



# CITY OF MENDOTA

*"Cantaloupe Center Of The World"*

ROLANDO CASTRO  
Mayor

VICTOR MARTINEZ  
Mayor Pro Tempore

JESSE MENDOZA

OSCAR ROSALES

ROBERT SILVA

## AGENDA MENDOTA CITY COUNCIL

Regular City Council Meeting  
CITY COUNCIL CHAMBERS  
643 QUINCE STREET  
November 13, 2018  
6:00 PM

CRISTIAN GONZALEZ  
City Manager

JOHN KINSEY  
City Attorney

The Mendota City Council welcomes you to its meetings, which are scheduled for the 2nd and 4th Tuesday of every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. **Please turn your cell phones on vibrate/off while in the council chambers.**

Any public writings distributed by the City of Mendota to at least a majority of the City Council regarding any item on this regular meeting agenda will be made available at the front counter at City Hall located at 643 Quince Street Mendota, CA 93640, during normal business hours, 8 AM - 5 PM.

In compliance with the Americans with Disabilities Act, those requiring special assistance to participate at this meeting please contact the City Clerk at (559) 655-3291. Notification of at least forty-eight hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to the meeting.

### **CALL TO ORDER**

### **ROLL CALL**

### **FLAG SALUTE**

### **FINALIZE THE AGENDA**

1. Adjustments to Agenda.
2. Adoption of final Agenda

### **CITIZENS ORAL AND WRITTEN PRESENTATIONS**

At this time members of the public may address the City Council on any matter not listed on the agenda involving matters within the jurisdiction of the City Council. Please complete a "request to speak" form and limit your comments to THREE (3) MINUTES. Please give the completed form to City Clerk prior to the start of the meeting. All speakers shall observe proper decorum. The Mendota Municipal Code prohibits the use of boisterous, slanderous, or profane language. All speakers must step to the podium, state their names and addresses for the record. Please watch the time.

### **APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING**

1. Minutes of the regular City Council meeting of October 23, 2018 and the special City Council meeting of October 29, 2018.
2. Notice of waiving of the reading of all resolutions and/or ordinances introduced and/or adopted under this agenda.

City Council Agenda

1

11/13/2018

## CONSENT CALENDAR

Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

1. OCTOBER 23, 2018 THROUGH NOVEMBER 08, 2018  
WARRANT LIST CHECKS NO. 44591 THRU 44675  
TOTAL FOR COUNCIL APPROVAL = \$360,373.53
2. Proposed adoption of **Resolution No. 18-76**, accepting a grant deed from Tower Investments for Lot 20 in Tract 4230 of Hacienda Gardens, more formally known as APN 013-391-15S.
3. Proposed adoption of **Resolution No. 18-77**, contracting with Provost & Pritchard Consulting Group for the preparation of an engineer's report for the formation of a Landscape & Lighting Maintenance District.
4. Proposed adoption of **Resolution No. 18-78**, approving the Memorandum of Understanding between the City of Mendota Groundwater Sustainability Agency and the San Joaquin River Exchange Contractors Groundwater Sustainability Agency.

## BUSINESS

1. Council discussion and consideration of the Community Development Block Grant project options.
  - a. *Receive presentation from Sonia Hall of Granted Solutions*
  - b. *Inquiries from Council to staff*
  - c. *Mayor opens floor to receive any comment from the public*
  - d. *Council provide direction to staff on how to proceed*
2. Council discussion and consideration of **Resolution No. 18-79**, authorizing staff to publish a Request for Proposals for the Sale and Potential Development of Surplus City Property.
  - a. *Receive report from City Manager Gonzalez*
  - b. *Inquiries from Council to staff*
  - c. *Mayor opens floor to receive any comment from the public*
  - d. *Council consider the adoption of Resolution No. 18-79*

**DEPARTMENT REPORTS AND INFORMATIONAL ITEMS**

1. Code Enforcement & Police Department  
a) Monthly Report
2. Economic Development  
a) Monthly Report
3. City Attorney  
a) Update
4. City Manager

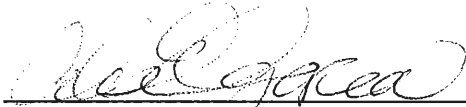
**MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS**

1. Council Member(s)
2. Mayor

**ADJOURNMENT**

**CERTIFICATION OF POSTING**

I, Celeste Cabrera-Garcia, Deputy City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota City Council Regular Meeting of November 13, 2018, was posted on the outside bulletin board located at City Hall, 643 Quince Street Friday, November 9, 2018 at 4:15 p.m.

  
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Celeste Cabrera-Garcia, Deputy City Clerk



## MINUTES OF MENDOTA REGULAR CITY COUNCIL MEETING

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**Regular Meeting**

**October 23, 2018**

**Meeting called to order by Mayor Castro at 6:00 p.m.**

### **Roll Call**

**Council Members Present:** Mayor Rolando Castro, Mayor Pro Tem Victor Martinez, Councilors Jesse Mendoza, Oscar Rosales, and Robert Silva

**Council Members Absent:** None

**Flag salute led by Mayor Castro**

### **FINALIZE THE AGENDA**

1. Adjustments to Agenda.
2. Adoption of final Agenda.

A motion was made by Councilor Mendoza to adopt the agenda, seconded by Mayor Pro Tem Martinez; unanimously approved (5 ayes).

### **PRESENTATION**

1. Sonia Hall with Granted Solutions to provide a grant update.

Sonia Hall with Granted Solutions provided a grant update including the grants that have been submitted on behalf of the City, including the Active Transportation Program Safe Routes to School Plan, and a Walmart Grant for the Police Department; grants that are in the process of submission, including the Public Benefit and E-mobility grants with the San Joaquin Valley Air District, and a Valley Crime Stoppers Grant for the Police Department; upcoming grants, including the CalTrans Sustainable Transportation Planning grant, Office of Traffic and Safety for the Police Department, and the Alcoholic Beverage Control grant for the Police Department; the objective of the Community

Development Block Grant (CDBG); eligible activities that can be funded through CDBG; preparations that the City has made for CDBG projects; ideas for additional CDBG projects; and CDBG's requirements to hold public hearings in order to be eligible for the grant.

Discussion was held on whether any of the grants mentioned have been awarded to the City; providing a list of grants that the City is eligible for to the Council at a future meeting; Granted Solutions successfully acquiring funding for Westside Youth, Inc., at their request; and ensuring that all non-profits organizations in the community are treated equally.

### **CITIZENS ORAL AND WRITTEN PRESENTATIONS**

**Craig Schmidt (Gill Ranch Storage)** – introduced himself; stated that it is one of his duties to promote Gill Ranch Storage's objective of safety; provided information on safe excavation practices; a training exercise that the company will have with first responders; and encouraged the Council Members to complete the survey that was given to them.

Council thanked Gill Ranch Storage for hosting the recent Taco Tuesday event, and inquired as to the possibility of Gill Ranch Storage donating to the Mendota Community Corporation for the 2019 Mendota Fireworks Show.

### **APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING**

1. Minutes of the regular City Council meeting of October 9, 2018.
2. Notice of waiving of the reading of all resolutions and/or ordinances introduced and/or adopted under this agenda.

A motion was made by Councilor Rosales to approve items 1 and 2, seconded by Councilor Silva; unanimously approved (5 ayes).

### **CONSENT CALENDAR**

1. OCTOBER 09, 2018 THROUGH OCTOBER 19, 2018  
WARRANT LIST CHECKS NO. 44544 THRU 44590  
TOTAL FOR COUNCIL APPROVAL = \$274,579.24
2. Proposed adoption of **Resolution No. 18-72**, cancelling the November 27<sup>th</sup> and December 25<sup>th</sup> regular City Council meetings and authorizing the City Manager to execute any necessary warrants.
3. Proposed adoption of **Resolution No. 18-73**, approving the submittal of the Active Transportation Program grant application and authorizing the City Manager to execute related agreements.



2. Council discussion and consideration of **Resolution No. 18-75**, approving and authorizing the execution of a services contract for the installation and maintenance of a Department of Motor Vehicles kiosk at City Hall.

Mayor Castor introduced the item and Interim City Manager Gonzalez summarized the report including that the City Council had expressed their desire to provide additional Department of Motor Vehicle (DMV) services for the community; that staff met with DMV officials and that they proposed the installation of a DMV kiosk in the City; after examination, they requested that the kiosk be located at City Hall; the kiosk providing additional services for the community; and staff's recommendation for the City Council to approve the agreement for the installation of the kiosk and authorize the Interim City Manager to execute the agreement.

Discussion was held on the conversations between staff and DMV officials regarding adding additional service days at the DMV; the issues that may arise from customers asking City staff for help with the kiosk; the compensation that the City will receive for maintaining the area where the kiosk will be located; and whether other potential locations for the kiosk were examined.

A motion was made by Councilor Rosales to adopt Resolution No. 18-75, seconded by Mayor Pro Tem Martinez; unanimously approved (5 ayes).

### **PUBLIC HEARING**

1. Second reading and proposed adoption of **Ordinance No. 18-06**, approving an addendum to the Development Agreement by and between the City of Mendota and KSA Homes, Inc., relating to the development of the property commonly known as the La Colonia property.

Mayor Castro introduced the item and Interim City Manager Gonzalez summarized the report including that the proposed ordinance approves an amendment to the original Development Agreement with KSA Homes, Inc regarding the La Colonia property; the proposed amendment modifying the provisions regarding the soccer field improvements; and that the amendment specifically requires the developer to develop a new soccer field at the property adjacent to the current soccer field.

At 6:37 p.m. Mayor Castro opened the hearing to the public.

**Sergio Valdez (325 Pucheu Street)** – inquired as to whether plans have been made for the new soccer field.

Discussion was held on whether a rendering of the proposed soccer field has been created.

At 6:39 p.m. Mayor Castro closed the hearing to the public.

A motion was made by Mayor Pro Tem Martinez to adopt Ordinance No. 18-06, seconded by Councilor Silva; unanimously approved (5 ayes).

## **DEPARTMENT REPORTS AND INFORMATIONAL ITEMS**

1. Administrative Services
  - a) Monthly Report

Administrative Services Director Lekumberry summarized her report including the positions that the City is currently recruiting for; a vehicle accident that occurred; there were no new claims submitted; the average number of attendees at the Senior Center; and that she has assisted the Finance Department on various items.

The Council thanked Ms. Lekumberry for her work.

2. Public Works
  - a) Monthly Report

Public Works Director Gonzalez summarized his report including that the City has received confirmation that the Fresno Council of Governments will be providing full funding for the railroad crossings improvement project; and that the proposed project includes improvements to the three crossings in the City.

Discussion was held on creating a railroad crossing at Third Street; staff working on addressing water leaks throughout the City; and searching for grants that fund improvements for water infrastructure.

3. City Attorney
  - a) Update

City Attorney Kinsey reported that he attending a conference in which one of the sessions was regarding the cannabis industry and bankruptcy; that businesses might not be able to receive a bankruptcy discharge if the business is cannabis related; and the extent of the federal government's position on the issue.

Discussion was held on the federal government's position on commercial cannabis.

4. City Manager

Interim City Manager Gonzalez reported on an upcoming Canna-Hub and Cresco job fair, and the upcoming Community Relations Board meeting at FCI-Mendota.



## **CLOSED SESSION**

1. CONFERENCE WITH LABOR NEGOTIATORS  
CA Government Code § 54957.6  
Agency Designated Representatives: Cristian Gonzalez, Interim City Manager  
and Jennifer Lekumberry, Administrative Services Director Employee  
Organization: American Federation of State, County and Municipal Employees
2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
CA Government Code § 54957(b)  
Title: Interim City Manager

At 6:55 p.m. the Council moved into closed session.

At 7:41 p.m. the Council reconvened in open session and City Attorney Kinsey stated that in regards to items 1 and 2 of the closed session, there was no reportable action.

## **MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS**

1. Council Member(s)

None offered.

2. Mayor

None offered.

## **ADJOURNMENT**

With no more business to be brought before the Council, a motion for adjournment was made at 7:41 p.m. by Mayor Pro Tem Martinez, seconded by Councilor Mendoza; unanimously approved (5 ayes).

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Rolando Castro, Mayor

ATTEST:

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Matt Flood, City Clerk



## MINUTES OF MENDOTA SPECIAL CITY COUNCIL MEETING

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**Special Meeting**

**October 29, 2018**

**Meeting called to order by Mayor Castro at 3:00 p.m.**

### **Roll Call**

**Council Members Present:** Mayor Rolando Castro, Mayor Pro Tem Victor Martinez, Councilors Jesse Mendoza, Oscar Rosales, and Robert Silva

**Council Members Absent:** None

**Flag salute led by Mayor Castro**

### **FINALIZE THE AGENDA**

1. Adjustments to Agenda.
2. Adoption of final Agenda.

A motion was made by Councilor Silva to adopt the agenda, seconded by Councilor Rosales; unanimously approved (5 ayes).

### **CITIZENS ORAL AND WRITTEN PRESENTATIONS**

**None offered.**

### **BUSINESS**

1. Council discussion and consideration to appoint Cristian Gonzalez as City Manager.

Mayor Castro introduced the item and City Attorney Kinsey reported that City Council conducted a performance evaluation of Interim City Manager Gonzalez during closed session at the previous City Council meeting; that the City Council directed staff to add an item to the agenda at a future Council meeting to consider appointing Mr. Gonzalez

as the City Manager; that his office has prepared an employment agreement between the City and Mr. Gonzalez to designate him as the City Manager; and that the proposed agreement is similar to the Interim City Manager agreement.

