26,648.27	\$15,450.73	63%	\$90,868.00
	Division 106 - Finance Totals	\$218,354.00	(\$141,914.00)	\$76,440.00	\$0.00	\$0.00	\$62,793.95	\$13,646.05	82%	\$218,469.37
Division 109 - Human Relations										
Salaries										
41001	Full Time Salaries	67,487.00	(50,616.00)	16,871.00	.00	.00	18,202.10	(1,331.10)	108	63,055.70
41051	Confidential Pay	3,374.00	(2,531.00)	843.00	.00	.00	910.11	(67.11)	108	3,152.79
41053	Sick Leave Conversion Pay	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00



Budget Performance Report

Fiscal Year to Date 12/31/24
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 10 - Administration										
Division 109 - Human Relations										
Salaries										
41055	Vacation Conversion Pay	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00
	Salaries Totals	\$72,861.00	(\$54,647.00)	\$18,214.00	\$0.00	\$0.00	\$19,112.21	(\$898.21)	105%	\$66,208.49
Benefits										
42002	Medical Dental Plan	17,360.00	(13,020.00)	4,340.00	.00	.00	9,304.12	(4,964.12)	214	28,993.80
42003	Vision Insurance	216.00	(162.00)	54.00	.00	.00	71.47	(17.47)	132	234.83
42004	Long Term Disability Insurance	352.00	(264.00)	88.00	.00	.00	100.26	(12.26)	114	641.56
42005	Life Insurance	243.00	(182.00)	61.00	.00	.00	1.68	59.32	3	193.13
42006	SUI	60.00	(45.00)	15.00	.00	.00	.00	15.00	0	238.00
42007	Workers Comp Insurance	175.00	(131.00)	44.00	.00	.00	45.86	(1.86)	104	159.81
42008	City Liability Insurance	1,678.00	(1,259.00)	419.00	.00	.00	440.16	(21.16)	105	1,180.34
42009	PERS	12,528.00	(9,396.00)	3,132.00	.00	.00	3,379.02	(247.02)	108	11,864.45
42010	Medicare Tax	1,056.00	(792.00)	264.00	.00	.00	262.21	1.79	99	919.32
42012	Retiree Health Insurance	2,025.00	(1,518.00)	507.00	.00	.00	546.07	(39.07)	108	1,891.68
42013	Deferred Comp	337.00	(253.00)	84.00	.00	.00	90.99	(6.99)	108	315.22
42016	Employee Contrib To PERS	(6,378.00)	4,783.00	(1,595.00)	.00	.00	(1,720.09)	125.09	108	(5,958.70)
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	15,730.00
	Benefits Totals	\$46,791.00	(\$22,239.00)	\$24,552.00	\$0.00	\$0.00	\$16,805.75	\$7,746.25	68%	\$56,403.44
Miscellaneous Expenses										
47065	Professional Development	500.00	.00	500.00	.00	.00	.00	500.00	0	400.00
	Miscellaneous Expenses Totals	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0%	\$400.00
Division 109 - Human Relations Totals		\$120,152.00	(\$76,886.00)	\$43,266.00	\$0.00	\$0.00	\$35,917.96	\$7,348.04	83%	\$123,011.93
Division 115 - Measure A										
Contractual Services										
43060	Contract Services									
43060_046	Contract Services Mental Wellbeing	.00	.00	.00	.00	.00	.00	.00	+++	71,800.00
	43060 - Contract Services Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$71,800.00
	Contractual Services Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$71,800.00
Miscellaneous Expenses										
47005	Advertising	.00	.00	.00	.00	.00	.00	.00	+++	45.00
47304	Sales Tax Contingency Audit	15,000.00	.00	15,000.00	.00	.00	3,927.43	11,072.57	26	16,221.12
	Miscellaneous Expenses Totals	\$15,000.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$3,927.43	\$11,072.57	26%	\$16,266.12
Transfers Out										
48002	Transfers Out-Measure A									
48002_001	Transfers Out-Measure A To F110Unassigned Gen Fd Reserve	1,462,084.00	(1,462,084.00)	.00	.00	.00	.00	.00	+++	.00
48002_009	Transfers Out-Measure A Genl Plan Implementation&Growth	.00	.00	.00	.00	.00	.00	.00	+++	250,000.00



Budget Performance Report

Fiscal Year to Date 12/31/24

Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 10 - Administration										
Division 115 - Measure A										
Transfers Out										
48002 - Transfers Out-Measure A Totals		\$1,462,084.00	(\$1,462,084.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$250,000.00
Transfers Out Totals		\$1,462,084.00	(\$1,462,084.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$250,000.00
Division 115 - Measure A Totals		\$1,477,084.00	(\$1,462,084.00)	\$15,000.00	\$0.00	\$0.00	\$3,927.43	\$11,072.57	26%	\$338,066.12
Department 10 - Administration Totals		\$2,340,407.00	(\$2,042,516.00)	\$297,891.00	\$0.00	\$0.00	\$252,728.15	\$45,162.85	85%	\$1,203,827.70
Department 20 - Police										
Division 200 - Special Operations										
Salaries										
41001 Full Time Salaries		79,593.00	2,785.00	82,378.00	6,259.40	.00	40,686.10	41,691.90	49	74,304.00
41051 Confidential Pay		3,980.00	139.00	4,119.00	312.98	.00	2,034.34	2,084.66	49	3,715.20
41053 Sick Leave Conversion Pay		1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	360.00
41055 Vacation Conversion Pay		1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
41059 Continuous Service Pay		1,194.00	42.00	1,236.00	93.90	.00	610.33	625.67	49	444.96
41100 Overtime										
41100_001 Overtime Standard		4,000.00	.00	4,000.00	.00	.00	967.42	3,032.58	24	4,168.32
41100 - Overtime Totals		\$4,000.00	\$0.00	\$4,000.00	\$0.00	\$0.00	\$967.42	\$3,032.58	24%	\$4,168.32
Salaries Totals		\$90,767.00	\$2,966.00	\$93,733.00	\$6,666.28	\$0.00	\$44,298.19	\$49,434.81	47%	\$82,992.48
Benefits										
42001 Uniform Allowance		1,130.00	.00	1,130.00	640.00	.00	1,280.00	(150.00)	113	1,280.00
42002 Medical Dental Plan		17,360.00	.00	17,360.00	1,818.16	.00	10,908.96	6,451.04	63	19,830.83
42003 Vision Insurance		216.00	.00	216.00	13.32	.00	79.92	136.08	37	153.18
42004 Long Term Disability Insurance		415.00	15.00	430.00	35.34	.00	226.71	203.29	53	755.88
42005 Life Insurance		286.00	10.00	296.00	.58	.00	3.72	292.28	1	227.31
42006 SUI		60.00	.00	60.00	.00	.00	.00	60.00	0	238.00
42007 Workers Comp Insurance		360.00	10.00	370.00	17.54	.00	109.41	260.59	30	1,398.72
42008 City Liability Insurance		2,293.00	71.00	2,364.00	167.65	.00	1,044.88	1,319.12	44	1,490.03
42009 PERS		15,017.00	526.00	15,543.00	1,178.60	.00	7,660.86	7,882.14	49	14,060.74
42010 Medicare Tax		1,316.00	43.00	1,359.00	103.25	.00	644.71	714.29	47	1,191.18
42012 Retiree Health Insurance		1,592.00	56.00	1,648.00	187.78	.00	1,220.58	427.42	74	2,229.12
42013 Deferred Comp		398.00	14.00	412.00	.00	.00	.00	412.00	0	.00
42016 Employee Contrib To PERS		(7,629.00)	(267.00)	(7,896.00)	(599.96)	.00	(3,899.75)	(3,996.25)	49	(7,061.78)
42019 PERS UAL (Unfunded Accrued Liability)		17,139.00	.00	17,139.00	1,428.00	.00	8,568.00	8,571.00	50	15,730.00
Benefits Totals		\$49,953.00	\$478.00	\$50,431.00	\$4,990.26	\$0.00	\$27,848.00	\$22,583.00	55%	\$51,523.21
Miscellaneous Expenses										
47065 Professional Development		500.00	.00	500.00	.00	.00	.00	500.00	0	400.00
Miscellaneous Expenses Totals		\$500.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0%	\$400.00
Division 200 - Special Operations Totals		\$141,220.00	\$3,444.00	\$144,664.00	\$11,656.54	\$0.00	\$72,146.19	\$72,517.81	50%	\$134,915.69



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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 20 - Police										
Division 205 - Support Operations										
Salaries										
41001	Full Time Salaries	312,611.00	14,795.00	327,406.00	25,655.74	.00	165,045.89	162,360.11	50	297,163.42
41010	Police Special Pay									
41010_006	Police Special Pay POST Officer Differential	5,503.00	385.00	5,888.00	453.14	.00	2,945.40	2,942.60	50	5,397.34
41010 - Police Special Pay Totals		\$5,503.00	\$385.00	\$5,888.00	\$453.14	\$0.00	\$2,945.40	\$2,942.60	50%	\$5,397.34
41050	Bilingual Pay	7,163.00	443.00	7,606.00	582.87	.00	3,759.00	3,847.00	49	6,267.72
41052	Educational Incentive	7,355.00	312.00	7,667.00	611.66	.00	3,912.50	3,754.50	51	6,477.93
41053	Sick Leave Conversion Pay	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	.00
41055	Vacation Conversion Pay	3,000.00	.00	3,000.00	.00	.00	6,934.72	(3,934.72)	231	.00
41056	Management Leave Conversion	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	2,498.44
41059	Continuous Service Pay	9,747.00	610.00	10,357.00	805.46	.00	5,227.52	5,129.48	50	9,463.96
41100	Overtime									
41100_001	Overtime Standard	4,000.00	.00	4,000.00	798.88	.00	10,593.30	(6,593.30)	265	9,963.89
41100 - Overtime Totals		\$4,000.00	\$0.00	\$4,000.00	\$798.88	\$0.00	\$10,593.30	(\$6,593.30)	265%	\$9,963.89
Salaries Totals		\$355,379.00	\$16,545.00	\$371,924.00	\$28,907.75	\$0.00	\$198,418.33	\$173,505.67	53%	\$337,232.70
Benefits										
42001	Uniform Allowance	3,540.00	.00	3,540.00	1,845.00	.00	3,690.00	(150.00)	104	3,690.00
42002	Medical Dental Plan	40,420.00	.00	40,420.00	5,417.42	.00	32,504.52	7,915.48	80	59,646.97
42003	Vision Insurance	432.00	.00	432.00	40.84	.00	245.04	186.96	57	469.13
42004	Long Term Disability Insurance	1,629.00	77.00	1,706.00	144.81	.00	920.78	785.22	54	3,022.40
42005	Life Insurance	1,124.00	53.00	1,177.00	2.38	.00	15.20	1,161.80	1	910.93
42006	SUI	179.00	.00	179.00	.00	.00	.00	179.00	0	711.65
42007	Workers Comp Insurance	1,485.00	61.00	1,546.00	74.43	.00	488.78	1,057.22	32	821.69
42008	City Liability Insurance	8,970.00	400.00	9,370.00	715.90	.00	4,681.50	4,688.50	50	6,015.40
42009	PERS	66,075.00	3,167.00	69,242.00	5,171.86	.00	33,291.70	35,950.30	48	60,517.89
42010	Medicare Tax	5,153.00	240.00	5,393.00	438.19	.00	2,884.18	2,508.82	53	4,839.65
42012	Retiree Health Insurance	10,563.00	550.00	11,113.00	870.05	.00	5,615.70	5,497.30	51	10,108.22
42013	Deferred Comp	3,736.00	131.00	3,867.00	285.10	.00	1,839.85	2,027.15	48	3,179.26
42014	Deferred Comp In Lieu	5,700.00	.00	5,700.00	475.00	.00	2,850.00	2,850.00	50	5,462.50
42016	Employee Contrib To PERS	(31,031.00)	(1,489.00)	(32,520.00)	(2,545.43)	.00	(16,381.73)	(16,138.27)	50	(29,428.50)
42019	PERS UAL (Unfunded Accrued Liability)	51,417.00	.00	51,417.00	4,285.00	.00	25,710.00	25,707.00	50	47,190.00
Benefits Totals		\$169,392.00	\$3,190.00	\$172,582.00	\$17,220.55	\$0.00	\$98,355.52	\$74,226.48	57%	\$177,157.19
Utilities										
45001	Telephone									
45001_000	Telephone General	720.00	.00	720.00	60.00	.00	360.00	360.00	50	690.00
45001 - Telephone Totals		\$720.00	\$0.00	\$720.00	\$60.00	\$0.00	\$360.00	\$360.00	50%	\$690.00
Utilities Totals		\$720.00	\$0.00	\$720.00	\$60.00	\$0.00	\$360.00	\$360.00	50%	\$690.00