Discussion was held on the proposed agreement, including that Mr. Gonzalez would continue to serve as the City's Public Works and Planning Director; the Council needing to thoroughly read the agreement before making a decision on the matter; the provisions contained under the Compensation and Terms of Service section of the agreement, including the annual salary and proposed increases; the proposed annual increases being dependent on a satisfactory evaluation of the employee; the severance benefits, including what is considered three times the total monthly value of salary; whether the Council needs to make a decision regarding the contract at the present time; how the language contained in the proposed agreement was created; the savings that the City will realize by having Mr. Gonzalez oversee three departments; the qualifications of previous City Managers; where Mr. Gonzalez currently resides; whether Mr. Gonzalez is capable of performing the duties that are required of him by the agreement; his lack of City Manager experience; ensuring that the City Manager fosters positive relationships with the community; allowing Mr. Gonzalez the opportunity to serve as the City Manager; and the agreement being at "at-will" contract.

**Sergio Valdez (325 Pucheu Street)** – inquired as to the terms of the severance benefits; the numerous projects that are planned or in progress, and the need to ensure their completion; whether the position was advertised; and the many responsibilities that Mr. Gonzalez will have if he is appointed City Manager.

Discussion was held on the proposed agreement being at "at-will" contract, and a performance evaluation being required on an annual basis per the agreement.

**Ghasan Ali Ahmed (1191 7<sup>th</sup> Street)** – stated that he was able to easily communicate with Mr. Gonzalez regarding the process of beautifying his business; the barriers that exist in regards to communicating with the City on how to proceed with projects; and stated that the City will be able to accomplish a lot with Mr. Gonzalez as its City Manager.

**Albert Escobedo (807 Kate Street)** – stated that he supports the appointment of Mr. Gonzalez to the position of City Manager; that Mr. Gonzalez understands the needs of the community; the benefits of promoting from within the agency; and that the City Council should give Mr. Gonzalez the opportunity to serve as the City Manager.

**Jose Gutierrez (647 Perez Street)** – stated that he supports the appointment Mr. Gonzalez to the position of City Manager; that Mr. Gonzalez motivated him to become involved with the community; and that it is better to promote someone from within the agency.

**Joseph Amador (1890 7<sup>th</sup> street)** – stated that Council Members have the duty of asking questions regarding the issues that they face; and that previous City Manager

Gabriel Gonzalez did not have City Manager experience, but he was given the opportunity to serve in that capacity.

**Debbie Macias (American Federation of State, County, and Municipal Employees)**

– stated that she has no objection regarding the appointment of Mr. Gonzalez to the position of City Manager; that she does object the lack of a separate Public Works Director; that the approval of the item will take away the chain of command for the Public Works Department; that the elimination of a sole leadership position for the department is a mistake; and requested that the City Council look into other options that are available, such as hiring a separate Public Works Director.

**Kevin Romero (160 Tuft Street)** – stated that Mr. Gonzalez has helped him with a variety of issues; that Mr. Gonzalez is capable of performing the duties that will be required of him; that he understands that the Council needs to ensure that Mr. Gonzalez is capable of performing the duties; and requested that the Council take into consideration Mr. Gonzalez’s ability to lead the City in a positive direction.

**Carlos Nunez (948 Oller Street)** – stated that he supports the appointment Mr. Gonzalez to the position of City Manager; that he and Mr. Gonzalez share similar business ideas; that he believes that Mr. Gonzalez is capable of performing the duties that are required of him; and that proposed annual salary does not equal the amount of work that he is able to provide to the community.

Discussion was held on the Council considering the proposed agreement.

A motion was made by Councilor Rosales to appoint Mr. Cristian Gonzalez as the City Manager for the City of Mendota and approve the proposed agreement, with the allowance of minor modifications, seconded by Mayor Pro Tem Martinez; unanimously approved (5 ayes).

2. Council to discuss options for health insurance coverage for City Council Members.

Mayor Castro introduced the item and Director of Administrative Services Lekumberry summarized the report including that council was informed previously by staff that they would no longer be eligible for health insurance coverage; what is considered an “eligible” employee; that the City has provided health insurance coverage to city council in the past, but its inability to continue to do so due to the City Council position being considered a part-time position; the three options that are available to the Council and their fiscal impact; and staff’s recommendation to eliminate health insurance coverage for City Council members due to financial and timing reasons.

Discussion was held on the City Council needing to make important decisions to save funds.

A motion was made by Mayor Pro Tem Martinez to approve the elimination of health care coverage for the City Council, and maintain current benefits for eligible City employees, seconded by Councilor Mendoza; unanimously approved (5 ayes).

**ADJOURNMENT**

With no more business to be brought before the Council, a motion for adjournment was made at 3:40 p.m. by Councilor Mendoza, seconded by Mayor Pro Tem Martinez; unanimously approved (5 ayes).

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Rolando Castro, Mayor

ATTEST:

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Matt Flood, City Clerk

CITY OF MENDOTA  
CASH DISBURSEMENTS  
10/23/2018 - 11/8/2018  
Check# 44591- 44675

Date	Check #	Amount	Vendor	Department	Description
October 23, 2018	44591	\$23,950.75	BLUE SHIELD OF CALIFORNIA	GENERAL	MEDICAL INSURANCE FOR NOVEMBER 2018
October 23, 2018	44592	\$1,705.73	MUTUAL OF OMAHA	GENERAL	LIFE AD&D LTD & STD FOR NOVEMBER 2018
October 23, 2018	44593	\$61,040.65	PG&E	GENERAL-WATER-SEWER-STREETS-AVIATION	WATER DEPARTMENT UTILITIES 9/13/18 - 10/14/18 & CITYWIDE UTILITIES 9/17/18-10/16/18
October 23, 2018	44594	\$385.44	PITNEY BOWES INC	WATER-SEWER	(3) DM300C/400C RED INK FOR POSTAGE PRINTER
October 23, 2018	44595	\$347.72	THE HOME DEPOT	STREETS	(112 SACKS) 60LB CONCRETE MIX FOR STREETS
October 30, 2018	44596	\$98,512.00	WESTAMERICA BANK	GENERAL	PAYROLL TRANSFER 10/15/2018 - 10/28/2018
October 30, 2018	44597	\$3,000.00	ADMINISTRATIVE SOLUTIONS, INC	GENERAL	MEDICAL CHECK RUN 10/23/2018
October 30, 2018	44598	\$338.29	ADT SECURITY SERVICES	GENERAL-WATER-SEWER	SECURITY SERVICES 11/3/2018 - 12/2/2018 COMMUNITY CENTER, SECURITY SERVICES 11/13/2018 - 12/12/2018 DMV, EDD, & CITY HALL
October 30, 2018	44599	\$269.67	AQUA NATURAL SOLUTIONS	SEWER	(1) MICROBE LIFT IND 5 GAL (1) DOSE PUMP-LOZANO LIFT
October 30, 2018	44600	\$114.00	CENTRAL VALLEY TOXICOLOGY	GENERAL	(1) ETHYL ALCOHOL LAB ANALYSIS (PD)
October 30, 2018	44601	\$175.00	COMMUNITY MEDICAL CENTER	GENERAL	SEPTEMBER 2018 LEGAL BLOOD DRAW (PD)
October 30, 2018	44602	\$645.52	CORBIN WILLITS SYS INC	GENERAL-WATER-SEWER	ENHANCEMENT SERVICES FOR MOM SYS FOR NOVEMBER 2018
October 30, 2018	44603	\$200.00	DATA TICKET, INC	GENERAL	(1) MONTHLY PROCESSING FEE FOR OCTOBER 2018
October 30, 2018	44604	\$140.00	DEPARTMENT OF JUSTICE	GENERAL	(4) BLOOD DRAW ALCOHOL ANALYSIS FOR SEPTEMBER 2018 (PD)
October 30, 2018	44605	\$3,174.18	HARDWARE DISTRIBUTION	STREETS	(10) 10' TELSPAR SIGN POST (15) SIGN POST ANCHOR SLVE, (9) 6' YELLOW PLASTIC SPEED BUMP, (2) GRACO HOSE (1) GRACO PRO STRIPING GUN W/ (3.5 HR) WATER TREATMENT PLANT - PORGRAMMING SHUT OFF
October 30, 2018	44606	\$542.50	ICAD INC	WATER	(3.5 HR) WATER TREATMENT PLANT - PORGRAMMING SHUT OFF
October 30, 2018	44607	\$160.00	KERWEST NEWSPAPER	GENERAL	PASSTHRU (8) PUBLIC HEARING ADOPTION 18-06 LA COLONIA AGREEMENT
October 30, 2018	44608	\$52.92	JENNIFER LEKUMBERRY	GENERAL	TRAVEL EXPENSE REIMBURSEMENT - RMA BOARD MEETING TRAVEL
October 30, 2018	44609	\$50.00	LOS BANOS VETERINARY CLINIC	GENERAL	(1) ANIMAL CONTROL EUTHANASIA
October 30, 2018	44610	VOID			
October 30, 2018	44611	\$25.59	METRO UNIFORM	GENERAL	(6) SHOULDER PATCH - PD
October 30, 2018	44612	\$426.00	MID VALLEY DISPOSAL INC	STREETS	ROLL OFF BIN 10 YARD EXCHANGE (QTY 8.52)
October 30, 2018	44613	\$63.47	MUNICIPAL MAINTENANCE EQUIPMENT	STREETS	(3) HEAD SPRING 1/4 X 1 1/2 X 8 FOR STREET SWEEPER
October 30, 2018	44614	\$896.41	NORTHSTAR CHEMICAL	WATER	(430 GAL) SODIUM HYPOCHLORITE - 12.5 MILL A
October 30, 2018	44615	\$18,680.40	PROVOST & PRITCHARD	GENERAL-WATER-SEWER-STREETS	PROFESSIONAL SERVICES FOR SEPTEMBER 2018 - CITY ENGINEERING SERVICES, 2018 SEAL PAVEMENT BLACK, FLEMING,&, MCCABE, PASSTHRU
October 30, 2018	44616	\$1,983.98	PURCHASE POWER	GENERAL-WATER-SEWER	METER POSTAGE REFILL 9/20 & 10/12

CITY OF MENDOTA  
CASH DISBURSEMENTS  
10/23/2018 - 11/8/2018  
Check# 44591- 44675

October 30, 2018	44617	\$30.00	RAMON'S TIRE	GENERAL	VEH#84 - TIRE REPAIR (INSIDE PATCH)
October 30, 2018	44618	\$125.00	RIGHT NOW PHLEBOTOMY	GENERAL	CASE# 18-1523 (1) BLOOD DRAW - PD
October 30, 2018	44619	\$438.65	SIGNMAX	GENERAL	PASSTHRU (5) 30X30 HIP ALUM BLK/YELLOW - TRAINING IN PROCESS (PD)
October 30, 2018	44620	\$326.72	UNION PACIFIC RAILROAD COMPANY	STREETS	PUBLIC ENCROACHMENT - NOVEMBER 2018 - 10TH STREET, MARIE ST, AND BELMONT
October 30, 2018	44621	\$70.00	STATE WATER RESOURCES CONTROL BOARD	WATER	GRADE 1 WATER DISTRIBUTION CERTIFICATION
October 30, 2018	44622	\$96.90	STATE OF CALIFORNIA	STREETS	SIGNALS & LIGHTING BILLING JULY THRU SEPTEMBER 2018
October 30, 2018	44623	\$1,237.35	BANKCARD CENTER	GENERAL-WATER-SEWER	CREDIT CARD EXPENSES 10/5/18 - 10/16/18 -BOUND TREE MEDICAL SUPPLYS(PD), EMERGENGY SAFETY SUPPLY(PD), (10) DOG FOOD BGS,
October 30, 2018	44624	\$89.08	SUNNYSIDE TROPHY	GENERAL	(1) 9X12 RED PLAQUE (PD)
October 30, 2018	44625	\$3,274.00	TECHINICON ENGINEERING	SEWER	LOZANO LIFT STATION SOILS TESTING
October 30, 2018	44626	\$1,617.70	FRESNO COUNTY TAX COLLECTOR	GENERAL-WATER-SEWER-AVIATION	FY 18/19 FRESNO COUNTY SECURED PROPERTY TAX BILL
November 7, 2018	44627	\$5,000.00	ADMINISTRATIVE SOLUTIONS, INC	GENERAL	MEDICAL CHECK RUN 11/6/2018
November 7, 2018	44628	\$178.70	AGRI VALLEY IRRIGATION INC	GENERAL-SEWER	(1)CAP SCHEDULE 40 (1)PIPE PVC 100 (1) GLUE (1) PRIMER, (1) FLANGE VAN STONE PVC RING 6"
November 7, 2018	44629	\$1,354.59	AMERIPRIDE SERVICES INC	GENERAL-WATER-SEWER	PUBLIC WORKS UNIFORM WEEK 9/6/18, 9/13/18, 9/20/18, 9/27/18, 10/4/18, 10/11/18, 10/18/18, & 10/25/18
November 7, 2018	44630	\$957.13	AUTOMATED OFFICE SYSTEMS	GENERAL-WATER-SEWER	MAINTENANCE CONTRACT FOR COPIER FOR CITY HALL & POLICE DEPARTMENT FOR OCTOBER 2018
November 7, 2018	44631	\$1,200.14	AT&T	GENERAL-WATER-SEWER	CITYWIDE TELEPHONE SERVICE 9/25/18 - 10/24/18, POLICE DISPTACH SERVICES 9/27/18 - 10/26/18
November 7, 2018	44632	\$1,646.00	BC LABORATORIES, INC	WATER	(2)WATER: DHS LEVEL 1,2,3 TCP SMP WELL#7&#9, LEAD & COPPER SAMPLING FOR WASHINGTON ELEMENTARY, MENDOTA HIGH SCHOOL,
November 7, 2018	44633	\$1,455.98	BSK ASSOCIATES	WATER-SEWER	MONTHLY WASTEWATER(WEEK1 & WEEK 2-5), GENERAL EDT WEEKLY TREATMENT & DISTRIBUTION, FILTER WATER PLANT PROFILE
November 7, 2018	44634	\$43.00	CELESTE CABRERA	GENERAL-WATER-SEWER	EXPENSE REIMBURSEMENT - FRESNO COUNTY CLERK FILING FEE NOTARY OATH & BOND
November 7, 2018	44635	\$40.00	PATRICK CLARK	GENERAL	TRAVEL EXPENSE REIMBURSEMENT - SACRAMENTO TRAINING GAS FOR TRAVEL
November 7, 2018	44636	\$154.50	COLONIAL LIFE	GENERAL	LIFE INSURANCE FOR OCTOBER 2018
November 7, 2018	44637	\$337.19	CROWN SERVICES	GENERAL-SEWER	(5) TOILET RENTAL 1XWK SERVICES FOR LINDGREN PARK, BASS AVE, POLICE DEPARTMENT, & POOL PARK
November 7, 2018	44638	\$238.62	CROWN SHORTLAND CONCRETE	STREETS	(1) YD CONCRETE 6 SACK MIX 8TH ST & QUINCE ST RIGHT A WAY
November 7, 2018	44639	\$840.00	D&D DISPOSAL INC	GENERAL	ANIMAL CONTROL DISPOSAL FOR OCTOBER 2018
November 7, 2018	44640	\$270.26	DATAMATIC INC	WATER	MONTHLY SOFTWARE LICENSE & SERVICE MAINTENANCE FEE DECEMBER 2018
November 7, 2018	44641	\$128.00	FRESNO CITY COLLEGE	GENERAL	FTO UPDATE 10/15-17/2018 (3) OFFICERS POST REIMBURSEMENT (PD)

CITY OF MENDOTA  
CASH DISBURSEMENTS  
10/23/2018 - 11/8/2018  
Check# 44591- 44675

November 7, 2018	44642	\$11,250.00	FIREBAUGH POLICE	GENERAL	DISPATCH SERVICES FOR PD OCTOBER 2018
November 7, 2018	44643	\$434.00	FRESNO MOBILE RADIO INC	GENERAL	(31) RADIO SERVICES FOR PD OCTOBER 2018
November 7, 2018	44644	\$1,419.77	GONZALEZ TRANSPORT INC	WATER-STREETS	SAND & BASE ROCK (15.37 TON) (2 LOADS)
November 7, 2018	44645	\$3,000.00	GRANTED SOLUTIONS	GENERAL-WATER-SEWER	OCTOBER GRANT WRITING SERVICES
November 7, 2018	44646	\$33.83	GUTHRIE PETROLEUM INC	GENERAL	(10.10 GAL) GASOLINE FUEL FOR PD
November 7, 2018	44647	\$1,849.31	HORIZON WATER & ENVIRONMENT LLC	SEWER	PASSTHRU - CEQA COMP ADV WASTEWATER RECLAMATION PROJECT AUGUST THRU SEPTEMBER 2018
November 7, 2018	44648	\$350.00	MARIA JIMENEZ	GENERAL	FACILITY USE DEPOSIT REIMBURSEMENT - ROJAS PARK
November 7, 2018	44649	\$300.00	LEXIS NEXIS	GENERAL-WATER-SEWER	SUBSCRIPTION SERVICES 10/1/2018 - 10/31/2018
November 7, 2018	44650	\$500.00	MENDOTA YOUTH RECREATION	GENERAL	DEPOSIT REIMBURSEMENT ANNUAL RED RIBBON PARK USE
November 7, 2018	44651	\$904.11	MENDOTA SMOG & REPAIR	GENERAL-WATER-SEWER	UNIT#85- RETIE TRANSMISSION COOLER, UNIT#80 - FAN ASSEMBLY, ANTI FREEZE, & CABIN FILTER REPAIR, 2007 FORD ALTERNATOR DIAGNOSTIC &
November 7, 2018	44652	\$1,731.84	OFFICE DEPOT	GENERAL-WATER-SEWER	MULTIPLE DEPARTMENT OFFICE SUPPLIES FOR OCTOBER 2018
November 7, 2018	44653	\$254.22	AT&T	GENERAL-WATER-SEWER	MONTHLY SERVICE 10/26/18 - 11/25/18 559-266-6456
November 7, 2018	44654	\$3,028.14	QUINN COMPANY	WATER-SEWER	(5) ONAN GENERATOR MAINTENANCE / REPAIR REPLACE BATTERY
November 7, 2018	44655	\$125.00	RIGHT NOW PHLEBOTOMY	GENERAL	(1) BLOOD DRAW FOR PD CASE #18-1523
November 7, 2018	44656	\$63.14	ERNEST PACKING SOLUTIONS	GENERAL-WATER-SEWER	(2) FRESH WAVE 3D URINAL SCREEN MANGO
November 7, 2018	44657	\$19.95	SEBASTIAN	GENERAL	SECURITY SERVICES FOR PD FR 10/21/18 - 11/20/18
November 7, 2018	44658	\$1,332.04	SMITH & LOVELESS INC	SEWER	(2)BOWL FLT CHL VALVE W/ THREADED & VALVE CHECK, (2) VALVE SOL 2, (4) O RING, (2) PUMP VAC REPAIR KIT
November 7, 2018	44659	\$472.88	SOCAL INDUSTRIAL SUPPLY INC DBA PIPE STREAM	WATER-SEWER-STREETS	(1) SPRAY SMART DEVICE & MULTIPLE COLORS
November 7, 2018	44660	\$194.85	TCM INVESTMENTS	GENERAL	MPC3503 LEASE PAYMENT FOR COPIER (PD)
November 7, 2018	44661	\$500.00	MARK A DUARTE-TECH MASTER PEST MANAGEMENT	GENERAL-WATER-SEWER	GENERAL PEST CONTROL: ROJAS-PIERCE PARK, CITYHALL, DMV, EDD, SENIOR CENTER, COMMUNITY CENTER, WATER PLANT, PD, & PUBLIC WORKS YARD
November 7, 2018	44662	\$679.37	THOMASON TRACTOR COMPANY	WATER-STREETS	(2) KEYS FOR BACKHOES, (1) STREET SWEEPER STARTER MOTOR REMAN
November 7, 2018	44663	\$75.00	TRANSUNION RISK & ALTERNATIVE DATA	GENERAL	TRANSUNION SUBSCRIPTION TRANSACTION CHARGES FOR OCTOBER TO DECEMBER 2018 (PD)
November 7, 2018	44664	\$671.53	TRIANGLE ROCK PRODUCTS LLC	STREETS	(5.59, 3.8) ST 3/8 CMS3000 ASPHALT FOR STAMOULES STREET & STREET POTHOLES PATCHING
November 7, 2018	44665	\$4,840.75	TOM TUCKER	GENERAL	BSSC GRANT PASS THRU - CAMERA & SECURITY INSTALL SERVICES (PD)
November 7, 2018	44666	\$86.76	UNIFIRST CORPORATION	GENERAL-WATER-SEWER	JANITORIAL SERVICES - (2) RUGS, WET & DRY MOP, (100) TERRY CLOTHS



CITY OF MENDOTA  
 CASH DISBURSEMENTS  
 10/23/2018 - 11/8/2018  
 Check# 44591- 44675

November 7, 2018	44667	\$500.41	USA BLUEBOOK	WATER-SEWER	(2) MAGNETOMATIC PIPE LOCATOR, (1) 1/2' PVC SOLUTION TUBE AVERAGE LEAD TIME 2XWK, (1) 12PK INVERTED PAINT GREEN CASE WWTP, (1) LASER
November 7, 2018	44668	\$3,224.78	VULCAN MATERIALS COMPANY	STREETS	(4.08, 10.04, 9.04, 6.13, 20.07 TON) ST 1/2 IN HMA TYPE A 9TH STREET, RIOFRIO STREET, QUINCE STREET, STAMOULES STREET, & TUFT STREET
November 7, 2018	44669	\$8,503.34	WANGER JONES HELSLEY PC ATTORNEY	GENERAL-WATER-SEWER	LEGAL SERVICES RE: GENERAL LEGAL SERVICES RETAINER 10/15/18
November 7, 2018	44670	\$65.10	WECO	GENERL-WATER-SEWER	(6) RENT CYL ACETYLENE #4, OXYGEN D, & OXYGEN K
November 7, 2018	44671	\$158.29	ZEE MEDICAL SERVICE	WATER-SEWER	FIRST AID KIT SUPPLIES FOR WATER PLANT & PUBLIC WORKS YARD
November 7, 2018	44672	\$5.93	JONTHAN HERNANDEZ	WATER	MQ CUSTOMER REFUND FOR HER0073
November 7, 2018	44673	\$60.33	KSA HOMES INC	WATER	MQ CUSTOMER REFUND FOR KSA0144
November 7, 2018	44674	\$40.13	VILMA Y TORRES	WATER	MQ CUSTOMER REFUND FOR TOR0055
November 8, 2018	44675	\$75,669.00	BB LIMITED	WATER	LEASE PAYMENT 1ST INSTALLMENT FY 18/19 DUE DECEMBER 1ST, 2018
		\$360,373.53			

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**AGENDA ITEM – STAFF REPORT**

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**TO:** HONORABLE MAYOR AND COUNCILMEMBERS  
**FROM:** MATT FLOOD, ECONOMIC DEVELOPMENT MANAGER  
**VIA:** CRISTIAN GONZALEZ, CITY MANAGER  
**SUBJECT:** ACCEPTING A GRANT DEED FOR THE DE LA CRUZ LOT FROM TOWER INVESTMENTS, LLC.  
**DATE:** NOVEMBER 13, 2018

---

**ISSUE**

Should the Council accept the Grant Deed from Tower Investments for the De La Cruz Lot?

**BACKGROUND**

At the 2018 surplus sale, the previous City Manager ordered the inclusion of the De La Cruz lot, since the City had not been using it actively and it is a potential source of revenue. Upon finalizing the details of the surplus sale, it was discovered through a title search that an interest from a company called Tower Investments, LLC was still recorded on the property.

This happened in 2003, when the City deeded to Tower investments any interest it had in the lots that were part of the Hacienda Gardens Phase II residential build-out. The intent was to retain interest in Lot 20 (which is the lot in question, APN 013-391-15S) by excluding it from the transfer. That was not done the first time, creating an action in which the City deeded that interest to Tower Investments. A corrected document was created and recorded six days later that correctly omitted Lot 20. However, the recordation of the new document did not have the intended effect of negating the original deed, leaving an interest from Tower Investments active on the property.

**ANALYSIS**

This action taken by Council will correct a slight omission that was made 15 years ago and (to staff's knowledge) not discovered until recently. The escrow agent for the purchaser of the property reached out and found an authorized member of Tower Investments, who was willing to sign a grant deed, thereby formally transmitting the interest fully to the City. This is of little consequence as all parties have been acting and operating with the understanding that the City retained this interest since 2003.

The City Manager will need to execute some of the documents, which will then be recorded. The sale of the land will then be able to proceed.

**FISCAL IMPACT**

Ministerial expenditures related to staff time and travel in executing and recording the documents.

**RECOMMENDATION**

Staff recommends that the City Council adopt Resolution No. 18-76, accepting the Grant Deed from Tower Investments, LLC and authorizing the City Manager to execute any documents necessary for the conveying of this property fully to the City.

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MENDOTA ACCEPTING  
A GRANT DEED FROM TOWER  
INVESTMENTS FOR LOT 20 IN TRACT 4230  
OF HACIENDA GARDENS, MORE  
FORMALLY KNOWN AS APN 013-391-15S**

**RESOLUTION NO. 18-76**

**WHEREAS**, in 2003, the City quitclaimed to Tower Investments the properties in Phase II of the Hacienda Gardens Development;

**WHEREAS**, Lot 20 in Tract 4230, known as APN 013-391-15S was to be retained by the City of Mendota for public interest;

**WHEREAS**, said lot was erroneously quitclaimed to Tower Investments and a corrected Quitclaim Deed was recorded with said Lot omitted;

**WHEREAS**, in 2018, as part of the City's process to surplus real property, said lot was declared surplus and sold to the highest bidder in conformance with State law and the Mendota Municipal Code (MMC);

**WHEREAS**, upon having a title search performed on said property, it was discovered that the interest held by Tower Investments was still recorded against the property;

**WHEREAS**, upon investigation it was discovered that the corrected, recorded Quitclaim Deed did not release the property from the interest originally and erroneously recorded against it;

**WHEREAS**, it is necessary to submit the correct documents so that title can be clear and the property be appropriately transferred to the new owner, performed by executing, submitting, and recording the documents attached hereto as "Exhibit A".

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Mendota does hereby authorize the acceptance and recording of the Grant Deed executed on September 14, 2018 (attached hereto as "Exhibit A"), by Tower Investments LLC, a Delaware LLC, to the City of Mendota, a California Municipal Corporation, for the property known as APN 013-391-15S, known as Lot 20, in Tract No.4230, Hacienda Gardens, Phase II, in the City of Mendota;

**BE IT FURTHER RESOLVED**, that the City Council of the City of Mendota does hereby authorize the City Manager or his designee to execute all documents necessary to complete this transaction.