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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 20 - Police										
Division 205 - Support Operations										
<i>Vehicle Expenses</i>										
46000	Auto Allowance	2,400.00	.00	2,400.00	200.00	.00	1,200.00	1,200.00	50	300.00
<i>Vehicle Expenses Totals</i>		\$2,400.00	\$0.00	\$2,400.00	\$200.00	\$0.00	\$1,200.00	\$1,200.00	50%	\$300.00
<i>Miscellaneous Expenses</i>										
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	500.00
<i>Miscellaneous Expenses Totals</i>		\$600.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00	0%	\$500.00
<i>Capital Outlay</i>										
51413	HVAC	.00	325,377.00	325,377.00	2,406.44	299,377.00	8,960.66	17,039.34	95	.00
<i>Capital Outlay Totals</i>		\$0.00	\$325,377.00	\$325,377.00	\$2,406.44	\$299,377.00	\$8,960.66	\$17,039.34	95%	\$0.00
Division 205 - Support Operations Totals		\$528,491.00	\$345,112.00	\$873,603.00	\$48,794.74	\$299,377.00	\$307,294.51	\$266,931.49	69%	\$515,879.89
Division 210 - Field Operations										
<i>Salaries</i>										
41001	Full Time Salaries	769,146.00	651,171.00	1,420,317.00	107,953.72	.00	467,066.31	953,250.69	33	606,734.69
41010	Police Special Pay									
41010_001	Police Special Pay Special Assignment	2,440.00	4,338.00	6,778.00	401.76	.00	1,908.36	4,869.64	28	2,393.23
41010_002	Police Special Pay FTO	.00	.00	.00	277.51	.00	497.62	(497.62)	+++	1,317.94
41010_006	Police Special Pay POST Officer Differential	13,675.00	44,643.00	58,318.00	5,047.70	.00	19,016.38	39,301.62	33	13,300.70
41010_007	Police Special Pay SWAT Pay	.00	4,108.00	4,108.00	392.22	.00	1,178.46	2,929.54	29	.00
41010 - Police Special Pay Totals		\$16,115.00	\$53,089.00	\$69,204.00	\$6,119.19	\$0.00	\$22,600.82	\$46,603.18	33%	\$17,011.87
41050	Bilingual Pay	1,616.00	8,061.00	9,677.00	930.04	.00	2,758.26	6,918.74	29	981.81
41052	Educational Incentive	14,984.00	26,605.00	41,589.00	3,240.74	.00	13,082.63	28,506.37	31	13,993.16
41053	Sick Leave Conversion Pay	6,000.00	.00	6,000.00	.00	.00	3,447.44	2,552.56	57	586.61
41055	Vacation Conversion Pay	6,000.00	.00	6,000.00	.00	.00	2,551.03	3,448.97	43	4,045.27
41056	Management Leave Conversion	5,000.00	.00	5,000.00	.00	.00	4,214.87	785.13	84	4,014.08
41059	Continuous Service Pay	25,448.00	18,374.00	43,822.00	3,499.67	.00	16,830.60	26,991.40	38	21,646.31
41060	Signing Bonus	50,000.00	.00	50,000.00	.00	.00	.00	50,000.00	0	24,000.00
41100	Overtime									
41100_001	Overtime Standard	10,000.00	.00	10,000.00	7,976.66	.00	27,694.23	(17,694.23)	277	6,397.63
41100 - Overtime Totals		\$10,000.00	\$0.00	\$10,000.00	\$7,976.66	\$0.00	\$27,694.23	(\$17,694.23)	277%	\$6,397.63
<i>Salaries Totals</i>		\$904,309.00	\$757,300.00	\$1,661,609.00	\$129,720.02	\$0.00	\$560,246.19	\$1,101,362.81	34%	\$699,411.43
<i>Benefits</i>										
42001	Uniform Allowance	12,380.00	9,230.00	21,610.00	10,205.00	.00	14,530.77	7,079.23	67	11,000.00
42002	Medical Dental Plan	163,065.00	107,721.00	270,786.00	28,626.88	.00	110,276.44	160,509.56	41	157,511.89
42003	Vision Insurance	2,160.00	1,242.00	3,402.00	234.80	.00	967.85	2,434.15	28	1,565.52
42004	Long Term Disability Insurance	4,007.00	3,392.00	7,399.00	609.36	.00	2,638.97	4,760.03	36	6,195.64
42005	Life Insurance	2,767.00	2,342.00	5,109.00	10.14	.00	43.84	5,065.16	1	1,865.16
42006	SUI	595.00	516.00	1,111.00	.00	.00	.00	1,111.00	0	1,982.51



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Fund 118 - Measure A										
EXPENSE										
Department 20 - Police										
Division 210 - Field Operations										
<i>Benefits</i>										
42007	Workers Comp Insurance	20,930.00	17,729.00	38,659.00	3,277.07	.00	13,279.86	25,379.14	34	16,615.24
42008	City Liability Insurance	34,182.00	40,632.00	74,814.00	6,440.77	.00	25,157.41	49,656.59	34	19,734.24
42009	PERS	210,188.00	238,543.00	448,731.00	42,008.75	.00	152,892.47	295,838.53	34	171,114.34
42010	Medicare Tax	13,112.00	11,014.00	24,126.00	1,975.66	.00	8,081.45	16,044.55	33	9,950.36
42012	Retiree Health Insurance	24,915.00	31,361.00	56,276.00	4,398.94	.00	18,282.71	37,993.29	32	21,481.87
42013	Deferred Comp	5,490.00	(213.00)	5,277.00	326.36	.00	2,106.09	3,170.91	40	4,259.71
42014	Deferred Comp In Lieu	5,700.00	(4,275.00)	1,425.00	.00	.00	1,662.50	(237.50)	117	6,650.00
42016	Employee Contrib To PERS	(74,911.00)	(91,627.00)	(166,538.00)	(17,505.65)	.00	(59,676.12)	(106,861.88)	36	(59,734.85)
42019	PERS UAL (Unfunded Accrued Liability)	204,885.00	.00	204,885.00	31,670.00	.00	146,232.00	58,653.00	71	209,468.00
<i>Benefits Totals</i>		\$629,465.00	\$367,607.00	\$997,072.00	\$112,278.08	\$0.00	\$436,476.24	\$560,595.76	44%	\$579,659.63
<i>Supplies and Maintenance</i>										
44030	Minor Equipment									
44030_001	Minor Equipment Safety	75,000.00	.00	75,000.00	.00	.00	54,286.85	20,713.15	72	75,000.00
44030 - Minor Equipment Totals		\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$54,286.85	\$20,713.15	72%	\$75,000.00
<i>Supplies and Maintenance Totals</i>		\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$54,286.85	\$20,713.15	72%	\$75,000.00
<i>Miscellaneous Expenses</i>										
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	500.00
47080	Shoe Allowance	.00	300.00	300.00	.00	.00	.00	300.00	0	.00
<i>Miscellaneous Expenses Totals</i>		\$600.00	\$300.00	\$900.00	\$0.00	\$0.00	\$0.00	\$900.00	0%	\$500.00
<i>Transfers Out</i>										
48001	Transfers Out									
48001_090	Transfers Out Vehicle & Equip Replacement	.00	.00	.00	.00	.00	.00	.00	+++	295,000.00
48001 - Transfers Out Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$295,000.00
<i>Transfers Out Totals</i>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$295,000.00
Division 210 - Field Operations Totals		\$1,609,374.00	\$1,125,207.00	\$2,734,581.00	\$241,998.10	\$0.00	\$1,051,009.28	\$1,683,571.72	38%	\$1,649,571.06
Department 20 - Police Totals		\$2,279,085.00	\$1,473,763.00	\$3,752,848.00	\$302,449.38	\$299,377.00	\$1,430,449.98	\$2,023,021.02	46%	\$2,300,366.64
Department 30 - Fire										
Division 300 - Operations										
<i>Salaries</i>										
41001	Full Time Salaries	769,388.00	5,078.00	774,466.00	52,189.51	.00	307,642.72	466,823.28	40	625,224.54
41020	Fire Special Pay									
41020_001	Fire Special Pay EMT Certificates	7,828.00	.00	7,828.00	520.10	.00	2,080.40	5,747.60	27	4,731.05
41020_002	Fire Special Pay Fitness Incentive	3,600.00	.00	3,600.00	400.00	.00	1,850.00	1,750.00	51	4,000.00
41020_003	Fire Special Pay FLSA Wages	12,209.00	.00	12,209.00	891.54	.00	5,156.41	7,052.59	42	9,479.33
41020_004	Fire Special Pay PFP	4,092.00	.00	4,092.00	1,416.18	.00	5,806.91	(1,714.91)	142	3,790.55
41020_007	Fire Special Pay Management Certificate	3,914.00	.00	3,914.00	260.06	.00	1,040.24	2,873.76	27	2,365.59



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Fund 118 - Measure A										
EXPENSE										
Department 30 - Fire										
Division 300 - Operations										
Salaries										
41020 - Fire Special Pay Totals		\$31,643.00	\$0.00	\$31,643.00	\$3,487.88	\$0.00	\$15,933.96	\$15,709.04	50%	\$24,366.52
41052	Educational Incentive	2,400.00	.00	2,400.00	460.06	.00	2,240.24	159.76	93	2,200.00
41053	Sick Leave Conversion Pay	2,500.00	.00	2,500.00	.00	.00	.00	2,500.00	0	79,878.80
41055	Vacation Conversion Pay	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	30,768.68
41056	Management Leave Conversion	2,000.00	.00	2,000.00	.00	.00	.00	2,000.00	0	1,863.69
41059	Continuous Service Pay	2,046.00	.00	2,046.00	780.16	.00	3,120.64	(1,074.64)	153	7,716.77
41100 Overtime										
41100_001	Overtime Standard	125,000.00	.00	125,000.00	10,336.26	.00	51,939.73	73,060.27	42	137,577.24
41100 - Overtime Totals		\$125,000.00	\$0.00	\$125,000.00	\$10,336.26	\$0.00	\$51,939.73	\$73,060.27	42%	\$137,577.24
Salaries Totals		\$939,977.00	\$5,078.00	\$945,055.00	\$67,253.87	\$0.00	\$380,877.29	\$564,177.71	40%	\$909,596.24
Benefits										
42001	Uniform Allowance	9,930.00	.00	9,930.00	4,575.00	.00	8,455.00	1,475.00	85	9,784.62
42002	Medical Dental Plan	121,260.00	.00	121,260.00	13,382.62	.00	72,610.54	48,649.46	60	117,358.26
42003	Vision Insurance	1,296.00	.00	1,296.00	110.08	.00	590.46	705.54	46	871.68
42004	Long Term Disability Insurance	4,009.00	29.00	4,038.00	294.63	.00	1,720.53	2,317.47	43	6,073.97
42005	Life Insurance	2,767.00	20.00	2,787.00	4.90	.00	28.81	2,758.19	1	1,831.39
42006	SUI	536.00	.00	536.00	.00	.00	.00	536.00	0	2,504.13
42007	Workers Comp Insurance	18,521.00	63.00	18,584.00	1,390.20	.00	7,447.06	11,136.94	40	16,097.73
42008	City Liability Insurance	29,110.00	151.00	29,261.00	2,130.76	.00	11,480.59	17,780.41	39	19,020.60
42009	PERS	220,657.00	987.00	221,644.00	15,164.11	.00	85,535.43	136,108.57	39	174,767.66
42010	Medicare Tax	13,630.00	81.00	13,711.00	928.21	.00	5,095.44	8,615.56	37	11,946.61
42012	Retiree Health Insurance	36,178.00	112.00	36,290.00	2,393.11	.00	14,476.51	21,813.49	40	29,291.52
42013	Deferred Comp	4,711.00	28.00	4,739.00	293.01	.00	1,121.25	3,617.75	24	412.85
42014	Deferred Comp In Lieu	17,100.00	.00	17,100.00	475.00	.00	3,325.00	13,775.00	19	10,212.50
42016	Employee Contrib To PERS	(93,662.00)	(502.00)	(94,164.00)	(6,463.90)	.00	(38,343.83)	(55,820.17)	41	(78,321.96)
42019	PERS UAL (Unfunded Accrued Liability)	250,772.00	.00	250,772.00	20,898.00	.00	125,388.00	125,384.00	50	84,881.00
Benefits Totals		\$636,815.00	\$969.00	\$637,784.00	\$55,575.73	\$0.00	\$298,930.79	\$338,853.21	47%	\$406,732.56
Contractual Services										
43318	Professional Services-Debt	.00	500.00	500.00	.00	500.00	.00	.00	100	500.00
Contractual Services Totals		\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00	100%	\$500.00
Utilities										
45001 Telephone										
45001_000	Telephone General	750.00	.00	750.00	60.00	.00	210.00	540.00	28	570.00
45001 - Telephone Totals		\$750.00	\$0.00	\$750.00	\$60.00	\$0.00	\$210.00	\$540.00	28%	\$570.00
Utilities Totals		\$750.00	\$0.00	\$750.00	\$60.00	\$0.00	\$210.00	\$540.00	28%	\$570.00



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Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 30 - Fire										
Division 300 - Operations										
Miscellaneous Expenses										
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	.00
47080	Shoe Allowance	.00	100.00	100.00	.00	.00	.00	100.00	0	.00
Miscellaneous Expenses Totals		\$600.00	\$100.00	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00	0%	\$0.00
Capital Outlay										
51414	Roof Replacement	.00	.00	.00	.00	.00	.00	.00	+++	153,623.02
Capital Outlay Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$153,623.02
Debt Service										
53026 PNC Lease - Fire Trucks										
53026_001	PNC Lease - Fire Trucks Interest	53,499.00	.00	53,499.00	.00	53,498.08	.00	.92	100	56,726.91
53026_002	PNC Lease - Fire Trucks Principal	97,916.00	.00	97,916.00	.00	97,915.76	.00	.24	100	94,686.93
53026 - PNC Lease - Fire Trucks Totals		\$151,415.00	\$0.00	\$151,415.00	\$0.00	\$151,413.84	\$0.00	\$1.16	100%	\$151,413.84
Debt Service Totals		\$151,415.00	\$0.00	\$151,415.00	\$0.00	\$151,413.84	\$0.00	\$1.16	100%	\$151,413.84
Division 300 - Operations Totals		\$1,729,557.00	\$6,647.00	\$1,736,204.00	\$122,889.60	\$151,913.84	\$680,018.08	\$904,272.08	48%	\$1,622,435.66
Department 30 - Fire Totals		\$1,729,557.00	\$6,647.00	\$1,736,204.00	\$122,889.60	\$151,913.84	\$680,018.08	\$904,272.08	48%	\$1,622,435.66
Department 40 - Development Services										
Division 400 - Planning										
Salaries										
41001	Full Time Salaries	126,018.00	(94,514.00)	31,504.00	.00	.00	.00	31,504.00	0	88,878.55
41053	Sick Leave Conversion Pay	2,000.00	(1,500.00)	500.00	.00	.00	.00	500.00	0	.00
41055	Vacation Conversion Pay	2,500.00	(1,875.00)	625.00	.00	.00	.00	625.00	0	.00
41056	Management Leave Conversion	1,500.00	(1,125.00)	375.00	.00	.00	.00	375.00	0	.00
41059	Continuous Service Pay	5,671.00	(4,253.00)	1,418.00	.00	.00	.00	1,418.00	0	3,887.02
Salaries Totals		\$137,689.00	(\$103,267.00)	\$34,422.00	\$0.00	\$0.00	\$0.00	\$34,422.00	0%	\$92,765.57
Benefits										
42002	Medical Dental Plan	17,360.00	(13,020.00)	4,340.00	.00	.00	.00	4,340.00	0	15,749.91
42003	Vision Insurance	216.00	(162.00)	54.00	.00	.00	.00	54.00	0	118.13
42004	Long Term Disability Insurance	657.00	(492.00)	165.00	.00	.00	.00	165.00	0	931.91
42005	Life Insurance	453.00	(340.00)	113.00	.00	.00	.00	113.00	0	281.86
42006	SUI	60.00	(45.00)	15.00	.00	.00	.00	15.00	0	.00
42007	Workers Comp Insurance	317.00	(238.00)	79.00	.00	.00	.00	79.00	0	343.07
42008	City Liability Insurance	3,041.00	(2,281.00)	760.00	.00	.00	.00	760.00	0	1,660.60
42009	PERS	24,270.00	(18,203.00)	6,067.00	.00	.00	.00	6,067.00	0	17,316.28
42010	Medicare Tax	1,996.00	(1,497.00)	499.00	.00	.00	.00	499.00	0	1,337.42
42012	Retiree Health Insurance	3,781.00	(2,835.00)	946.00	.00	.00	.00	946.00	0	2,666.29
42013	Deferred Comp	3,150.00	(2,363.00)	787.00	.00	.00	.00	787.00	0	2,221.95
42016	Employee Contrib To PERS	(11,852.00)	8,889.00	(2,963.00)	.00	.00	.00	(2,963.00)	0	(8,551.23)



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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 40 - Development Services										
Division 400 - Planning										
Benefits										
42019	PERS UAL (Unfunded Accrued Liability)	17,139.00	.00	17,139.00	.00	.00	4,284.00	12,855.00	25	15,730.00
Benefits Totals		\$60,588.00	(\$32,587.00)	\$28,001.00	\$0.00	\$0.00	\$4,284.00	\$23,717.00	15%	\$49,806.19
Utilities										
45001	Telephone									
45001_000	Telephone General	440.00	.00	440.00	.00	.00	.00	440.00	0	450.00
45001 - Telephone Totals		\$440.00	\$0.00	\$440.00	\$0.00	\$0.00	\$0.00	\$440.00	0%	\$450.00
Utilities Totals		\$440.00	\$0.00	\$440.00	\$0.00	\$0.00	\$0.00	\$440.00	0%	\$450.00
Miscellaneous Expenses										
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	500.00
Miscellaneous Expenses Totals		\$600.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00	0%	\$500.00
Division 400 - Planning Totals		\$199,317.00	(\$135,854.00)	\$63,463.00	\$0.00	\$0.00	\$4,284.00	\$59,179.00	7%	\$143,521.76
Department 40 - Development Services Totals		\$199,317.00	(\$135,854.00)	\$63,463.00	\$0.00	\$0.00	\$4,284.00	\$59,179.00	7%	\$143,521.76
Department 50 - Municipal Services										
Division 500 - Public Facilities										
Salaries										
41001	Full Time Salaries	63,056.00	(47,292.00)	15,764.00	.00	.00	16,535.17	(771.17)	105	52,874.91
41050	Bilingual Pay	121.00	(90.00)	31.00	.00	.00	33.61	(2.61)	108	57.26
41051	Confidential Pay	241.00	(381.00)	(140.00)	.00	.00	131.28	(271.28)	-94	260.12
41052	Educational Incentive	.00	(45.00)	(45.00)	.00	.00	17.50	(62.50)	-39	69.00
41053	Sick Leave Conversion Pay	500.00	(375.00)	125.00	.00	.00	.00	125.00	0	397.84
41054	Stand By Wages	1,500.00	(1,125.00)	375.00	.00	.00	.00	375.00	0	.00
41055	Vacation Conversion Pay	5,000.00	(3,750.00)	1,250.00	.00	.00	194.48	1,055.52	16	4,627.04
41056	Management Leave Conversion	500.00	(375.00)	125.00	.00	.00	411.09	(286.09)	329	499.69
41059	Continuous Service Pay	1,432.00	(1,074.00)	358.00	.00	.00	375.65	(17.65)	105	1,781.83
41100	Overtime									
41100_001	Overtime Standard	1,000.00	(750.00)	250.00	.00	.00	.00	250.00	0	.00
41100 - Overtime Totals		\$1,000.00	(\$750.00)	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0%	\$0.00
Salaries Totals		\$73,350.00	(\$55,257.00)	\$18,093.00	\$0.00	\$0.00	\$17,698.78	\$394.22	98%	\$60,567.69
Benefits										
42002	Medical Dental Plan	7,702.00	(5,777.00)	1,925.00	.00	.00	2,776.83	(851.83)	144	8,255.55
42003	Vision Insurance	132.00	(99.00)	33.00	.00	.00	23.17	9.83	70	68.21
42004	Long Term Disability Insurance	329.00	(246.00)	83.00	.00	.00	93.03	(10.03)	112	535.08
42005	Life Insurance	227.00	(170.00)	57.00	.00	.00	1.35	55.65	2	161.48
42006	SUI	78.00	(58.00)	20.00	.00	.00	.00	20.00	0	138.08
42007	Workers Comp Insurance	508.00	(382.00)	126.00	.00	.00	133.36	(7.36)	106	241.38
42008	City Liability Insurance	2,288.00	(1,725.00)	563.00	.00	.00	504.09	58.91	90	1,427.78