\_\_\_\_\_  
Rolando Castro, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a regular meeting of said Council, held at the Mendota City Hall on the 13<sup>th</sup> of November, 2018 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Matt Flood, City Clerk

EXHIBIT A

BOE-502-A (P1) REV. 13 (06-17)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

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

FOR ASSESSOR'S USE ONLY

City of Mendota, a California Municipal Corporation
643 Quince Street
Mendota, CA 93640

ASSESSOR'S PARCEL NUMBER

SELLER/TRANSFEROR

Tower Investments LLC

BUYER'S DAYTIME TELEPHONE NUMBER

( )

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
AP #013-391-15S, Mendota, CA 93640 VACANT LOT

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

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

MAIL PROPERTY TAX INFORMATION TO (NAME)
City of Mendota, a California Municipal Corporation

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)
643 Quince Street CITY Mendota STATE CA ZIP CODE 93640

PART 1. TRANSFER INFORMATION Please complete all statements.

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

- YES NO
A. This transfer is solely between spouses...
B. This transfer is solely between domestic partners...
C. This is a transfer: between parent(s) and child(ren) or from grandparent(s) to grandchild(ren).
D. This transfer is the result of a cotenant's death.
E. This transaction is to replace a principal residence by a person 55 years of age or older.
F. This transaction is to replace a principal residence by a person who is severely disabled...
G. This transaction is only a correction of the name(s) of the person(s) holding title to the property.
H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
I. This transaction is recorded only as a requirement for financing purposes...
J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
K. This is a transfer of property:
1. to/from a revocable trust...
2. to/from an irrevocable trust...
L. This property is subject to a lease with a remaining lease term of 35 years or more...
M. This is a transfer between parties in which proportional interests...
N. This is a transfer subject to subsidized low-income housing requirements...
O. This transfer is to the first purchaser of a new building containing an active solar energy system.
P. Other. This transfer is to

\* Please refer to the instructions for Part 1.

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

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

**PART 2. OTHER TRANSFER INFORMATION**

*Check and complete as applicable.*

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

**PART 3. PURCHASE PRICE AND TERMS OF SALE**

*Check and complete as applicable.*

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




**PART 4. PROPERTY INFORMATION**

*Check and complete as applicable.*

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

**CERTIFICATION**

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

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER 	DATE 	TELEPHONE 
NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) CITY OF MENDOTA	TITLE	EMAIL ADDRESS

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

**RECORDING REQUESTED BY:**

Fidelity National Title

**When Recorded Mail Document  
and Tax Statement To:**

Matt Flood  
City of Mendota, a California Municipal  
Corporation  
643 Quince Street  
Mendota, CA 93640

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FFOM-3011800958

Property Address: AP #013-391-15S,  
Mendota, CA 93640

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

This transfer is exempt from the documentary transfer tax.

"This conveyance confirms title to the grantee(s) who continue to hold the same interest acquired on Date January 26, 1998, Document No. 98009792 wherein \$3.30 Documentary Transfer Tax was paid, R & T 11911." By Quitclaim Deed recorded 12-01-2003 as Document No. 2003-0286609 this Lot was inadvertently included in the legal description by error. A Correction Quitclaim Deed was recorded 12-09-2003 as Document No. 2003-0292953 attempting to return Lot 20 by omission, but the undersigned did not convey title back to Grantee confirming it was not part of the purchase. Therefore, the undersigned executes this Deed to confirm it has no right, title or interest in and to said Lot 20.

The documentary transfer tax is \$ none and is computed on:

the full value of the interest or property conveyed.

the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Mendota**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Tower Investments, LLC, a California Limited Liability Company, who acquired title as Tower Investments, Inc. a California Corporation

**hereby GRANT(S) to**

City of Mendota, a California Municipal Corporation

**the following described real property in the City of Mendota, County of Fresno, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



**GRANT DEED**  
(continued)

Dated: September 12, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Tower Investments, LLC, a Delaware Limited Liability Company **MANAGER**  
by: Tower Management Group, Inc. a California Corporation, It's ~~Managing Member~~

by: 

Stephen Marks, Jr.  
~~Secretary/Chief Financial Officer & SVP~~

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 Yolo

On September 14, 2018 before me, Jennifer Zane, Notary Public,  
(here insert name and title of the officer)

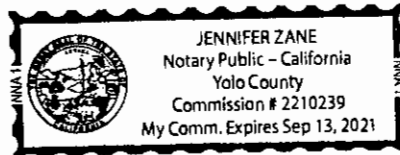
personally appeared **STEPHEN MARKS, JR.** \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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)



**EXHIBIT "A"**  
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**Lot 20 of "Tract No. 4230, Hacienda Gardens, Phase II"**, in the City of Mendota, County of Fresno, State of California, according to the map thereof recorded in Volume 59 of Plats, at Page 25 to 28, inclusive, Fresno County Records.

APN: 013-391-15

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**AGENDA ITEM**

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**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** CRISTIAN GONZALEZ, CITY MANAGER

**SUBJECT:** PREPARATION OF AN ENGINEER'S  
REPORT FOR FORMATION OF A LANDSCAPE  
AND LIGHTING MAINTENANCE DISTRICT  
FOR THE LA COLONIA DEVELOPMENT;  
RECOMMENDATION FOR APPROVAL OF  
ENGINEERING SERVICES AGREEMENT

**DATE:** NOVEMBER 13, 2018

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**ISSUE**

Should the City Council adopt the attached resolution to authorize approval of the attached agreements with Provost & Pritchard Consulting Group for Preparation of an Engineer's Report for the formation of a Landscape and Lighting Maintenance District, in the total amount of up to \$7,500?

**BACKGROUND**

The La Colonia subdivision, near the southeast corner of Bass Avenue and Derrick Avenue, is being constructed by KSA Homes, Inc. (KSA) after approval by the City. The subdivision will include decorative landscaping along the Bass Avenue frontage, along the entry street, and through a pedestrian connection to the future commercial development adjacent to the subdivision. The development will also include construction of a neighborhood park.

The Development Agreement for the subdivision calls for KSA to agree to annex the development into a Landscape and Lighting Maintenance District (LLMD). The State created LLMDs in 1972 as a means for cities to recover costs of maintaining landscaping in public areas, where there would otherwise be no funds other than the General Fund available. Once a LLMD is created and the development is annexed to it, the City can assess the maintenance costs to the residents of the development each year.

The assessments are made a part of the Fresno County property tax roll and for most people are paid monthly as part of their mortgage. Renters don't pay the assessments; they are the responsibility of the homeowner.

The City Engineer made a calculation of the estimated cost of maintenance of the proposed landscape areas. That estimate totaled \$20,736 in the first year. The cost will be spread to each of the residential lots within La Colonia, and will come to about \$20 per month.

In order to create the LLMD, the State statute requires preparation of an Engineer's Report setting forth the landscape areas to be maintained, the properties to be included in the district, the estimated cost of maintenance, a description of how that cost will be spread to each lot, and a listing of all lots and the annual assessment amount to be charged to each one.

Once the report is prepared, the City must pass a Resolution of Intent to form the District, send out a mailed ballot asking property owners to approve or disapprove, and hold a public hearing to hear any support for or protest against the formation of the LLMD. KSA is required by the Development Agreement to support formation of the District. At that point the Council can consider a final Resolution to form the LLMD, and the assessments can be added to the County tax rolls.

### **ANALYSIS**

The attached agreement with Provost & Pritchard includes preparation of the Engineer's Report, both necessary resolutions, and assistance with getting the confirmed assessments onto the County tax rolls. The agreement proposes that charges would be on a time-and-materials basis, to a maximum of \$7,500. Work would begin immediately so that the LLMD can be in place before any homes in La Colonia are ready to be sold.

In the event the LLMD is not formed, the City would still be obliged to maintain the landscape areas and the estimated cost would have to be paid directly from the Public Works operating fund each year.

### **FISCAL IMPACT**

All of the compensation for these services can be paid out of the Public Works Department operating fund. No General Funds will be expended as part of this action.

### **RECOMMENDATION**

Staff recommends that the City Council adopt the attached resolution authorizing approval of the attached agreement with Provost & Pritchard Consulting Group for an Engineer's Report for formation of a Landscape and Lighting Maintenance District, in an amount not to exceed \$7,500.

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MENDOTA AUTHORIZING  
CONTRACTING WITH PROVOST & PRITCHARD  
CONSULTING GROUP FOR PREPARATION  
OF AN ENGINEER'S REPORT FOR FORMATION  
OF A LANDSCAPE AND LIGHTING MAINTENANCE  
DISTRICT**

**RESOLUTION NO. 18-77**

**WHEREAS**, the City of Mendota (City) has approved development of the La Colonia subdivision in northeast Mendota; and

**WHEREAS**, as part of the overall approval of the project, the City and KSA Homes, Inc. (KSA) entered into a Development Agreement, which was approved by the City Council at its regular meeting of August 14, 2018; and

**WHEREAS**, a provision of the Development Agreement is that KSA will consent to annexation to a Landscape and Lighting Maintenance District for assessment of landscape maintenance costs related to the La Colonia project; and

**WHEREAS**, the City does not currently have a Landscape and Lighting District, and is required to create one prior to annexation of La Colonia; and

**WHEREAS**, State law authorizing creating of Landscape and Lighting Maintenance Districts requires preparation of an Engineer's Report and specific formation procedures; and

**WHEREAS**, the City Council has requested a proposal from the City Engineer, Provost & Pritchard Consulting Group, to prepare the Engineer's Report and provide assistance with other required district formation services; and

**WHEREAS**, staff has reviewed the requested proposal, attached hereto as Exhibit "A" and incorporated herein by this reference, and has found the work scope and fee proposed to be appropriate and reasonable;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Mendota that Provost & Pritchard Consulting Group be retained and contracted to prepare the needed Engineer's Report and provide other district formation services pursuant to their proposal dated November 13, 2018, and

**BE IT FURTHER RESOLVED** that the City Manager is hereby authorized and directed to sign the necessary agreement with Provost & Pritchard Consulting Group, attached hereto as Exhibit "A."

---

Rolando Castro, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a regular meeting of said Council, held at the Mendota City Hall on the 13<sup>th</sup> day of November, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Matt Flood, City Clerk

## Exhibit A



286 W. Cromwell Avenue  
Fresno, CA 93711-6162  
Tel: (559) 449-2700  
Fax: (559) 449-2715  
[www.ppeng.com](http://www.ppeng.com)

November 13, 2018

Cristian Gonzalez  
City of Mendota  
643 Quince Street  
Mendota, CA 93640

**RE: Proposal for Engineering Services to  
Prepare an Engineer's Report for  
Formation of a Landscape and Lighting Maintenance District  
in the City of Mendota, California**

Dear Cristian:

Thank you for the opportunity to submit this proposal to provide engineering services to prepare an Engineer's Report for the City's use in forming a Landscape and Lighting Maintenance District (LLMD) pursuant to the Landscape and Lighting Act of 1972, codified in Streets and Highways Code Sections 22500-22509.

This proposal discusses our understanding of the project, recommends a scope of services together with associated fees, deliverables and approximate schedules, sets forth our assumptions and discusses other services that may be of interest as the project proceeds.

### **Project Understanding**

A condition of approval of the La Colonia subdivision requires the developer to consent to annexation into a LLMD as part of the subdivision process. The LLMD would then be responsible for maintenance of the common landscape improvements along the south side of Bass Avenue for the length of the subdivision frontage, the landscaping along both sides of the entry street, the pedestrian pathway to the future commercial development at the southeast corner of Bass and Derrick, and the maintenance of the pocket park within the subdivision. The LLMD would assess the properties within its boundaries to raise the needed maintenance funds.

The City currently has no LLMD and one must be formed. This requires preparation of an Engineer's Report, containing certain statutory elements and findings, which can then be adopted by the City to form the LLMD.

## Scope of Services

Our proposed scope of work for this project is described below.

- We will work with the City to establish the official limits of the areas to be maintained, and the limits of the properties to be included in the LLMD.
- We will estimate the first-year maintenance costs for the included areas, and use them as a basis to set the overall assessment amount for the first year, and up to a total of five years.
- We will develop an equitable method of spreading the assessments to the included parcels. This may be an even spread amongst the parcels, but might also be a variable spread based on factors such as distance from the landscaping, parcel size, or other factors. The final method of assessment will be worked out with staff and the City Attorney prior to preparation of the report.
- We will prepare an Engineer's Report for the formation of the LLMD, including the required findings and explanations of the LLMD objectives, exhibit maps of the areas to be maintained and the overall LLMD boundaries, including illustration of all individual properties within the boundaries, a discussion of the method of assessment, a discussion of the method for assessment adjustments in future years (if the City desires) and an assessment roll listing all included properties and the proposed first-year assessment for each.
- We will prepare a Resolution of Intention, proposing formation of the LLMD, setting forth the proposed improvements to be maintained and the boundaries of the district, and setting the time and place of a public hearing to discuss final district formation
- We will present the draft Engineer's Report and the Resolution of Intention to the City Council at a regular meeting and will be prepared to respond to questions. We expect that legal questions will be answered by the City Attorney.
- Upon approval of the Resolution of Intention by the City Council, we will assist staff in preparing materials for a mailed ballot election. Ballots must be sent to each property owner within the LLMD boundary. At this time, the only owner is the subdivider. The owners have a legal right to protest the formation of the LLMD, however the subdivider is contractually bound to not protest, making this mailed ballot election a legal formality.
- After received the results of the election, we will prepare a brief report discussing the results of the mailed ballot election and will prepare a Resolution Ordering Formation of a Landscape and Lighting Maintenance District. This resolution also serves as an official levy of the proposed assessments. We will present this report and the proposed Resolution to the City Council at the Public Hearing set in the Resolution of Intention.
- Upon approval of the Resolution Ordering Formation, we will provide up to 10 signed and sealed paper copies of the Engineer's Report for the City's use, as well as a PDF file of the complete document.



- We will work with staff and the Fresno County Tax Collector's office to help coordinate inclusion of the approved assessments on the Fresno County property tax rolls.

We will perform the services in this Phase on a time-and-materials basis. Our charges for this work will not exceed \$7,500 without further written authorization from the City.

### Schedule

Once we receive a signed contract and are authorized to proceed, we can prepare the draft engineer's report within 60 days.

### Assumptions

- Landscape areas are limited to those required of the La Colonia subdivision.
- Included parcels are limited to the lots within the La Colonia subdivision.

### Terms & Conditions

If this proposal is acceptable, please sign below and return a copy to our office. This document will serve as our Notice to Proceed. This proposal is valid for 60 days from the date above.

Respectfully,

Provost & Pritchard Consulting Group



Michael Osborn, PE  
RCE 66,022  
Senior Civil Engineer



David McGlasson, PE, PLS  
RCE 38482, PLS 6968  
Principal In Charge

### Terms & Conditions Accepted

By City of Mendota

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Cristian Gonzalez, City Manager

\_\_\_\_\_  
Date

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**AGENDA ITEM – STAFF REPORT**

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**TO:** HONORABLE MAYOR AND COUNCILMEMBERS  
**FROM:** CRISTIAN GONZALEZ, CITY MANAGER  
**SUBJECT:** MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MENDOTA  
GROUNDWATER SUSTAINABILITY AGENCY AND THE SAN JOAQUIN RIVER  
EXCHANGE CONTRACTORS GROUNDWATER SUSTAINABILITY AGENCY  
**DATE:** NOVEMBER 13, 2018

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**ISSUE**

Shall the City Council approve the Memorandum of Understanding between the City of Mendota Groundwater Sustainability Agency and the San Joaquin River Exchange Contractors Groundwater Sustainability Agency and authorize the City Manager to execute same?

**BACKGROUND**

The Sustainable Groundwater Management Act (SGMA) was signed into law in September 2014. SGMA requires that each California groundwater basin, or subbasin, be managed by a Groundwater Sustainability Agency (GSA), and that such management include an approved Groundwater Sustainability Plan (GSP). Per SGMA, a GSP needs to be submitted to the California Department of Water Resources for the Delta-Mendota subbasin by January 31, 2020.

Moreover, the City and the San Joaquin River Exchange Contractors, the predecessor of the Exchange Contractors GSA, have jointly and cooperatively studied and successfully managed groundwater in the vicinity of the City for many years.

**ANALYSIS**

The purpose of the proposed Memorandum of Understanding (MOU) is to coordinate SGMA implementation and enforcement between the City and Exchange Contractors GSA. Particularly, the MOU will allow both the City and Exchange Contractors Management to achieve groundwater management in the portions of the Delta-Mendota subbasin that are within the exterior boundaries of both agencies. In addition, the MOU will allow for the coordination between the City and Exchange Contractors GSA, in accordance with SGMA requirements, for the preparation of a Groundwater Sustainability Plan (GSP).

The proposed MOU calls for the preparation of the GSP by Exchange Contractors GSA that is also applicable to the City. Exchange Contractors GSA will develop the GSP for the lands located within the City's GSA boundary and the perimeter boundaries of the

Exchange Contractors GSA boundary. This portion of land will be formally known as the “City’s GSP Chapter”. At a future meeting, the City Council will be asked to consider the formal adoption and implementation of the City’s GSP Chapter.

**FISCAL IMPACT**

Exchange Contractors GSA will be reimbursed for costs incurred for the development of the City’s GSP Chapter with Prop 1 Grant Funds. However, shall the exhaustion of the grant funds occur, Exchange Contractors GSA will invoice the City for any remaining costs.

**RECOMMENDATION**

Staff recommends that the City Council adopt Resolution No. 18-78, approving the Memorandum of Understanding between the City of Mendota Groundwater Sustainability Agency and the San Joaquin River Exchange Contractors Groundwater Sustainability Agency, and authorizing the City Manager to execute same.

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MENDOTA APPROVING  
THE MEMORANDUM OF UNDERSTANDING  
BETWEEN THE CITY OF MENDOTA  
GROUNDWATER SUSTAINABILITY AGENCY  
AND THE SAN JOAQUIN RIVER EXCHANGE  
CONTRACTORS GROUNDWATER  
SUSTAINABILITY AGENCY, AND AUTHORIZING  
EXECUTION OF SAME**

**RESOLUTION NO. 18-78**

***WHEREAS***, the Sustainable Groundwater Management Act of 2014 (SGMA) was signed into law on September 16, 2014; and

***WHEREAS***, SGMA requires that each California groundwater basin, or subbasin, be managed by a Groundwater Sustainability Agency (GSA); and

***WHEREAS***, such management requires the inclusion of an approved Groundwater Sustainability Plan (GSP), and such GSP's of the Delta-Mendota Subbasin need to be submitted to the California Department of Water Resources by January 31, 2020; and

***WHEREAS***, the Exchange Contractors GSA is the exclusive GSA empowered to implement and enforce SGMA within the Exchange Contractors GSA boundary, and the City of Mendota (City) is the exclusive GSA empowered to implement and enforce SGMA within the City's boundary; and

***WHEREAS***, the City and the San Joaquin River Exchange Contractors, the predecessor of the Exchange Contractors GSA, have jointly and cooperatively studied and successfully managed groundwater in the vicinity of the City for many years; and

***WHEREAS***, the purpose of the Memorandum of Understanding (MOU) is to coordinate SGMA implementation and enforcement between the City and Exchange Contractors GSA; and

***WHEREAS***, the MOU requires the preparation of a Groundwater Sustainability Plan by Exchange Contractors GSA which is also applicable to the City's GSA boundary.

***NOW, THEREFORE, BE IT RESOLVED*** by the Council of the City of Mendota that the Memorandum of Understanding between the City of Mendota Groundwater Sustainability Agency and the San Joaquin River Exchange Contractors Groundwater

Sustainability Agency, attached hereto as Exhibit "A", is hereby approved, and the City Manager is hereby authorized and directed to execute same.

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Rolando Castro, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a regular meeting of said Council, held at the Mendota City Hall on the 13<sup>th</sup> day of November, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Matt Flood, City Clerk

## **Exhibit A**

### **MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MENDOTA GROUNDWATER SUSTAINABILITY AGENCY AND THE SAN JOAQUIN RIVER EXCHANGE CONTRACTORS GROUNDWATER SUSTAINABILITY AGENCY WITH RESPECT TO IMPLEMENTATION OF THE SUSTAINABLE GROUNDWATER MANAGEMENT ACT IN A PORTION OF THE DELTA-MENDOTA SUBBASIN**

This Memorandum of Understanding (MOU) is made and effective as of \_\_\_\_\_, 2018, by and between the City of Mendota Groundwater Sustainability Agency (GSA), a political subdivision of the State of California (City) and the San Joaquin River Exchange Contractors Groundwater Sustainability Agency, a California Special District formed by the California Legislature in SB 372 (2017) (Exchange Contractors GSA).

This MOU is made with reference to the following facts and understandings:

A. The Sustainable Groundwater Management Act of 2014, which includes Water Code sections 10720-10736.6 (SGMA) was signed into law on September 16, 2014, and requires that each California groundwater basin or subbasin be managed by a Groundwater Sustainability Agency (GSA) or multiple GSAs, and that such management include an approved Groundwater Sustainability Plan (GSP) or multiple GSPs. GSPs in the Delta-Mendota Subbasin shall be submitted to the California Department of Water Resources by January 31, 2020.

B. The purpose of this MOU is to coordinate SGMA implementation and enforcement between the City and Exchange Contractors GSA.

C. The Exchange Contractors GSA is the exclusive Groundwater Sustainability Agency (“GSA”) empowered to implement and enforce SGMA within the Exchange Contractors GSA boundary. The Exchange Contractors GSA boundary is designated in the interactive GSA map maintained by the California Department of Water Resources.

D. The City is the exclusive GSA empowered to implement and enforce SGMA within the City’s GSA boundary. The City’s GSA boundary is designated in the interactive GSA map maintained by the California Department of Water Resources.

E. The City and the San Joaquin River Exchange Contractors, the predecessor of the Exchange Contractors GSA, have for many years jointly and cooperatively studied and successfully managed groundwater in the vicinity of the City.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions herein set forth, and the recitals above, which are incorporated herein by this reference, it is agreed by the City and the Exchange Contractors GSA:

## I. Objectives

The objectives of this MOU are:

A. To achieve sustainable groundwater management pursuant to SGMA in those portions of the Delta-Mendota Subbasin (the Basin) that are within the exterior boundaries of both the Exchange Contractors GSA boundary and the City's GSA boundary.

B. To accomplish coordination between the City and Exchange Contractors GSA in accordance with SGMA Requirements.

C. To avoid conflicts between the GSP adopted for the lands subject to this Agreement and the City's exercise of its land use planning authority.

II. Territory Subject to the Terms of this MOU. The lands subject to the terms and conditions of this agreement are described and depicted in Exhibit A attached hereto and incorporated herein by this reference.

III. Monitoring Network and Locations. In the opinion of both the Exchange Contractors GSA and the City GSA, the current groundwater monitoring network existing within the City GSA meets the requirements 23 CCR § 354.34. In order to satisfy SGMA requirements, the parties agree:

A. If, at any time, a professionally licensed engineer/ hydrogeologist determines that the groundwater monitoring network existing within the City GSA does not satisfy the requirements of 23 CCR § 354.34, the Exchange Contractors GSA shall be authorized to improve the monitoring network to comply with SGMA. All costs of improvements to the monitoring network within the City GSA shall be borne by the City.

IV. Establishment of Monitoring Protocols.

A. The Groundwater Sustainability Plan established for the City GSA shall establish Groundwater monitoring protocols consistent with 23 CCR § 352.2.

a. The City shall perform all testing and monitoring within the City GSA in accordance with established protocols. The costs of such testing and monitoring shall be borne by the City.

b. The Exchange Contractors GSA shall perform all testing and monitoring within the Exchange Contractors GSA boundary in accordance with established protocols. The costs of such testing and monitoring shall be borne by the Exchange Contractors.

- c. Monitoring for static groundwater elevation shall at a minimum represent seasonal high and seasonal low annual groundwater elevations.

V. Data Exchange.Data collected by the City shall be provided to the Exchange Contractors as soon as practicable in a form compatible with the Exchange Contractors Data Management System (DMS).

VI. Exchange Contractors to Prepare Groundwater Sustainability Plan Applicable to the City and City Shall Adopt and Implement the Plan. The City and the Exchange Contractors GSA agree that the Exchange Contractors GSA shall develop a single GSP for the lands located within the City's GSA boundary and the perimeter boundaries of the Exchange Contractors GSA boundary. That portion of the Exchange Contractors GSP applicable to the City GSA boundary shall be known as the ("City GSP Chapter"). The City GSP Chapter, and the City's adoption and implementation thereof shall comply with the following:

A. Terms of Exchange Contractors GSA "City GSP Chapter":

- a. The Exchange Contractors GSP shall assign a discrete chapter to the lands within the City GSA boundary. ("City GSP Chapter").
- b. The City GSP Chapter shall reflect regional groundwater conditions and be informed by available information, including studies and plans sponsored in part by neighboring GSAs.
- c. The City GSP Chapter shall include, without limitation, the necessary "Plan Contents" set forth in Article 5 of Subchapter 2 of Chapter 1.5 of Division 2 of Title 23 of the California Code of Regulations.
- d. The City GSP Chapter shall prohibit new wells with perforations below the Corcoran Clay without consent from both the City and the Exchange Contractors. The City GSP Chapter will further require that all new and replacement wells shall be equipped with a flow meter with a +/- 5% accuracy.
- e. The City GSP Chapter shall be reviewed by the parties from time to time to ensure achievement of the goals stated in this MOU and compliance with applicable law.
- f. The Exchange Contractors GSP shall retain the ongoing right to suggest revision and amendment to the City GSP Chapter following consultation with City.
- g. The City GSP Chapter shall remain in effect unless and until terminated by the mutual consent of the City and Exchange Contractors GSA.
  - i. Notwithstanding the foregoing, the City GSP Chapter shall remain in force and effect until a successor GSP which has been deemed SGMA compliant is approved, adopted, and implemented by City.



VII. City to Adopt and Enforce City GSP Chapter.

- A. City shall adopt the City GSP Chapter as the applicable GSP for the lands within the City's GSA boundary, so long as the City GSP Chapter is consistent with the City's obligations under state and federal law, and would not cause the City to violate any pre-existing legal obligation. City shall comply with the requirements of Water Code section 10728.4, including the noticing and convening of the required public hearing prior to adoption of the City GSP Chapter.
- B. The City shall exercise, or cause to be exercised the 'Powers and Authorities' described in Chapter 5 of Part 2.74 of Division 6 of the California Water Code (§ 10725 *et.seq.*) necessary to implement and enforce the City GSP.