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Fund 118 - Measure A										
EXPENSE										
Department 50 - Municipal Services										
Division 500 - Public Facilities										
Benefits										
42009	PERS	11,756.00	(8,861.00)	2,895.00	.00	.00	3,087.68	(192.68)	107	10,111.62
42010	Medicare Tax	1,064.00	(801.00)	263.00	.00	.00	249.89	13.11	95	752.86
42012	Retiree Health Insurance	1,777.00	(1,333.00)	444.00	.00	.00	466.28	(22.28)	105	1,505.59
42013	Deferred Comp	1,442.00	(1,082.00)	360.00	.00	.00	352.60	7.40	98	1,142.47
42014	Deferred Comp In Lieu	1,482.00	(1,112.00)	370.00	.00	.00	432.11	(62.11)	117	1,040.05
42016	Employee Contrib To PERS	(5,836.00)	4,399.00	(1,437.00)	.00	.00	(1,538.41)	101.41	107	(4,954.20)
42019	PERS UAL (Unfunded Accrued Liability)	9,941.00	.00	9,941.00	.00	.00	2,484.00	7,457.00	25	9,123.00
	Benefits Totals	\$32,890.00	(\$17,247.00)	\$15,643.00	\$0.00	\$0.00	\$9,065.98	\$6,577.02	58%	\$29,548.95
Utilities										
45001	Telephone									
45001_000	Telephone General	200.00	.00	200.00	.00	.00	87.15	112.85	44	231.80
	45001 - Telephone Totals	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$87.15	\$112.85	44%	\$231.80
	Utilities Totals	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$87.15	\$112.85	44%	\$231.80
Vehicle Expenses										
46000	Auto Allowance	288.00	.00	288.00	.00	.00	77.00	211.00	27	276.00
	Vehicle Expenses Totals	\$288.00	\$0.00	\$288.00	\$0.00	\$0.00	\$77.00	\$211.00	27%	\$276.00
Miscellaneous Expenses										
47065	Professional Development	234.00	.00	234.00	.00	.00	.00	234.00	0	142.00
	Miscellaneous Expenses Totals	\$234.00	\$0.00	\$234.00	\$0.00	\$0.00	\$0.00	\$234.00	0%	\$142.00
	Division 500 - Public Facilities Totals	\$106,962.00	(\$72,504.00)	\$34,458.00	\$0.00	\$0.00	\$26,928.91	\$7,529.09	78%	\$90,766.44
	Department 50 - Municipal Services Totals	\$106,962.00	(\$72,504.00)	\$34,458.00	\$0.00	\$0.00	\$26,928.91	\$7,529.09	78%	\$90,766.44
Department 60 - Parks										
Division 600 - Maintenance										
Salaries										
41001	Full Time Salaries	120,804.00	71,852.00	192,656.00	3,776.47	.00	43,188.46	149,467.54	22	120,932.73
41050	Bilingual Pay	121.00	957.00	1,078.00	.00	.00	33.61	1,044.39	3	57.26
41051	Confidential Pay	241.00	(381.00)	(140.00)	.00	.00	131.28	(271.28)	-94	519.21
41052	Educational Incentive	.00	(45.00)	(45.00)	.00	.00	17.50	(62.50)	-39	138.00
41053	Sick Leave Conversion Pay	500.00	(375.00)	125.00	.00	.00	.00	125.00	0	397.84
41054	Stand By Wages	500.00	(375.00)	125.00	.00	.00	371.17	(246.17)	297	.00
41055	Vacation Conversion Pay	5,000.00	(3,750.00)	1,250.00	.00	.00	240.03	1,009.97	19	4,680.08
41056	Management Leave Conversion	500.00	(375.00)	125.00	.00	.00	411.09	(286.09)	329	499.69
41059	Continuous Service Pay	1,863.00	(769.00)	1,094.00	.00	.00	490.45	603.55	45	2,669.28
41100	Overtime									
41100_001	Overtime Standard	1,000.00	(750.00)	250.00	.00	.00	52.20	197.80	21	115.98
	41100 - Overtime Totals	\$1,000.00	(\$750.00)	\$250.00	\$0.00	\$0.00	\$52.20	\$197.80	21%	\$115.98



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Fund 118 - Measure A										
EXPENSE										
Department 60 - Parks										
Division 600 - Maintenance										
Salaries										
49006	Salary Credits From Other Departments	.00	.00	.00	.00	.00	.00	.00	+++	(24,925.99)
Salaries Totals		\$130,529.00	\$65,989.00	\$196,518.00	\$3,776.47	\$0.00	\$44,935.79	\$151,582.21	23%	\$105,084.08
Benefits										
42002	Medical Dental Plan	25,438.00	37,342.00	62,780.00	848.82	.00	7,969.71	54,810.29	13	19,486.03
42003	Vision Insurance	361.00	431.00	792.00	7.54	.00	68.41	723.59	9	168.82
42004	Long Term Disability Insurance	629.00	375.00	1,004.00	21.32	.00	243.41	760.59	24	1,167.96
42005	Life Insurance	435.00	259.00	694.00	.35	.00	4.04	689.96	1	352.81
42006	SUI	141.00	88.00	229.00	.00	.00	.00	229.00	0	418.88
42007	Workers Comp Insurance	2,069.00	3,045.00	5,114.00	106.04	.00	828.64	4,285.36	16	1,537.22
42008	City Liability Insurance	4,565.00	3,111.00	7,676.00	150.91	.00	1,547.07	6,128.93	20	3,228.39
42009	PERS	22,117.00	12,453.00	34,570.00	667.68	.00	7,840.15	26,729.85	23	22,567.69
42010	Medicare Tax	1,893.00	956.00	2,849.00	53.40	.00	636.48	2,212.52	22	1,744.93
42012	Retiree Health Insurance	3,028.00	978.00	4,006.00	75.53	.00	1,024.81	2,981.19	26	3,115.53
42013	Deferred Comp	2,019.00	(702.00)	1,317.00	.00	.00	441.91	875.09	34	1,858.73
42014	Deferred Comp In Lieu	1,824.00	(1,368.00)	456.00	.00	.00	532.00	(76.00)	117	1,368.00
42016	Employee Contrib To PERS	(11,073.00)	(6,474.00)	(17,547.00)	(339.88)	.00	(3,947.53)	(13,599.47)	22	(11,189.00)
42019	PERS UAL (Unfunded Accrued Liability)	30,164.00	.00	30,164.00	.00	.00	7,542.00	22,622.00	25	27,685.00
Benefits Totals		\$83,610.00	\$50,494.00	\$134,104.00	\$1,591.71	\$0.00	\$24,731.10	\$109,372.90	18%	\$73,510.99
Utilities										
45001	Telephone									
45001_000	Telephone General	350.00	.00	350.00	.00	.00	106.05	243.95	30	356.40
45001 - Telephone Totals		\$350.00	\$0.00	\$350.00	\$0.00	\$0.00	\$106.05	\$243.95	30%	\$356.40
Utilities Totals		\$350.00	\$0.00	\$350.00	\$0.00	\$0.00	\$106.05	\$243.95	30%	\$356.40
Vehicle Expenses										
46000	Auto Allowance	576.00	.00	576.00	.00	.00	119.00	457.00	21	552.00
Vehicle Expenses Totals		\$576.00	\$0.00	\$576.00	\$0.00	\$0.00	\$119.00	\$457.00	21%	\$552.00
Miscellaneous Expenses										
47065	Professional Development	348.00	.00	348.00	.00	.00	.00	348.00	0	184.00
47080	Shoe Allowance	.00	100.00	100.00	.00	.00	.00	100.00	0	.00
Miscellaneous Expenses Totals		\$348.00	\$100.00	\$448.00	\$0.00	\$0.00	\$0.00	\$448.00	0%	\$184.00
Division 600 - Maintenance Totals		\$215,413.00	\$116,583.00	\$331,996.00	\$5,368.18	\$0.00	\$69,891.94	\$262,104.06	21%	\$179,687.47
Department 60 - Parks Totals		\$215,413.00	\$116,583.00	\$331,996.00	\$5,368.18	\$0.00	\$69,891.94	\$262,104.06	21%	\$179,687.47
Department 61 - Recreation										
Division 620 - Recreation Administration										
Salaries										
41001	Full Time Salaries	223,969.00	(167,977.00)	55,992.00	.00	.00	59,973.60	(3,981.60)	107	206,665.91



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Fund 118 - Measure A										
EXPENSE										
Department 61 - Recreation										
Division 620 - Recreation Administration										
Salaries										
41050	Bilingual Pay	2,944.00	(2,208.00)	736.00	.00	.00	789.05	(53.05)	107	2,636.12
41051	Confidential Pay	241.00	(181.00)	60.00	.00	.00	131.28	(71.28)	219	259.72
41052	Educational Incentive	2,823.00	(2,162.00)	661.00	.00	.00	772.94	(111.94)	117	2,705.12
41053	Sick Leave Conversion Pay	2,400.00	(1,800.00)	600.00	.00	.00	.00	600.00	0	2,466.55
41054	Stand By Wages	600.00	(450.00)	150.00	.00	.00	.00	150.00	0	.00
41055	Vacation Conversion Pay	2,000.00	(1,500.00)	500.00	.00	.00	631.31	(131.31)	126	2,211.42
41056	Management Leave Conversion	3,000.00	(2,250.00)	750.00	.00	.00	3,021.74	(2,271.74)	403	2,877.54
41059	Continuous Service Pay	2,126.00	(1,594.00)	532.00	.00	.00	568.05	(36.05)	107	2,468.82
41100	Overtime									
41100_001	Overtime Standard	1,000.00	(950.00)	50.00	.00	.00	.00	50.00	0	481.62
	41100 - Overtime Totals	\$1,000.00	(\$950.00)	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	0%	\$481.62
41300	Salary/Benefit Transfer from									
41300_011	Salary/Benefit Transfer from FD 270-ASES Grant	(65,366.00)	49,025.00	(16,341.00)	.00	.00	(13,667.44)	(2,673.56)	84	(59,477.20)
	41300 - Salary/Benefit Transfer from Totals	(\$65,366.00)	\$49,025.00	(\$16,341.00)	\$0.00	\$0.00	(\$13,667.44)	(\$2,673.56)	84%	(\$59,477.20)
	Salaries Totals	\$175,737.00	(\$132,047.00)	\$43,690.00	\$0.00	\$0.00	\$52,220.53	(\$8,530.53)	120%	\$163,295.62
Benefits										
42002	Medical Dental Plan	26,039.00	(19,529.00)	6,510.00	.00	.00	12,059.04	(5,549.04)	185	38,039.24
42003	Vision Insurance	261.00	(196.00)	65.00	.00	.00	79.94	(14.94)	123	262.89
42004	Long Term Disability Insurance	1,167.00	(875.00)	292.00	.00	.00	338.15	(46.15)	116	2,102.49
42005	Life Insurance	806.00	(604.00)	202.00	.00	.00	5.60	196.40	3	633.04
42006	SUI	173.00	(130.00)	43.00	.00	.00	.00	43.00	0	518.84
42007	Workers Comp Insurance	1,244.00	(935.00)	309.00	.00	.00	334.25	(25.25)	108	911.62
42008	City Liability Insurance	7,633.00	(5,735.00)	1,898.00	.00	.00	1,497.59	400.41	79	3,966.82
42009	PERS	42,041.00	(31,575.00)	10,466.00	.00	.00	11,023.16	(557.16)	105	38,635.09
42010	Medicare Tax	3,496.00	(2,626.00)	870.00	.00	.00	929.69	(59.69)	107	3,183.92
42012	Retiree Health Insurance	5,902.00	(4,427.00)	1,475.00	.00	.00	1,579.18	(104.18)	107	5,436.73
42013	Deferred Comp	4,061.00	(3,046.00)	1,015.00	.00	.00	948.31	66.69	93	3,352.16
42014	Deferred Comp In Lieu	6,042.00	(4,532.00)	1,510.00	.00	.00	1,762.25	(252.25)	117	5,790.25
42016	Employee Contrib To PERS	(20,889.00)	15,689.00	(5,200.00)	.00	.00	(5,601.19)	401.19	108	(19,326.00)
42019	PERS UAL (Unfunded Accrued Liability)	37,363.00	.00	37,363.00	.00	.00	9,342.00	28,021.00	25	34,291.00
	Benefits Totals	\$115,339.00	(\$58,521.00)	\$56,818.00	\$0.00	\$0.00	\$34,297.97	\$22,520.03	60%	\$117,798.09
Utilities										
45001	Telephone									
45001_000	Telephone General	900.00	.00	900.00	.00	.00	255.15	644.85	28	814.20
	45001 - Telephone Totals	\$900.00	\$0.00	\$900.00	\$0.00	\$0.00	\$255.15	\$644.85	28%	\$814.20
	Utilities Totals	\$900.00	\$0.00	\$900.00	\$0.00	\$0.00	\$255.15	\$644.85	28%	\$814.20



Budget Performance Report

Fiscal Year to Date 12/31/24
Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund 118 - Measure A										
EXPENSE										
Department 61 - Recreation										
Division 620 - Recreation Administration										
Vehicle Expenses										
46000	Auto Allowance	288.00	.00	288.00	.00	.00	77.00	211.00	27	276.00
	Vehicle Expenses Totals	\$288.00	\$0.00	\$288.00	\$0.00	\$0.00	\$77.00	\$211.00	27%	\$276.00
Miscellaneous Expenses										
47065	Professional Development	714.00	.00	714.00	.00	.00	.00	714.00	0	642.00
	Miscellaneous Expenses Totals	\$714.00	\$0.00	\$714.00	\$0.00	\$0.00	\$0.00	\$714.00	0%	\$642.00
Division 620 - Recreation Administration Totals		\$292,978.00	(\$190,568.00)	\$102,410.00	\$0.00	\$0.00	\$86,850.65	\$15,559.35	85%	\$282,825.91
Department 61 - Recreation Totals		\$292,978.00	(\$190,568.00)	\$102,410.00	\$0.00	\$0.00	\$86,850.65	\$15,559.35	85%	\$282,825.91
EXPENSE TOTALS		\$7,163,719.00	(\$844,449.00)	\$6,319,270.00	\$430,707.16	\$451,290.84	\$2,551,151.71	\$3,316,827.45	48%	\$5,823,431.58
Fund 118 - Measure A Totals										
REVENUE TOTALS		7,310,421.00	(731,042.00)	6,579,379.00	600,465.00	.00	2,189,148.27	4,390,230.73	33%	6,855,257.11
EXPENSE TOTALS		7,163,719.00	(844,449.00)	6,319,270.00	430,707.16	451,290.84	2,551,151.71	3,316,827.45	48%	5,823,431.58
Fund 118 - Measure A Totals		\$146,702.00	\$113,407.00	\$260,109.00	\$169,757.84	(\$451,290.84)	(\$362,003.44)	\$1,073,403.28		\$1,031,825.53
Grand Totals										
REVENUE TOTALS		7,310,421.00	(731,042.00)	6,579,379.00	600,465.00	.00	2,189,148.27	4,390,230.73	33%	6,855,257.11
EXPENSE TOTALS		7,163,719.00	(844,449.00)	6,319,270.00	430,707.16	451,290.84	2,551,151.71	3,316,827.45	48%	5,823,431.58
Grand Totals		\$146,702.00	\$113,407.00	\$260,109.00	\$169,757.84	(\$451,290.84)	(\$362,003.44)	\$1,073,403.28		\$1,031,825.53



Balance Sheet

Through 12/31/24

Detail Listing

Include Rollup Account/Rollup to Object

Account	Account Description	Current YTD Balance	Prior Year Total Actual	Net Change	Change %
Fund Category	General Fund				
Fund Type					
Fund	118 - Measure A				
	ASSETS				
11000	Cash	5,472,202.04	4,687,787.03	784,415.01	16.73
13000	Accounts Receivable				
13000_007	Accounts Receivable Accts Rec-Yr End Rev Accrual	.00	1,136,558.88	(1,136,558.88)	(100.00)
	13000 - Accounts Receivable Totals	\$0.00	\$1,136,558.88	(\$1,136,558.88)	(100.00%)
18012	Prepaid Asset	1,755,110.30	1,755,110.30	.00	.00
	ASSETS TOTALS	\$7,227,312.34	\$7,579,456.21	(\$352,143.87)	(4.65%)
	LIABILITIES AND FUND EQUITY				
	LIABILITIES				
21000	Accounts Payable	.00	38,000.00	(38,000.00)	(100.00)
23000	Due To	397,474.54	349,614.97	47,859.57	13.69
	LIABILITIES TOTALS	\$397,474.54	\$387,614.97	\$9,859.57	2.54%
	FUND EQUITY				
29000	Fund Balance - General Fund	7,823,566.20	7,823,566.20	.00	.00
	FUND EQUITY TOTALS Prior to Current Year Changes	\$7,823,566.20	\$7,823,566.20	\$0.00	0.00%
	Prior Year Fund Equity Adjustment	631,724.96	1,663,550.49		
	Fund Revenues	(2,189,148.27)	(6,855,257.11)		
	Fund Expenses	2,551,151.71	5,823,431.58		
	FUND EQUITY TOTALS	\$6,829,837.80	\$7,191,841.24	(\$362,003.44)	(5.03%)
	LIABILITIES AND FUND EQUITY TOTALS	\$7,227,312.34	\$7,579,456.21	(\$352,143.87)	(4.65%)
	Fund 118 - Measure A Totals	\$0.00	\$0.00	\$0.00	+++
	Fund Type Totals	\$0.00	\$0.00	\$0.00	+++
	Fund Category General Fund Totals	\$0.00	\$0.00	\$0.00	+++
	Grand Totals	\$0.00	\$0.00	\$0.00	+++

Full Time Employee's Funded by Measure A - General

Fiscal Year 2024-2025

As of 12/31/2024

Note: Measure A adopted policy with changes new total FTE as of 9/24/2024 (Resolution No. 2024-149)

Police

<u>Qty.</u>	<u>Position</u>
1	Public Affairs Analyst
1	Public Safety Business Analyst
1	Police Support Operations Manager
1	Public Safety Communication Supervisors
1	Police Lieutenant
1	Community Service Officer I
1	Community Service Officer II
1	Code Enforcement Supervisor
2	Code Enforcement Officer
11	Police Officer I
1	Code Compliance Technician
22	

Fire

<u>Qty.</u>	<u>Position</u>
1	Fire Division Chief - Training
3	Fire Engineer
3	Firefighter
1	Fire Prevention Inspector
1	Fire Operations Support Analyst
9	

Municipal Services

<u>Qty.</u>	<u>Position</u>
1	Engineering Project Coordinator
1	Maintenance Worker II
2	Maintenance Worker I
4	

Total Full Time Employees Measure A General:

35

Full Time Employee's Funded by Measure A - Roads

Fiscal Year 2024-2025

Roads

<u>Qty.</u>	<u>Position</u>
1	Construction Inspector Sr.
1	

Total Full Time Employees Measure A Roads:

1

Total Full Time Employees Measure A - General and Roads

36

CITY OF TURLOCK

POLICY ON USE OF MEASURE A DERIVED REVENUES

A. Purpose

On July 6, 2020, City Council approved Ordinance 1281-CS amending the Turlock Municipal Code which established a ballot measure for a Three-Quarter (3/4) cent transactions and use (sales) tax. This ballot measure was identified as Measure A. On November 3, 2020 general municipal election, the City voters approved Measure A and as a result the City adopted the ordinance. During the 2024-2025 budget process, Staff was directed to develop a policy that defines how these revenues will be utilized and to gather feedback from the Measure A Oversight Committee.

B. Policy

It is City Policy that the transactions and use (sales) tax derived from Measure A be allocated for the Roads Program, Public Safety (Police and Fire), and Parks. The allocation of these funds will be as follows:

- a. Roads Program (Fund 115) – 55%
- b. Public Safety and Parks (Fund 118) – 45%

C. Expenses

These three programs may utilize these funds for staffing, capital projects, debt obligations, and any other expenditure that may assist with the Roads Program, Public Safety (Police and Fire), and Parks.

- a. Roads program – 55% of all Measure A funds will be used as follows, but not limited to:
 - i. Staffing
 - ii. Capital expenditures
 - iii. Professional Services – such as Engineering, Construction Management, Etc.
 - iv. Debt Obligations
 - v. General Fund – Up to 5% of revenues may be utilized to assist the General Fund reserve, but only if it drops below 15% and with Council authorization.
- b. Public Safety and Parks – 45% of all Measure A funds will be used as follows, but not limited to:
 - i. Staffing
 - ii. Capital expenditures
 - iii. Professional Services
 - iv. Debt Obligations
 - v. Equipment
 - vi. Vehicles
 - vii. General Fund – Up to 5% of revenues may be utilized to assist the General Fund reserve, but only if it drops below 15% and with Council authorization.

D. Reserves

Measure A funds are allocated between two separate funds so each program does not impact the other. Each fund reserve can be used as follows:

- a. Fund 115 – Roads Program may be for cashflow and any other obligation for managing the program.
- b. Fund 118 – General Measure A may be used as follows:
 - i. Capital expenditures such as equipment, repairs and maintenance of facilities, and other one-time costs.



TURLOCK FIRE DEPARTMENT

January 2024

As we step into the new year, we are excited to welcome five new firefighters to the Turlock Fire Department. **Devean Arroyo, David Cruz, Jake Ryan, Givargiz Tamarzian, and Najm Osborne** have joined our ranks and are currently undergoing training at the MST Fire Academy. This marks the beginning of their journey with Turlock Fire Department, and we look forward to their growth and contributions to our team.

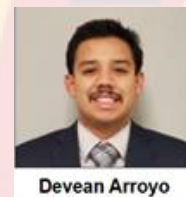
Their training will equip them with the skills and knowledge necessary to serve our community with professionalism and dedication. We appreciate the hard work and commitment they have already demonstrated, and we wish them success as they progress through the academy. We are also looking forward to the MST Fire Academy graduation on Friday, May 16th, where we will have the opportunity to recognize not only the graduation of our five new firefighters but also those individuals who have promoted this past year. More information to follow.