VIII. Compensation to Exchange Contractors GSA For Development of City GSPChapter.

- A. City agrees to reimburse the Exchange Contractors GSA for costs incurred to develop the City GSP Chapter.
  - a. Upon the execution of this Agreement, the Exchange Contractors GSA will develop a work plan identifying the estimated cost to develop the City GSP Chapter and shall provide the same to the City in a timely manner.
  - b. The Exchange Contractors GSA shall separately account for costs incurred to develop the City GSP Chapter.
  - c. Upon completion of the City GSP Chapter, City shall pay to the Exchange Contractors GSA 50% of the costs incurred within 45 days of a receipt of an invoice for such costs.
- B. Costs of updates to the City GSP Chapter made subsequent to its adoption shall be shared equally by the Exchange Contractors GSA and City.

IX. Compensation for SGMA Implementation. If Exchange Contractors GSA anticipates an active role for its agents or employees in the monitoring, management of groundwater, and implementation of the City GSP Chapter, Exchange Contractors GSA shall develop an annual work plan and estimate therefore, and shall provide such estimate to City. City shall review and approve such work plan and estimate, which approval shall not be unreasonably withheld or delayed. City shall reimburse Exchange Contractors GSA's direct costs, including administrative costs, incurred in the implementation of the City GSP Chapter set forth in the work plan and estimate.

X. Coordination Framework

A. Coordination between the City and Exchange Contractors GSA in the Development and Implementation of the City GSP Chapter.

- a. The Exchange Contractors GSA shall consider the interests of the City in developing and implementing its GSP, including the City GSP Chapter. The City shall have ongoing opportunities to provide, and the Exchange Contractors GSA shall consider, input in the development and implementation of the Exchange Contractors GSP. The City's input may relate to any issue, including applicable legal requirements, the City's pre-existing legal obligations, and the need to prevent conflicts between the GSP and the City's general plan. The City shall designate a contact person or a technical advisory committee (TAC) to whom the Exchange Contractors shall provide written notices of opportunities to participate in SGMA implementation, including the development of the GSP and the establishment of policies or procedures for the exercise of GSA powers.
- b. The City shall provide written notice to the Exchange Contractors no fewer than 90 days (or as soon as practicable) prior to issuing, adopting, modifying, or approving any ordinance, policy, plan, or permit, or taking any other action related to groundwater resources within the Basin. The Exchange Contractors may request a mandatory consultation with the City within 30 days of receiving such notice. The City shall consider any comments or recommendations provided by the Exchange Contractors prior to taking the groundwater-related action.

**B. Coordination with Groundwater Sustainability Agencies Intending to Develop and Implement Separate Groundwater Sustainability Plans with the Basin.**

- a. The City and Exchange Contractors GSA intend to satisfy the obligation to Coordinate with other GSAs intending to develop and implement separate GSPs within the Basin through their respective participation in the Delta-Mendota Coordination Agreement ("DM Coordination Agreement"). A copy of the Draft DM Coordination Agreement is attached hereto as Exhibit B for reference. The draft version shall be replaced by the final and fully executed Agreement when available.
- b. Each of the City and Exchange Contractors GSA will be signatory and party to the DM Coordination Agreement.
- c. The City hereby designates the Exchange Contractors GSA to serve as City's 'GSP Group Representative' (as that term is defined in the DM Coordination Agreement) for all matters relating to the Delta Mendota Coordination Agreement, and vests the GSP Group Representative with authority to vote on its behalf concerning matters within the scope of the Coordination Committee's jurisdiction.
- d. In executing its responsibilities as a GSP Group Representative, the Exchange Contractors GSA shall receive input, guidance, and direction from City.

- e. Final authority to vote on issues before the Coordination Committee established by the DM Coordination Agreement rests exclusively with the Exchange Contractors GSA, and shall be exercised pursuant to its discretion.
- f. City shall possess those rights and responsibilities afforded to parties under the DM Coordination Agreement.

XI. Cost Sharing Agreement Relating to DM Coordination Agreement

- A. To address administrative, development, and implementation costs associated with coordination efforts occurring under the DM Coordination Agreement, the Exchange Contractors GSA, in its capacity as the 'Group Representative,' anticipates execution of a 'Cost – Sharing Agreement' to which the other 'Group Representatives' within the Basin are a party. The Cost Sharing Agreement addresses responsibility for costs incurred in implementing SGMA coordination pursuant to the DM Coordination Agreement ("Coordinated Plan Expenses"). A draft of the Cost Sharing Agreement is attached hereto as Exhibit C for reference. The draft version shall be replaced by the final and fully executed Agreement when available.
- B. Pursuant to the Cost Sharing Agreement, the Exchange Contractors GSA shall agree, on behalf of the GSA Group it represents, including City, to pay a proportional share of Coordinated Plan Expenses.
- C. City hereby agrees to pay a share of Coordination Plan Expenses equal to [1%] of total coordination plan expense, which is a ratio of the City's GSA acreage to the total acreage of the territory represented by the Exchange Contractors GSA. City shall pay its share of Coordination Plan Expenses within 45 days of receipt of an invoice from the Exchange Contractors GSA.
- D. In the event the Cost Sharing Agreement terminates, or the Exchange Contractors GSA otherwise ceases to be a party to it, City shall pay [1%] of the total costs incurred by the Exchange Contractors GSA in fulfilling the SGMA obligation to Coordinate with other GSAs intending to develop and implement separate GSPs within the Basin. City shall pay its share of such expenses within 45 days of receipt of an invoice from the Exchange Contractors GSA.

XII. Grant Funding Offsets for SGMA GSP Development

- A. SJRECGSA has received Prop. 1 Grant Funds for the development of the Exchange Contractors GSA GSP. Exchange Contractors GSA shall use a portion of such funds

to reduce City's obligation to reimburse Exchange Contractors GSA for developing the City GSP Chapter, as follows ("Grant Credits"):

- a. City shall be eligible for a total of [5,000dollars ] in Grant Credits.
- b. Grant Credits shall be applied to reduce by fifty percent (50%) each Exchange Contractor GSA invoice pertaining to City GSP Chapter development.
- c. Exchange Contractors GSA shall apply such Grant Credit reductions until the occurrence of the earlier of: 1) exhaustion of the total amount of Grant Credits for which City is eligible; or 2) City's payment of the final Exchange Contractor GSA invoice relating to City GSP Chapter development.

B. This section does not convey to City any right, title, or interest in grant funds, except as expressly stated herein. Without limiting the generality of the foregoing, exchange Contractors GSA shall retain all grant funds which are not expended in accordance with the Grant Credit allocation described above.

### XIII. Compliance with Laws

A. In any action taken pursuant to this MOU, the Exchange Contractors GSA and the City shall comply with all applicable statutes, laws, and regulations, specifically including but not limited to SGMA and its implementing regulations, as they now exist or as may be amended or promulgated from time to time.

B. To the extent that this MOU conflicts with or does not accurately reflect any applicable statutes, laws, or regulations now existing or as amended or promulgated from time to time, the laws, statutes, and regulations shall govern.

C. To the extent that any applicable statutes, laws, or regulations are amended or newly promulgated in such a manner that causes this MOU to conflict with or no longer accurately reflect such statutes, laws, or regulations, this MOU shall be modified in order to comport with the newly amended or promulgated statutes, laws, or regulations.

### XIV. Miscellaneous Provisions

A. This MOU may be amended from time to time only by mutual written agreement of the City and the Exchange Contractors GSA, in accordance with the terms of this MOU. This MOU may be terminated in accordance with the terms of this MOU (1) by mutual written agreement of both of the parties to this MOU, or (2) when either or both of the parties to this MOU are no longer participating in the implementation of SGMA within the geographical area subject to this MOU.

B. This MOU contains the entire understanding between the parties relating to this subject matter and supersedes all oral or written agreements between them with respect thereto, and no previous written or oral understandings have been or shall be relied upon.

C. The failure of any party in any one or more instances to insist upon strict performance of any terms or provisions of this MOU, or to exercise any option herein conferred, shall not be construed as a waiver or relinquishment to any extent of the right to assert or rely upon any such terms, provisions or options on any future occasion.

D. This MOU is the result of arms-length negotiations between sophisticated parties and ambiguities or uncertainties in it shall not be construed for or against either party.

E. Should the participation of either party to this MOU, or any part, term, or provision of this MOU be superseded by conflicting State legislation as mutually agreed by the parties or decided by a court of competent jurisdiction to be illegal, in excess of that party's authority, in conflict with any law of the State of California, or otherwise rendered unenforceable or ineffectual, the validity of the remaining portions, terms, or provisions of this MOU shall not be affected thereby and each party hereby agrees it would have entered into this MOU upon the remaining terms and provisions.

F. The rights and duties of the parties to this MOU may not be assigned or delegated, and any attempt to assign or delegate such rights or duties in contravention of this section shall be null and void.

G. This MOU may be executed in parts or counterparts, each part or counterpart being an exact duplicate of all other parts or counterparts, and all parts or counterparts shall be considered as constituting one complete original and may be attached together when executed by the parties hereto. Facsimile or electronic signatures shall be binding.

H. The Parties agree that irreparable damage would occur in the event that any of the provisions of this Agreement were not performed in accordance with their specific terms or were otherwise breached. It is accordingly agreed that the parties shall be entitled to an injunction or injunctions to prevent breaches of this Agreement and to enforce specifically the terms and provisions hereof, this being in addition to any other remedy to which they are entitled at law or in equity.

I. Notices authorized or required to be given pursuant to this MOU shall be in writing and shall be deemed to have been given when mailed, postage prepaid, or delivered during working hours, to the parties at the addresses set forth for each below, or to such other changed addresses communicated to the other party in writing.

City:  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

Exchange Contractors GSA:  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

J. Each signatory to this MOU certifies that he or she is authorized to execute this MOU and to legally bind the party he or she represents, and that such party shall be fully bound by the terms hereof upon such signature without further act, approval, or authorization of such party.

IN WITNESS WHEREOF, the parties have caused their names to be affixed by their proper and respective officers as of the day and year first above-written.

City: \_\_\_\_\_  
\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Exchange Contractors GSA:  
\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

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**AGENDA ITEM – STAFF REPORT**

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**TO:** HONORABLE MAYOR AND COUNCILMEMBERS  
**FROM:** SONIA HALL, GRANT WRITER  
**VIA:** CRISTIAN GONZALEZ, CITY MANAGER  
**SUBJECT:** PUBLIC PRESENTATION TO DISCUSS CDBG PROJECTS APPLICATION OPTIONS  
**DATE:** NOVEMBER 13, 2018

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**ISSUE**

Open Public Presentation for the Application Submittal Phase for the 2018 CDBG NOFA. The City of Mendota is applying for the maximum grant amount of \$3,000,000. What project should the city pursue with the CDBG funds?

**BACKGROUND**

The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and through expanding economic opportunities, principally, for persons of low- and moderate-income. “Persons of low and moderate income” are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, adjusted for family or household size.

In order to submit an eligible application, the Council must hold two public presentations to discuss the potential application(s) and allow for public input.

**DISCUSSION:**

The NOFA will detail the funding categories, application review process, scoring criteria and other requirements. The previous NOFA’s and its appendices are available on the webpage of the State Department of Housing and Community Development. The NOFA applies to CDBG-eligible activities and must meet one or more of the three National Objectives listed in CDBG Federal Statutes as follows: benefit to low and moderate income persons; prevention or elimination of slums and blight; or meeting an urgent community need which poses an immediate threat to the health and welfare of the community.

This NOFA allows eligible jurisdictions to apply for a maximum of two activities (e.g., Public Improvements", "Public Facility", etc.) and a Panning Study with total funding not to exceed \$3,000,000. Below is a list of all the activities and the maximum funding amounts:

- Public Improvements (maximum grant of \$3,000,000).

- Public Facility (maximum grant of \$3,000,000).
- Public Service (maximum grant of \$500,000).
- Planning and Technical Assistance (maximum grant of \$100,000 for one study only).
- Housing Program (maximum grant of \$1,000,000 encompassing the two housing categories listed in subsection a), or up to \$3 million for one multifamily housing project (with or without acquisition) under either subsection b) or c) below:
  - a) Housing Rehabilitation Program– (1-4 Units) (HR) or Homeownership Assistance Program (HA), or Housing Combo - HA and HR, up to \$1 million.
  - b) Housing Project - Multifamily Rental (5 or more Units) Rehabilitation with or without Acquisition, up to \$ \$3 million.
  - c) Housing Project - Acquisition of Real Property - for multifamily housing projects, up to \$3 million.

The NOFA also allows jurisdictions to apply for Economic Development Over-the-Counter loans to businesses. However, the application is not part of this process and can be applied for at any time. Eligible projects receive \$35,000 per job created up to \$3,000,000. The loan can be used for financing off-site public improvements, working capital to pay for marketing costs, furniture, equipment, property repairs/improvements.

**CDBG EVALUATION CRITERIA:**

Applications are competitively rated and ranked. Points are generally awarded based on four main categories: Need/Benefit, Readiness, Jurisdictional Capacity/Past Performance, and State Objective. Depending on the project type, "need" could refer to the severity of the health and safety hazard (e.g., public infrastructure). "Benefit" typically applies to the percentage of low and moderate income households (i.e., incomes below 80% of median income or about \$59,900 for a family of four) for either City-wide or target area (i.e., block group). The higher the low and moderate income percentage, the higher the score because of its direct benefits to low and moderate income households.

Readiness is generally determined by how ready the project will be upon award of funds (e.g., status of environmental review, project approval, site control) and experience of the staff/consultant to perform the activity. Capacity/Performance generally refers to report and expenditure timeliness.

**ANALYSIS**

After careful review of the community needs, the projects that would best fit is first, a community center, and next, Housing Programs.



**FISCAL IMPACT**

No fiscal impact if the city applies for only projects. There is a 5% match for the Planning Grants.

**RECOMMENDATION**

Staff recommends that the city conduct the first public hearing and use the CDBG to apply for the Community Center or direct staff to apply for a different project.

# A G E N D A I T E M – S T A F F R E P O R T

**DATE:** November 9, 2018

**TO:** Honorable Mayor and City Council Members

**FROM:** Cristian Gonzalez, City Manager  
John P. Kinsey, City Attorney

**SUBJECT:** Council discussion and possible action on Request for Proposals for the Sale and Potential Development of Surplus Real Property

---

## **BACKGROUND:**

The City owns a 114-acre parcel, Fresno County Assessor’s Parcel No. 013-030-68ST that is currently unused. The larger 114-acre parcel is currently unused by the City, and is considered surplus.

While the 114-acre parcel is currently zoned Public Facilities, the parcel is also subject to the City’s September 12, 2017, Ordinance No. 17-13, An Ordinance of the Council of the City of Mendota Amending Title 17 of the Mendota Municipal Code Creating a Commercial Cannabis Overlay District and Amending Chapter 8.36 for Consistency Therewith (the “Ordinance”). The Ordinance created an overlay district to facilitate the establishment of commercial cannabis businesses in the City. The Ordinance maintains the Zoning Ordinance’s existing use classifications and development standards within the Commercial Cannabis Overlay District (“Overlay District”). It then permits specified uses within the Overlay District that would otherwise be prohibited by the Zoning Ordinance, but only if a Conditional Use Permit (“CUP”) is first obtained. These uses are: (1) indoor cannabis cultivation, (2) cannabis manufacturing, (3) cannabis testing, and (4) cannabis distribution. Outdoor cannabis cultivation and cannabis dispensaries are not permitted in the Overlay District under any circumstances.

The 114-acre parcel is currently unused. However, the Overlay District presents an opportunity for developers to seek to develop all or portions of the 114-acre parcel for permitted land uses relating to cannabis, which is an emerging industry in the State of California. Because the 114-parcel is currently owned by the City, existing opportunities to develop the 114-parcel are somewhat limited.

## **DISCUSSION:**

In light of the foregoing, City staff has prepared a Request for Proposals for the Sale and Potential Development of City Surplus Real Property (the “RFP”) for consideration by interested members of the public. The RFP seeks proposals to develop a 50-acre portion of the 114-acre

parcel, which is depicted in Exhibit “A” (the “Property”). A copy of the proposed RFP is attached as Exhibit “B.”

The RFP is open as to which potential land uses prospective applicants may propose. However, the RFP notes that certain uses relating to cannabis are permitted, subject to a Condition Use Permit, as a result of the Property’s location within the City’s Overlay District.

The RFP contemplates that the City will begin accepting proposals when this RFP is issued, and will continue to accept proposals until 5:00 pm on January 4, 2019. It is anticipated that the City Council will meet on January 22, 2019, for the purpose of considering all proposals submitted.

**RECOMMENDATION:**

To promote economic development, City staff proposes that the City Council approve the release of the RFP to the public.

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MENDOTA AUTHORIZING  
STAFF TO PUBLISH A REQUEST FOR  
PROPOSALS FOR THE SALE AND  
POTENTIAL DEVELOPMENT OF SURPLUS  
CITY PROPERTY**

**RESOLUTION NO. 18-79**

**WHEREAS**, the City of Mendota (the “City”) own real property located consisting of approximately 114 acres located along the eastern boarder of the City, as more particularly detailed in Exhibit “A” attached hereto; and

**WHEREAS**, the City seeks to see all or a portion of a 50-acre area with the 114-acre parcel, depicted on Exhibit “A” (the “Property”), to promote economic development within the City; and

**WHEREAS**, on September 12, 2017, the City of Mendota (“City”) amended the Mendota Municipal Code (“MMC”) to create a Commercial Cannabis Overlay District and to authorize certain commercial cannabis uses in the Commercial Cannabis Overlay District; and

**WHEREAS**, the Property is located in the Commercial Cannabis Overlay District; and

**WHEREAS**, a Request for Proposals inviting developers to submit proposals for the sale and development of the Property has been prepared and is attached hereto as Exhibits “B”;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Mendota hereby resolved the following:

1. That the City Council of the City of Mendota does hereby approve the publication of the attached Request for Proposals for the Sale and Potential Development of City Surplus Real Property;
2. That the City Manager is authorized to execute all additional documentation as may be required to effectuate the issuance of the RFP for the Sale and Potential Development of City Real property.

\_\_\_\_\_  
Rolando Castro, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a special meeting of said Council, held at the Mendota City Hall on the 13<sup>th</sup> day of November, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Matt Flood, City Clerk

# Exhibit A



**Exhibit B**



CITY OF  
**MENDOTA**

**REQUEST FOR PROPOSALS**

**FOR THE SALE AND POTENTIAL DEVELOPMENT OF CITY SURPLUS REAL PROPERTY**

Dated: November 13, 2018

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CITY OF  
**MENDOTA**



## **I. INTRODUCTION**

The City of Mendota is seeking proposals from qualified parties (“Respondents”) to purchase and potentially develop certain real property consisting of approximately 50-acres located along the eastern border of the City, as more particularly identified below in Exhibit “A” attached hereto (the “Property”).

Proposals for development of the Property may include any lawful use under California Law.

Respondents are encouraged to submit a proposal in accordance with the requirements set forth herein. The City will review all submitted proposals in accordance with the Selection Process & Criteria discussed below. If the City is able to reach an agreement with any of the Respondents, the specific terms and legal considerations of the sale will be documented in a formal Purchase and Sale Agreement (“PSA”) to be entered into by the City and the successful Respondent.

## **II. BACKGROUND**

The Property comprises a 50-acre portion of a 114-acre parcel within the City. The Property is located within the City’s P-F designation [Public Facilities], and has a land use designation of Public/Quasi-Public Facility. The City is open to considering proposals to modify the zoning and/or land use designation of the Property, as well as proposals to sell less than 50-acres.

Applicants should also note that the Property is subject to the City’s September 12, 2017, Ordinance No. 17-13, An Ordinance of the Council of the City of Mendota Amending Title 17 of the Mendota Municipal Code Creating a Commercial Cannabis Overlay District and Amending Chapter 8.36 for Consistency Therewith (the “Ordinance”). The Ordinance created an overlay district to facilitate the establishment of commercial cannabis businesses in the City. The Ordinance maintains the Zoning Ordinance’s existing use classifications and development standards within the Commercial Cannabis Overlay District (“Overlay District”). It then permits specified uses within the Overlay District that would otherwise be prohibited by the Zoning Ordinance, but only if a Conditional Use Permit (“CUP”) is first obtained. These uses are: (1) indoor cannabis cultivation, (2) cannabis manufacturing, (3) cannabis testing, and (4) cannabis distribution. Outdoor cannabis cultivation and cannabis dispensaries are not permitted in the Overlay District under any circumstances.

To the extent any proposal seeks to engage in activities authorized under the Ordinance, prospective Applicants should note that the Ordinance requires the applicant to obtain a CUP before engaging in commercial cannabis activity in the Overlay District. The Ordinance incorporates existing CUP procedures, but supplements these procedures by requiring that additional findings be made before a CUP may be granted. These additional findings are designed to ensure that the activity permitted in the Overlay District does not negatively impact other land uses or the health, safety, and welfare of the citizens of Mendota.

Among other things, the Ordinance requires a finding that the applicant and the City have entered into a development agreement. The development agreement would contain the specific requirements that the applicant must adhere to in order to develop the subject property for the proposed use. This approach is intended to allow City officials the flexibility to regulate the proposed land use based on the particulars of the proposed use, rather than mandating specific requirements that may not be necessary or appropriate under the circumstances of a particular case. Additionally, it is contemplated that the development agreement will contain revenue-raising provisions, such as a fee based on the property's square footage, and, potentially, a fee based on the business's gross revenues. By incorporating these provisions into the development agreement, the City would have the freedom to devise revenue-raising measures without the need to hold an election for the imposition of a new tax, as required by Proposition 218.

A copy of the Ordinance is attached hereto as Exhibit "B".

Applicants should also note that, because the Property is part of a larger 114-acre parcel, the Applicant would be required to seek an adjustment of the parcel prior to the transfer of title to the Property.

### **III. THE PROPERTY**

As noted above, the Property is a 50-acre portion of a larger parcel (A.P.N. 013-030-68ST), consisting of approximately 114 acres of real property located along the eastern border of the City's limits. The existing 114-acre parcel is depicted below:



The City does not intend to sell the entirety of the 114-acre parcel, but instead seeks to sell a 50-acre portion of the Property, which would require, *inter alia*, an adjustment of the existing parcel. The portion of the Property the City intends to sell is generally depicted as follows:



The Property is zoned with the P-F designation [Public Facilities] and is within the City’s Commercial Cannabis Overlay District, which authorizes commercial cannabis uses subject to a CUP.

The Property is surrounded by land owned by River Ranch LLC (used for agricultural purposes, kept vacant, or for vehicular travel or easement) and the City of Mendota (used as leased land, currently with photovoltaic installations) or as part of the wastewater treatment system (principally for effluent runoff storage). There are currently no improvements on this land.

#### IV. THE PROJECT

The City desires to sell the Property to an individual or entity capable of developing the Property to maximize benefits to the City and its residents. To the extent a potential Applicant is interested in developing the Property pursuant to the Ordinance, please note that the City would be principally interested in developing the Property for indoor commercial cannabis cultivation; however, development for other cannabis uses authorized under the Mendota Municipal Code (i.e., manufacturing, testing, and distribution) will also be entertained. The City of open to considering proposals that would require less than 50-acres. Under any circumstance, however, the Applicant would be required to obtain an adjustment of the parcel.

## **V. GENERAL PROPOSAL REQUIREMENTS**

While attempting to allow potential Respondents the latitude to draft responses which meet their individual needs, the City wishes to provide some general guidelines regarding what it is looking for in a successful Respondent.

- City seeks a responsible, experienced developer capable of overseeing and implementing all phases of planning and development.
- City seeks a proposal that would maximize the benefit to the City from a financial perspective.
- To the extent the Applicant proposed a development project under the Ordinance, the City seeks a developer with significant experience developing property for cannabis cultivation and related uses, or for functionally similar purposes.

## **VI. SPECIFIC PROPOSAL REQUIREMENTS**

The City encourages qualified persons and/or private business firms to submit proposals in response to this RFP. Proposals shall include the following:

- The total amount Respondent is willing to pay to purchase Property;
- A narrative description of the proposed project;
- The square footage of the proposed project, including a phasing schedule, and a planned full buildout timeframe;
- The number of individuals employed by Respondent, including whether the project will employ, or make a best effort at employing, Mendota residents for 50% or more of its employees;
- An explanation of how Respondent intends to incorporate local contractors and purchase goods and materials locally;
- An explanation of how Respondent intends to engage meaningful, impactful outreach to the community;
- The wages for all levels of Respondent's employees, including office staff, cultivation staff, etc.;
- The estimated cost of the project in all phases and full buildout;
- To the extent the Applicant seeks to develop under the Ordinance, a description of comprehensive security plans that will be implemented at the Property;
- Background information on Respondent's principals and investors, including:

- Whether any principal or investor has been found guilty of, or pled no contest to, a misdemeanor or felony and, if so, the relevant facts and circumstances, and
- Whether any principal or investor has ever declared bankruptcy, either in their personal capacity or in connection with their business operations;
- A project pro-forma demonstrating that due diligence has occurred and questions such as the availability and source of water, power grid interconnectivity costs, and improvement costs related to water, sewer, drainage, and roads have been accounted for;
- Information on the type of investment used to capitalize the project (e.g., venture capital, equity, angel, institutional), including the amount of the commitment from each source (Note: This information will not be made public and will only be discussed in closed session.);
- To the extent the Applicant seeks to develop under the Ordinance, a proposal for the payment of the City’s quarterly cannabis cultivation taxes, including whether the Respondent will be responsible for all tax payments from tenants or whether Respondent’s tenants will be responsible for individually paying their taxes directly to the City. (As noted above, the City would prefer an arrangement where the Respondent is responsible for all tax payments from tenants.);
- References for at least three prior projects. References shall include the reference’s name, title, affiliation, contact information, and a brief description of the relevant project.
- To the extent Applicant seeks to develop under the Ordinance, a narrative description of whether the Respondent has applied and/or received any state license for commercial cannabis operations, and, if not, the steps Respondent has taken, or intends to take, to obtain such license, including an estimated timeframe for the receipt of a state license and whether the Respondent is eligible for priority status pursuant to Business and Professions Code, Section 26054.2(a).

## **VII. SELECTION PROCESS & CRITERIA**

After the deadline for submission, the City Manager will evaluate all timely submitted proposals and invite any qualified Respondent(s) to present their proposal(s) to the City Council during a regularly scheduled meeting. The City Council will consider and evaluate the proposal(s) and render a final determination regarding whether to move forward with the sale and development. If asked to present their proposal(s) to the City Council, Respondent(s) should be prepared to discuss the proposal in detail and to answer questions from the Council and staff.

The following criteria will be used to evaluate the Respondents’ qualifications:

- Consistency of development concept with City objectives;
- Design quality of prior similar completed projects;
- Type and feasibility of proposed cannabis cultivation operations;
- Experience of Respondent and Respondent’s employees with similar projects;
- Financial capacity to obtain funding commitments and fund pre-development costs;
- Commitment to provide open space or sustainability features;
- Experience with community engagement during entitlement process and proposed process;
- Results of staff evaluation of references;
- Proposed property sales price; and
- Completeness of response.