Additionally, we would like to acknowledge and thank the efforts of the apparatus committee for their work in completing the acceptance of two new fire engines, which were originally purchased in 2022. We look forward to these engines going into service next month, enhancing our department's capabilities and service to the community.

Thank you to our entire team for your continued dedication to the safety and well-being of Turlock. Let's make 2025 a year of growth, excellence, and service!

Andrew Hunter

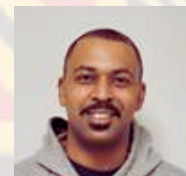
CHIEF'S MESSAGE



Devean Arroyo



David Cruz



Najm Osborne



Jake Ryan



Givargiz Tamarzian

OPERATIONS DIVISION - JANUARY TOTALS



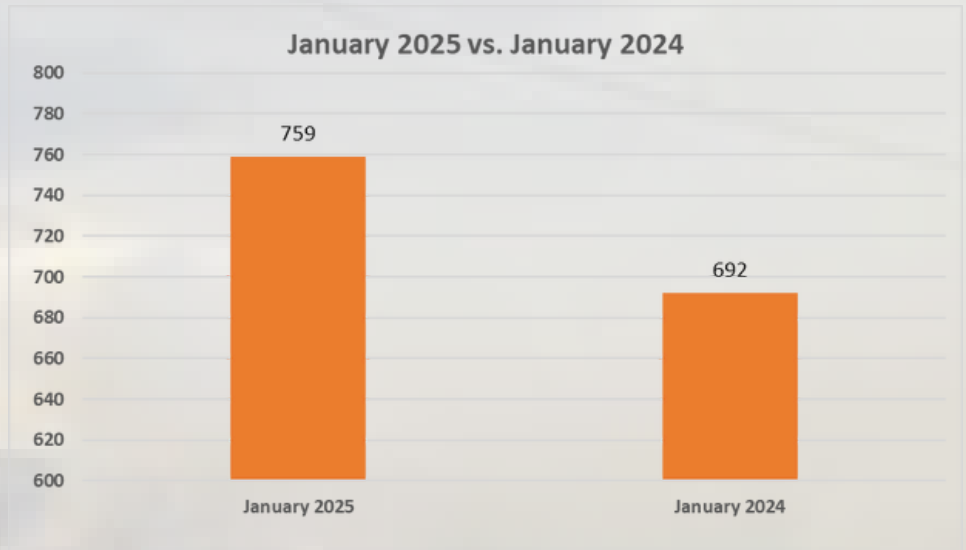
Total Fire (NFIRS
Series 100):
23



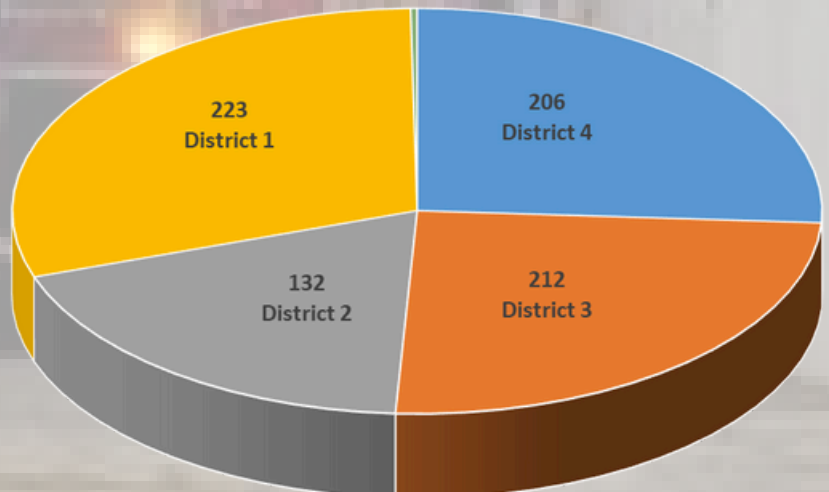
Total EMS:
551



Total MVA:
32



CALLS BY DISTRICT



FIRE PREVENTION DIVISION

Type of Inspection	Total
Occupancy	8
Re-inspections	15
Solar	7
Food Vendors	7
STD850 Daycare	3
School Inspections	1
Hydrant Flows	1
Building Finals	7
All other inspections	22



FIRE EXIT



Stanislaus Regional FIU January 2025



DETAILS: During the month of January 2025, the FIU's call volume increased from the previous month, as we experienced a dry January.

The FIU conducted a total of 42 fire investigations during the month (the previous month was 31), the breakdown of calls is as follows:

Calls by jurisdiction: Modesto FD 10, Ceres 5, Oakdale's 2, Salida 1, Turlock city 2, and the County 22.

26 were structure fires, 0 vegetation fires, 10 vehicle fires, and 6 were trash/dumpster/other fires/criminal enforcement actions/investigator follow-ups.

Investigators were able to determine that 11 fires were confirmed arsons, 13 accidental, and 10 were undetermined. Investigators were canceled a total of 8 times.

There are multiple cases in Turlock, Modesto, and the County jurisdictions where criminal follow-ups and investigations are pending.

A movement of note to our B shift FIU investigator position. MFD Captain Josh Hauselmann has assumed the role of the vacant B shift FIU position. MFD Engineer Alex Roussel has rotated back to suppression and will be available for OT vacancy coverages.

The FIU asks that the Fire and LEO jurisdictions direct any arson related video or arson related tip info to their public account: Info@stanfiu.org or 209.525.5530

As always, we remain committed to assisting you with your fire investigation needs during this time.

Please don't hesitate to reach out to your FIU team. #StanFIU

Date	Station	Location	Cause	Dollar Loss *
1/1/2025	33	1115 Colorado Avenue	Accidental	\$50,000.00
1/14/2025	31	323 South Broadway Avenue	Accidental	\$300,000.00

*Dollar loss is estimated and may not account for all aspects of the fire.

Turlock Fire Department

Current Project List



Name of Project	Assigned To	Project Start Date	Anticipated Completion Date	Current Status of Project
Replacement Records Management System (RMS)	Packwood	12/2024	9/2025	Current RMS is being discontinued by the vender. Will need to move to a new RMS System.
Fire Engines 31 & 33 Replacement	Harcksen/Mallory	4/2022	2/2025	2 units are in line for delivery in November of 2024 and scheduled to be placed in-service February of 2025
Fire Station 31 SCBA Air Compressor	Mike Harcksen	8/1/2023	3/2025	Compressor has been ordered. Working with City Engineering to make necessary modifications for instillation. 65% complete
Firefighter Academy Start	MST Training	1/28/25	4/14/2025	Turlock Firefighters will be participating in the MST Firefighter Academy. Graduation is tentatively scheduled for May 14 th 2025
Purchase New Admin Vehicles	Harcksen	01/2024	1/2025	New Vehicles have arrived. Working on buildout.
Station 32 New Windows	Harcksen	11/2023	4/2025	Scope of work for RFP Complete.
Exterior Paint for Sation 22	Harcksen	01/2024	4/2025	Scope of work for RFP Complete.
Fire Marshal	HR/Hunter	1/2025	2/2025	Filling Vacant Fire Marshal position
OES Type 6 Fire Engine Request	Harcksen	05/2024	1/2025	Turlock has been approved to receive a Cal OES Type 6 fire engine. Taking to council to accept the transfer of the engine to Turlock
Station 34 Property Replacement	Hunter	7/2024	TBD	Looking to identify a new location for a station 34. Current station is inadequate. Does not meet NFPA recommendations.
Turlock Armory	Harcksen	11/2024	TBD	Preping the Turlock Armory for use to upfit the two new fire engines. Also exploring the use of the Armory as a satellite training facility with MST or MJC for EMS Training
Fire Engine 34 and Squad 32 Replacement	Harcksen/Mallory	4/2023	11/2026	2 units are in line for pre-construction in Nov 2025, delivery June 2026 and scheduled to be placed in-service in August 2026
Fire Station 34 bathroom remodel, and station improvements	Mike Harcksen	1/1/2024	TBD	Planning stage and awaiting city to ID an architect to help with scope of work and complete planning phase.
New Ladder Truck	Hunter/Harcksen	11/2024	TBD	Turlock's current Truck is a 2001. Build times for a replacement Truck are 4 ½ years from purchase. Would like to take a proposal to Council by February. We have the funds to purchase.



MUNICIPAL SERVICES



MONTHLY REPORT ~ FEBRUARY 2025 ~



WATER PRODUCTION: JANUARY 2025

ALL WATER DELIVERED TO CITY OF CERES AND CITY OF TURLOCK MET OR EXCEEDED WATER QUALITY REQUIREMENTS AS MANDATED BY THE STATE OF CALIFORNIA

CITY OF CERES

92.65 Million gallons of water was delivered

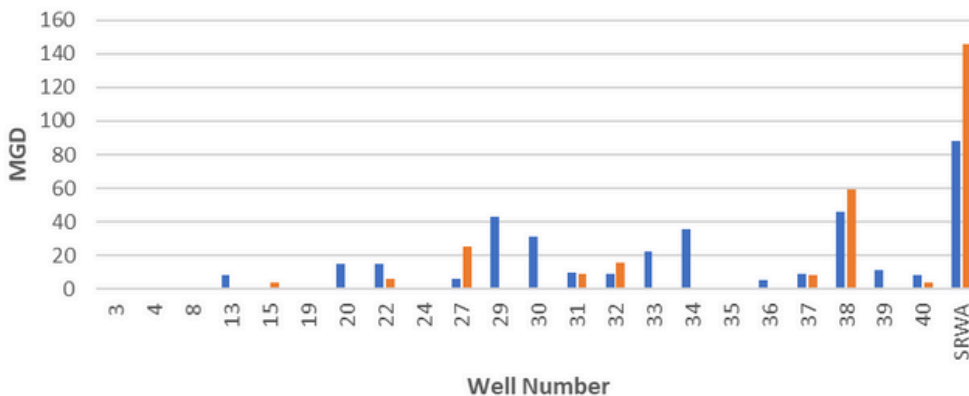
CITY OF TURLOCK

125.53 Million gallons of water was delivered

ZERO POSTIVE SYSTEM BACTI SAMPLES

SRWA WATER PRODUCTION VS WELL WATER PRODUCTION

Jan 2024 vs 2025
Well & SRWA Production



MG 2024

JANUARY: 362

MG 2025

JANUARY: 277

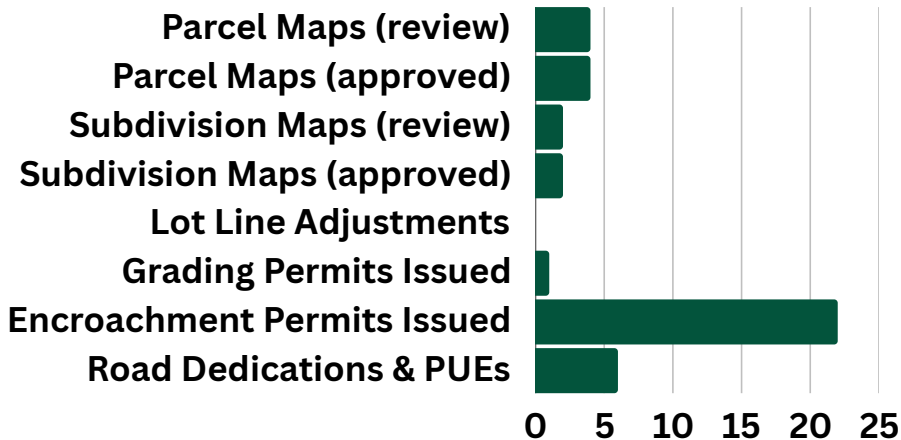
UTILITIES

12	Water Leaks
60	Meter Repair/Replace/Installs
13	Catch Basins Cleaned
4	Sewer Plugs
3	Sewer Main Repairs
15,310 Feet	Total Sewer Footage Cleaned

Utilities addressed infrastructure repairs, including a damaged fire hydrant and sewer plug resolutions. Staff also tested backflows and participated in multiple planning meetings for future water quality improvements. Special recognition to Kevin Callahan, Frank Finch, and Angel Desiga for exceptional customer service this month!

ENGINEERING

ACTIVE SUBMITTALS



DEVELOPMENT PROJECTS

Improvement Plans In Review: **25**

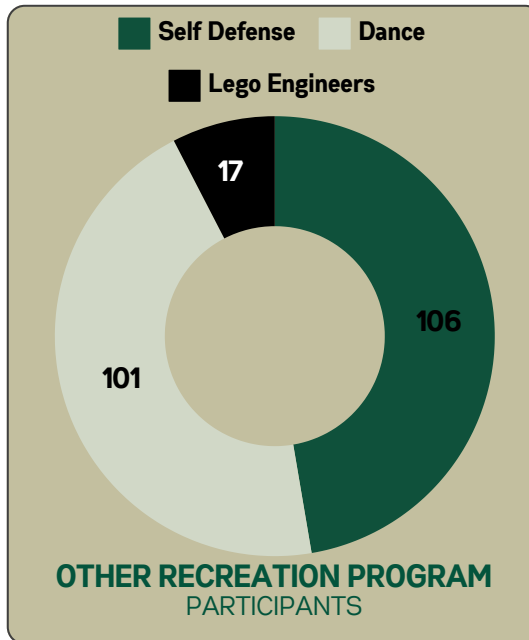
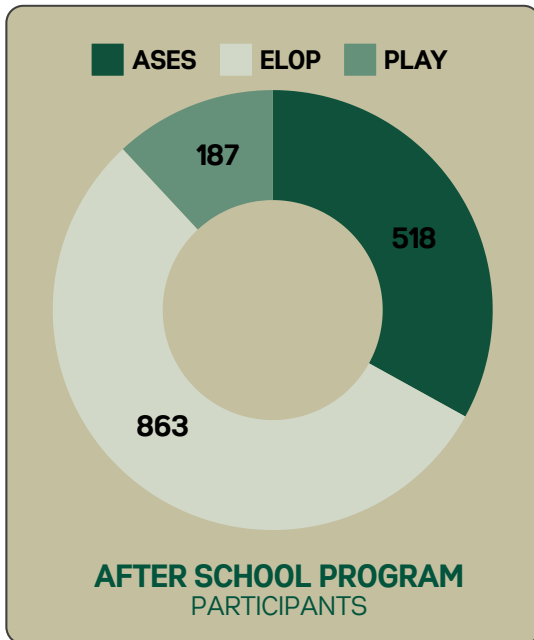
Approved, but pending other City requirements: **24**

FLEET

Fleet Services continues work on its first in-house emergency vehicle build, converting an electric ATV into a fully equipped emergency response vehicle. The vehicle will be used at events such as the fair, allowing first responders to maneuver easily through crowds.

A new Shipping & Receiving Inventory Specialist has joined the team to improve efficiency in managing parts and supplies. Fleet is also working on compliance with hazardous waste tracking regulations, planning to register with the County for e-manifest tracking, which will streamline inspections and reporting. A recent safety notice from Chevrolet regarding seat belt damage in emergency vehicles was reviewed, and Turlock PD has been notified to incorporate the inspection into routine vehicle maintenance.

RECREATION



SCAN HERE FOR MORE
INFORMATION ON
RECREATION PROGRAMS!

OPEN REGISTRATION:
T-BALL BASEBALL
TINY TOTS
PEE WEE BASEBALL
YOUTH WEIGHT TRAINING
SELF DEFENSE
ADULT SOFTBALL

Applications for the Community Events and Activities Grant Program are open for events promoting Turlock, enhancing quality of life, and boosting the local economy. Events hosted between July 1, 2025, and June 30, 2026, are eligible, with applications due February 28, 2024, by 4:00 PM. Visit Community Pass to apply, and contact Marissa Mellow at MMellow@turlock.ca.us or (209) 668-6009 for details.

WATER QUALITY CONTROL

Water Quality Control (WQC) is addressing several challenges in the solids handling process, including heating system failures and struvite blockages in methane phase digesters, which have forced temporary shutdowns of some units. Staff has implemented short-term solutions, such as rerouting piping and manually clearing blockages, to maintain compliance with waste discharge requirements. Additionally, a digester overflow issue caused by struvite buildup is being managed with line flushing and a scheduled Clean-in-Place (CIP) process to restore flow efficiency.



To ensure long-term stability, WQC is implementing chemical treatments to remove struvite, with full digester cleanings planned for March-April. Staff is also investigating root causes of chemical precipitation issues and piloting a ferric chloride injection system to prevent future blockages. If successful, a permanent dosing system will be developed in coordination with Engineering. Despite current challenges, WQC remains focused on maintaining uninterrupted treatment operations and enhancing system reliability.



CONGRATULATIONS TO THE FOLLOWING EMPLOYEES
WHO WERE HIRED OR RECEIVED PROMOTIONS THIS MONTH:

ANGEL DESIGA - UTILITY MAINTENANCE WORKER I

ROSENDO MENDOZA - MAINTENANCE WORKER I

MISTY ROJAS - SHIPPING & RECEIVING INVENTORY SPECIALIST

ANTHONY ENCALADE JR. - UTILITY MAINTENANCE WORKER II

RAYMOND GONZALES - UTILITY MAINTENANCE WORKER II

ERIK MENDOZA-MANZO - FLEET MAINTENANCE MECHANIC, SENIOR

JARED TACKETT - ELECTRICAL MECHANICAL TECHNICIAN II

ROADS PROGRAM

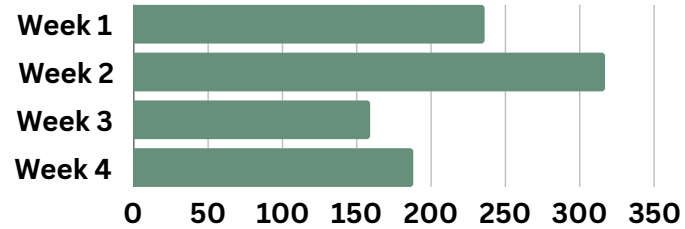
Construction activities are progressing under four active contracts for the rehabilitation of twenty-two streets. The top mat of asphalt has been placed on Wolfe Avenue, North Center Street (from East Olive Avenue to Monroe Avenue), and South Broadway (from B Street to D Street). Pavement marking and striping have been completed on all streets except for South Laurel Street, which will be paved following the completion of the associated water main replacement project.

On January 23, 2025, bids were opened for City Project No. 23-068, Bid Package 1, which includes the rehabilitation of Donnelly Park Drive, De Pauw Drive, Wabash Drive, Earlam Drive, Valparaiso Drive, and Meadowlark Drive. United Pavement Maintenance, Inc., of Hughson, California, submitted the lowest responsible and responsive bid in the amount of \$1,670,859.13. The award of the contract is scheduled for consideration at the City Council meeting on February 11, 2025.

MAINTENANCE

- Cleared 446 tons of leaves from roadways as part of the ongoing leaf program.
- Completed paint striping at the Berkley/Chandler roundabout and addressed traffic changes in the area.
- Installed the Dylan Dooling Memorial Bench at Ferreira Ranch Park and completed fence and irrigation repairs across multiple parks.
- Conducted sidewalk replacements on Christoffersen Avenue and addressed irrigation issues caused by root problems in various assessments.
- Upgraded lighting in the Maintenance Shop to energy-efficient LED fixtures.
- Prepared sports facilities for the upcoming tournament season, including field renovations, painting bleachers, and concession stand upgrades at Pedretti Park.
- Addressed graffiti and vandalism at parks, including cleaning the Summerfaire Park sign.
- Supported community events such as the Modesto A's Swap Meet and Adopt-A-Park at Crane Park.
- Assisted with facility maintenance, including elevator repairs, furniture moves, and window cleaning at various city buildings.

POTHOLES FILLED IN JANUARY



City Council Staff Update

February 11th, 2025



From: Nick Showalter, IT Director

Prepared by: Nick Showalter, IT Director

Agendized by: Reagan M. Wilson, City Manager

Subject: Website, Backups, Online Permitting, Sewer Rates, Connectivity

For January 2025, the Information Technology (IT) Department has the following to report:

Website

IT Staff scored proposals received from the Hosted Website Services Request for Proposal (RFP 2024-013) selected the top-ranking proposal. IT Staff are currently working with the vendor and preparing an agenda item to take the proposal and agreement to City Council at the February 25th, 2025 City Council Meeting. The proposed project will take approximately 30 weeks which includes full design and development of a new hosted website along with information sorting and cleanup that will need to be completed by departments.

Data Backup Systems Upgrade

IT Staff implemented a new backup system for servers, applications, files, and data. The new backup system has multiple layers of storage and security as well as additional layers of resiliency for recovery and business continuity.

Online Permitting and Licensing

IT Leadership has been collaborating with departments across the City to review their current permitting processes with the intention of moving to a digital platform. IT and departments are meeting with vendors and assessing systems that create permitting and licensing workflows, approval processes, and transparency.

Sewer Rate Adjustments

IT Staff worked closely with the Finance Department and vendor support to perform Sewer Rate Adjustments within the Utility Billing System.

Remote Site Connectivity

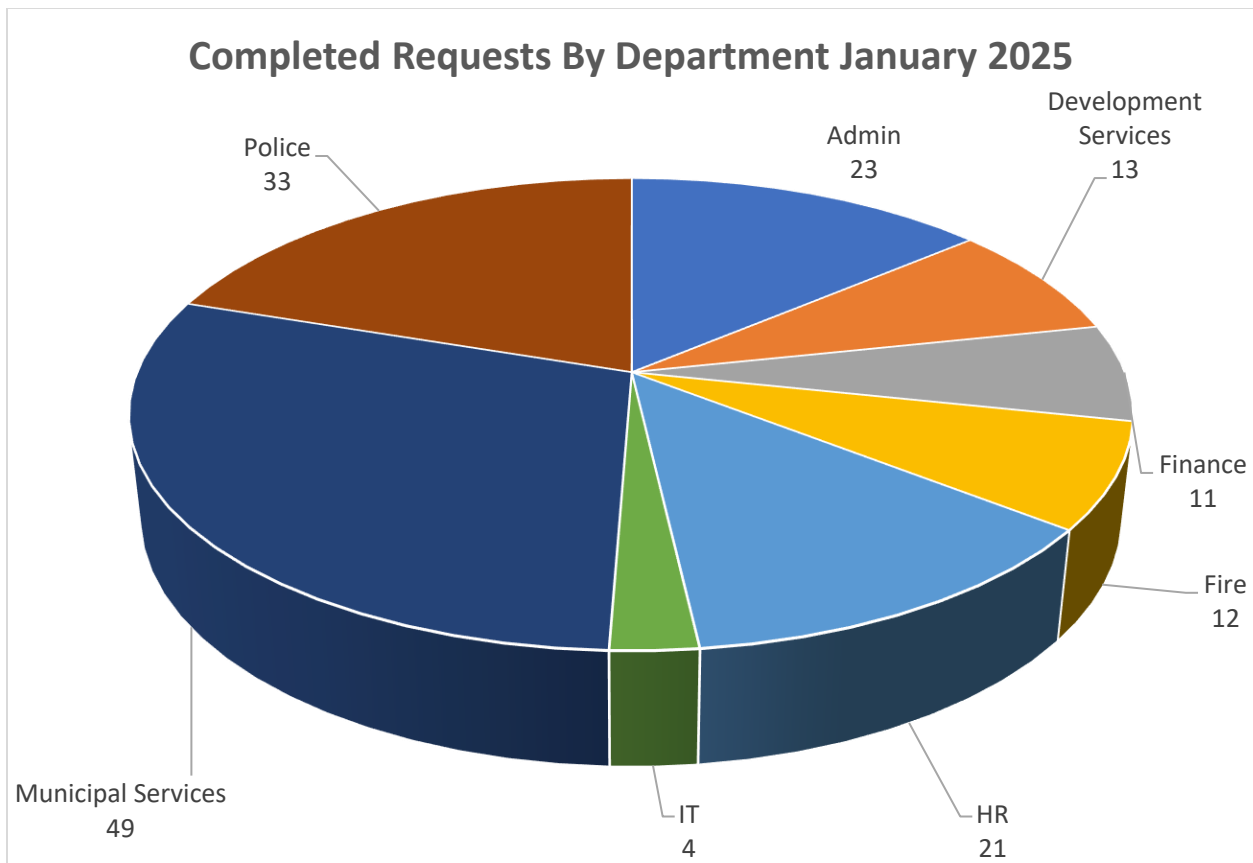
IT Staff are reviewing an agreement from a local service provider to review their service offerings for network connectivity needs at City facilities.

Recruitment

IT had two recruitments posted in the month of January for a recently vacant IT Analyst I position and an IT Technician position. Both recruitment postings were limited to 50 candidates due to demand and were filled within just a few days. IT will be working with Human Relations to screen and interview qualified candidates.

Completed IT Requests*

IT staff had one of their busiest months and completed **166 requests** for service during the month of January 2025.



*Resolved requests shown are estimated and do not include ad hoc phone and verbal requests or certain long-term projects.

MONTHLY CITY MANAGER'S REPORT

JANUARY 2025

ADMINISTRATION

On Thursday, **January 23rd**, TPD recognized the following people for their work during 2024:

- Officer of the Year - **Tony Argueta**
- Employee of the Year - **Janya Younan**
- Volunteer of the Year - **Glorybelle Lillie**
- Explorer of the Year - **Austin Tschantz**
- Excellence Award - **Armory**

Commendations:

- **Ian Rodriguez** for his work as the Neighborhood Resource Officer.
- **SWAT & CRT Members** for their efforts during a critical incident.

Distinguished Service Medals:

- **Nate Urban** for his work on organized retail theft.
- **Manuel Ayala** for recognizing a critical incident.
- **Gina Giovacchini** and **Frank Navarro** for their HNT work during a critical incident

Meritorious Service Medals:

- **SWAT** for their work during a critical incident

Volunteers in Police Services

Recognitions:

- Presidential Silver Award:
 - **George Plisko** (335 hours in 2024 + 2500 total service hours)
 - **MaryAnn Jorge** (294 hours in 2024 + 3000 total service hours)
- Presidential Gold Award:
 - **Scott McCaskill** (560 hours in 2024 + 1000 total service hours)
- Presidential Bronze Award:
 - **Glorybelle Lillie** (192 hours)
 - **Joe Rosas** (165 hours)
- **Geoffrey Bradshaw**: 1000 total service hours epaulet

Police Explorers Recognitions

- Presidential Bronze Award:
 - **Hayden Elliott** (132 hours)
 - **Kai Merfuentes** (110 hours)
 - **Vivian Navarro** (149 hours)

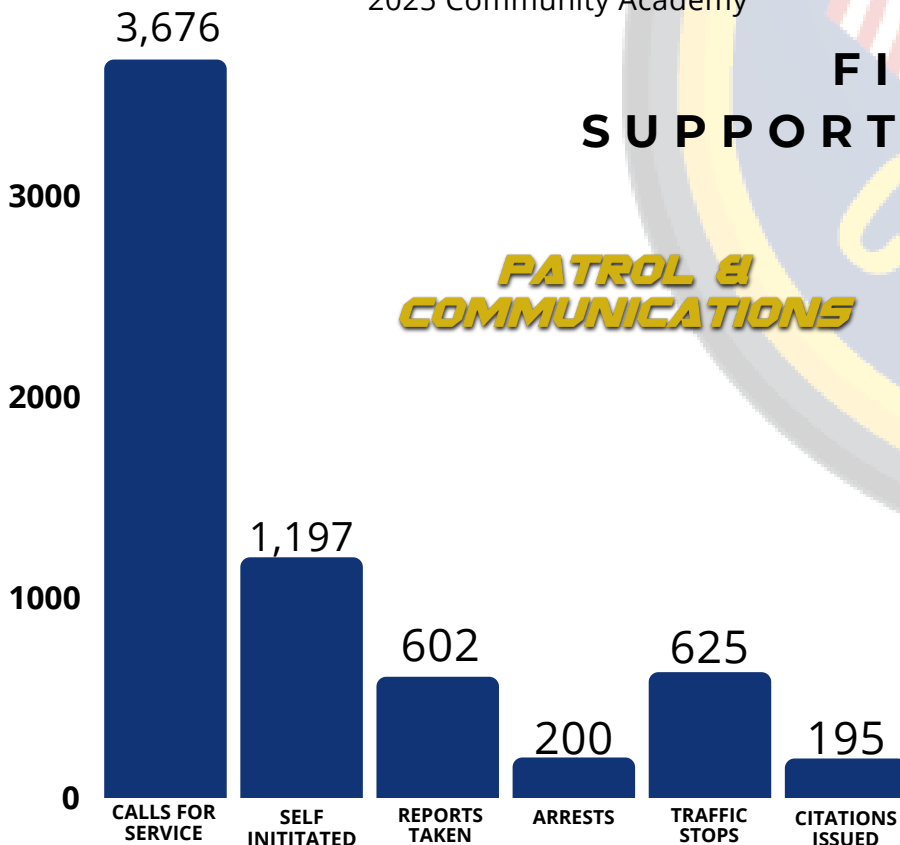


UPCOMING:

2025 Community Academy

FIELD & SUPPORT OPERATIONS

PATROL & COMMUNICATIONS



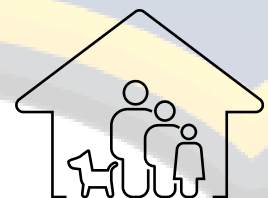
ANIMAL SERVICES



41 DOGS SEIZED



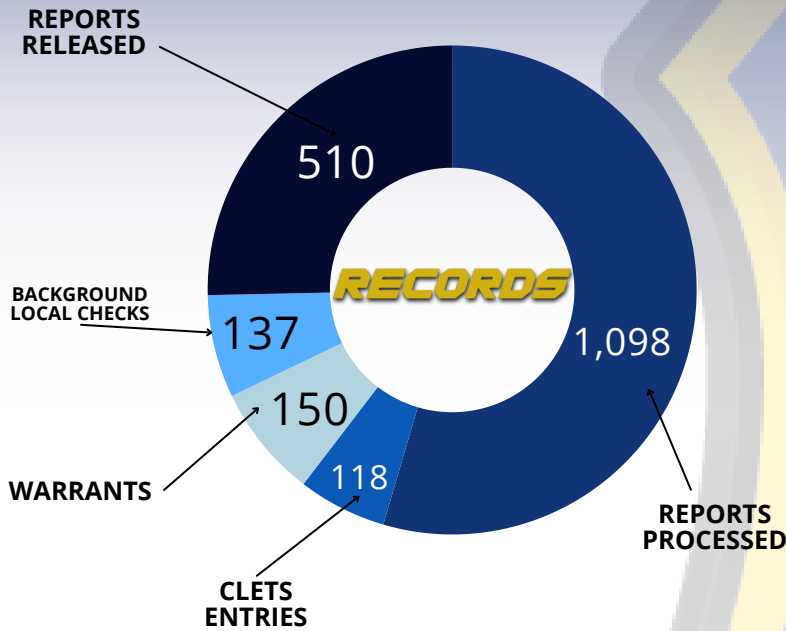
4 CATS SEIZED



40 ANIMALS ADOPTED/RETURNED TO OWNER/TRANSPORTED TO RESCUE.

MONTHLY CITY MANAGER'S REPORT

JANUARY 2025



SPECIAL OPERATIONS

PROFESSIONAL STANDARDS

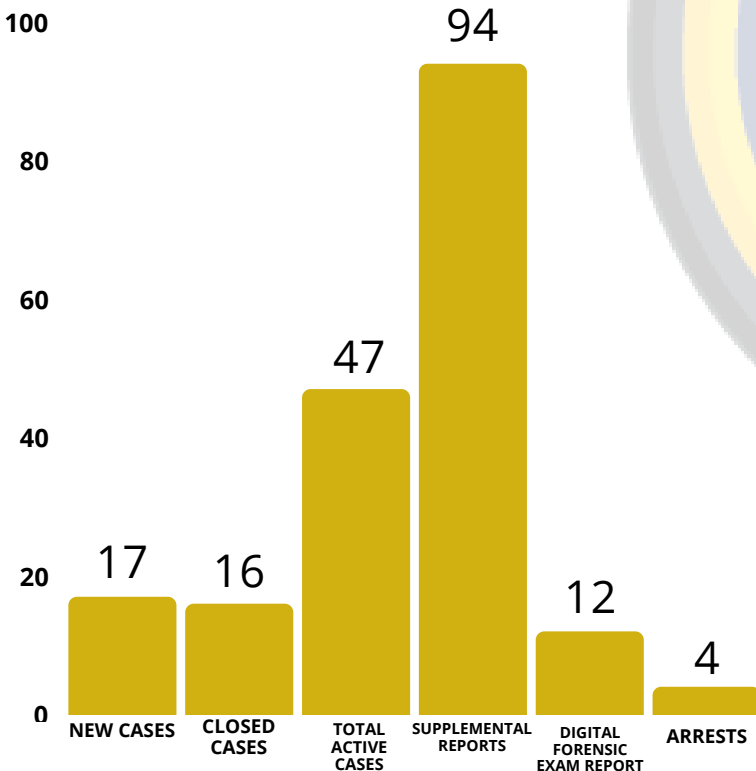
SCHOOLS PROCESSED

6

MISC. PERMITS

20

DETECTIVES



SOCIAL MEDIA

FACEBOOK
INSTAGRAM

125.9K

961

10.9K

71.7K

211

14K

REACH

NEW LIKES / FOLLOWS

PROFILE VISITS