If a Respondent is selected to undertake the project, the Respondent will be expected to:

- Enter into an Exclusive Negotiating Rights Agreement (“ENRA”). The ENRA will provide a timeline and process for the negotiation of the Purchase and Development Agreement;
- Remit a performance payment, and compensate the City for staff, consultant, and legal counsel costs;
- Commence the entitlement and environmental review process for the development, including the payment of all applicable fees; and
- Agree in the PSA to certain pre-sale requirements, including the receipt of permits and approvals, financing conditions, terms of the PSA, and conditions for development of the project.

## **VIII. PROPOSAL SUBMISSION**

The City will begin accepting proposals when this RFP is issued, and will continue to accept proposals until 5:00 pm on January 4, 2019. It is anticipated that the City Council will meet on January 22, 2019, for the purpose of considering all proposals submitted.

Proposals must be complete, clear, and concise. Submit the proposal in standard pdf format by e-mail attachment(s) to [matt@cityofmendota.com](mailto:matt@cityofmendota.com), or by mail or delivery to the following address:

Mendota City Hall  
Attn: Matt Flood, City Clerk

643 Quince St  
Mendota, CA 93640

All proposals shall be sealed and clearly marked: "Proposal for Sale and Potential Development of Property." Respondents shall be solely responsible for ensuring its proposal arrives to the City by the deadline set forth above. The City shall not be responsible for any issues arising from mail delivery or circulation

## **IX. LIMITATIONS AND CONDITIONS**

1. The City reserves the right to reject any and/or all responses, or to withhold the award for any reason. The City may also waive or decline to waive irregularities in any response.
2. The City reserves the right to request additional information from any Respondent.
3. The City reserves the right to extend the deadline for submissions in response to this RFP.
4. The City reserve the right to waive any of the requirements of this RFP.
5. The City may begin negotiations with selected Respondents at the City's discretion. The City anticipates negotiations regarding terms of sale to take place after the deadline for proposal submission. If negotiations are successful, the City Council may invite one or more Respondents to present its/their proposal(s) to the Council.
6. Upon selection of a Respondent, the City shall provide a Purchase and Sale Agreement for the parties' execution which will set forth the terms of the sale and development of the property.
7. This RFP and any statements made by City staff or representatives are not a contract or a commitment of any kind by the City and do not commit the City to award an exclusive negotiating agreement or constitute an offer to purchase the Property.
8. Developers are responsible for all costs associated with preparing their submittal. No reimbursement will be made by the City for any cost incurred in preparation of the response to this RFP.
9. The issuance of this RFP does not constitute an agreement by the City that the City Council will approve any contract or that the City will enter into any contract.
10. While the City is open to considering proposals contemplating the purchase of less than 50-acres, the City will not consider proposals contemplating fewer than five-acres.
11. The City will require that any successful applicant agree to begin construction and complete any project expeditiously.

12. The City will impose reasonable prohibitions against the re-sale of the Property, including but not limited to providing the City with a right of first refusal to purchase back the Property at the purchase price paid by the Applicant.

13. Respondent's Duty to Investigate:

a. It is the sole responsibility of the Respondent to investigate and determine conditions of the Property, including existing and planned utility connections, the suitability of the conditions for any proposed improvements, the status of any hazardous material remediation, and the need for any additional remediations of the Property.

b. The information presented in this RFP and in any report or other information provided by the City is provided solely for the convenience of the interested parties. It is the responsibility of interested parties to assure themselves that the information contained in this RFP or other documents is accurate and complete. The City and its employees and advisors provide no representations, assurances, or warranties pertaining to the accuracy of the information and no person responding to this RFP is entitled to rely upon any of the information provided.

14. All responses to this RFP shall become the property of the City. The City may use any and all ideas and materials included in any submittals, whether or not the respondent is selected as the developer.

15. Proposals and all other information and documents submitted in response to this RFP are subject to the California Public Records Act, California Government Code § 6250 *et seq.*, which generally mandates the disclosure of documents in the possession of the City upon the request of any person, unless the content of the document falls within a specific exemption category.

16. "As-Is" Property Condition. The Property will be sold to the successful Respondent in an "as-is" condition, without representation or warranty by the City as to physical or environmental conditions of the land or any existing structures. The City makes no representations regarding the character or extent of soil or subsurface conditions or the conditions and existence of utilities that may be encountered during the course of construction of any work, development, construction, or occupancy of the Property. Respondents will be responsible for independently reviewing all available information that may be available about existing conditions, and undertaking independent analysis of site conditions, including any environmental, health, and/or safety issues.

17. The City will not pay for any broker's commission and/or finder's fee applicable to the purchase of the Property. Therefore, any commission and/or finder's fee to be paid to any broker or representative of the successful Respondent shall be paid directly by the successful Respondent by a separate arrangement which does not involve the City.



## **EXHIBIT A**

A portion of APN 013-030-68ST: Approximately 50 Acres, a rectangular shaped section of land within a 114.80 Acres; a flag-shaped, heptagonal property situated within the City Limits of the City of Mendota, in the northwest corner of Section 32 of Township 13 South, Range 15 East, Mount Diablo Base, according to the documents on record at the office of the Recorder of Fresno County

## **EXHIBIT B**

[Commercial Cannabis Overlay Ordinance begins on the following page]

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**AN ORDINANCE OF THE COUNCIL  
OF THE CITY OF MENDOTA AMENDING  
TITLE 17 OF THE MENDOTA MUNICIPAL  
CODE CREATING A COMMERCIAL  
CANNABIS OVERLAY DISTRICT AND  
AMENDING CHAPTER 8.36 FOR  
CONSISTENCY THEREWITH**

**ORDINANCE NO. 17-13**

**WHEREAS**, pursuant to the authority granted the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote the public health, the public morals, or public safety; and

**WHEREAS**, comprehensive zoning regulations and regulations upon the use of land and property lie within the City's police power; and

**WHEREAS**, in 1996, the voters of the State of California adopted the Compassionate Use Act of 1996 ("CUA"), the intent being to enable persons who are in need of cannabis for medical purposes to be able to obtain and use it without fear of state criminal prosecution under limited, specified circumstances; and

**WHEREAS**, in 2003, Senate Bill 420, titled the "Medical Marijuana Program Act" ("MMPA"), was enacted to clarify the scope of the CUA and to promulgate rules by which counties and cities can adopt and enforce regulations consistent with its provisions; and

**WHEREAS**, in 2011, Assembly Bill 2650 was enacted, affirming that counties and cities can under state law adopt ordinances that control and restrict the location and establishment of a medical cannabis cooperative, collective, dispensary, operator, establishment, or provider; and

**WHEREAS**, in late 2015, the Legislature passed, and the Governor signed, three pieces of legislation, AB 266, AB 243, and SB 643, collectively called the Medical Marijuana Regulation and Safety Act ("MMRSA"), which provides a statewide program for the licensing and regulation of commercial medical cannabis activity, specifically, the operation of medical cannabis dispensaries and the delivery and cultivation of medical cannabis; and

**WHEREAS**, in November 2016, the voters of the State of California adopted the Adult Use of Marijuana Act ("AUMA"), the intent being to establish a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacturing,

distribution, testing, and sale of nonmedical cannabis, including cannabis products, for use by adults 21 years and older, and to tax the commercial growth and retail sale of cannabis; and

**WHEREAS**, in 2012, as amended in 2016 and 2017, the City adopted Chapter 8.36 of the Mendota Municipal Code pertaining to recreational and medical cannabis activities (the “Cannabis Ordinance”), which bans commercial cannabis cultivation, commercial deliveries of cannabis, and cannabis dispensaries in the City based upon various health, safety and welfare and land use findings relating to cannabis cultivation, dispensing, and consumption, which findings are incorporated herein by reference; and

**WHEREAS**, the City of Mendota has identified a number of health, safety, and welfare concerns associated with cannabis activities. These concerns are set forth in the original report accompanying the Cannabis Ordinance, and are incorporated herein by reference. These concerns continue and have been exemplified throughout Fresno County and the State as evidenced by numerous area agency police reports and news articles. Some of the continued documented problems include offensive odors, trespassing, theft, violent encounters, fire hazards, and problems associated with mold, fungus, and pests; and

**WHEREAS**, under the MMRSA and the AUMA, the City retains its police powers and land use authority regulate or ban cannabis activities, including commercial cannabis activities, for the health, safety, and welfare of the citizens of Mendota.

***NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MENDOTA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:***

**SECTION 1.** The Recitals set forth above are incorporated herein and by this reference made an operative part hereof.

**SECTION 2.** This ordinance amends the City’s Zoning Ordinance, Title 17, by adding Chapter 17.99, and amends the City’s Cannabis Ordinance, Title 8, Chapter 8.36 by revising Sections 8.36.050, subd. (B) and 8.36.60, subd. (A). The ordinance will create an overlay zone to allow the establishment of commercial cannabis businesses and activity which will involve the cultivation, manufacturing, distribution, and testing of cannabis products, and will revise the City’s Cannabis Ordinance for consistency therewith.

**SECTION 3.** Chapter 17.99 is hereby added to Title 17 of the Mendota Municipal Code to read as follows:

**17.99.010 Purpose and Intent**

A. There is created a Commercial Cannabis Overlay District, the boundaries of which are shown on the map entitled, "Commercial Cannabis Overlay District", which is on file at city hall. Said map is adopted and made a part of this ordinance.

B. This chapter is enacted to preserve and promote the public health, safety, and welfare of the citizens of Mendota, to facilitate the establishment of permitted commercial cannabis businesses within the City while ensuring that such businesses do not interfere with other lawful land uses, and to provide new sources of revenue to fund City services.

#### **17.99.020 Definitions**

"Applicant" shall mean the individual or entity applying for a Conditional Use Permit pursuant to the provisions of this Section.

"Commercial cannabis business" means any business engaged in commercial cannabis activity.

"Commercial cannabis activity" shall have the same meaning set forth in Business and Professions Code Section 26001, subd. (d).

"Cultivation" shall have the same meaning set forth in Business and Professions Code Section 26001, subd. (e).

"Delivery" shall have the same meaning set forth in Business and Professions Code Section 26001, subd. (h).

"Distribution" shall have the same meaning set forth in Business and Professions Code Section 26001, subd. (j).

"Manufacture" or "manufacturing" shall have the same meaning set forth in Business and Professions Code Section 26001, subd. (q).

"Marijuana" or "cannabis" shall have the same meaning set forth in California Business and Professions Code Section 19300.5, subd. (f).

"Cannabis dispensary" means any facility or location, whether fixed or mobile, where cannabis is offered, provided, sold, made available or otherwise distributed for commercial purposes to more than (2) persons.

"Testing" or "testing service" shall have the same meaning set forth in Business and Professions Code Section 26001, subd. (bb).

### **17.99.030 Conflict between regulations**

Where a conflict occurs between the Commercial Cannabis Overlay District and any other section of the zoning code, or any provision of the Mendota Municipal Code, the Commercial Cannabis Overlay District regulations shall prevail.

### **17.99.040 Use classifications**

The use classifications allowed in the Commercial Cannabis Overlay District shall be those use classifications allowed in the underlying base zoning district.

### **17.99.050 Development standards**

The development standards for all development within the Commercial Cannabis Overlay District shall be those standards of the underlying base zoning district.

### **17.99.060 Permitted uses**

A. The following uses shall be permitted in the Commercial Cannabis Overlay District if a conditional use permit is obtained:

1. Indoor cannabis cultivation
2. Cannabis manufacturing
3. Cannabis testing services
4. Cannabis distribution

B. In addition to the findings required by Section 17.08.050, the following findings shall also be made before any conditional use permit for commercial cannabis activity is granted:

1. That a development agreement has been entered into by and between the City and the applicant, which is consistent with the provisions of this Chapter, promotes the purposes and intent of the Commercial Cannabis Overlay District, and ensures that the property will be used for commercial cannabis activity only.
2. That cannabis odors will not be detectable from the property boundary or public right-of-way and that, in multi-tenant buildings, cannabis odors will not be detectable from the building exterior.
3. That all commercial cannabis activities will occur within an enclosed building and will not be visible from the property boundary or public right-of-way.

4. If buildings are proposed for growing purposes that would cause light to be emitted from any building roof or window (sometimes referred to as "light-assisted" or "mixed-light" greenhouses), that no light will be visible through the roof and windows of grow areas from dusk to dawn.
5. That all pesticide use will comply with the State Department of Pesticide Regulations.
6. That a Water Recycling Management Plan has been prepared demonstrating sufficient water supply for the proposed use, including a certification that the applicant may use that water legally under state law, and, if water is used for irrigation purposes, that irrigation water will be recycled to the maximum extent feasible using best management practices.
7. That a Site Security Plan has been prepared demonstrating sufficient site security measures to prevent all unauthorized access to the site.
8. That a Power Use Plan has been prepared demonstrating sufficient power supply for the proposed use.
9. That the applicant has obtained all necessary state permits and authorizations to engage in the proposed use.
10. That the applicant has provided to the City all information required by state authorities pursuant to Business and Professions Code Section 26050 *et seq.*
11. That the applicant will provide to the City all information required by the state for any renewal of a state license related to commercial cannabis activity as well as the state licensing authority's decision on any such renewal.
12. That the applicant has consented to the City's inspection, without notice, of any and all records required to be maintained under any local, state, or federal law.
13. That the applicant will immediately provide notice to the City of any suspension or revocation of any state license issued pursuant to Business and Professions Code Section 26050 *et seq.*

**17.99.070 Conditions of development**

The development agreement required pursuant to Section 17.99.060(B)(1) shall include the following terms:

- A. The applicant agrees to pay an annual fee based on the total square footage of the developed portions of the property in an amount as follows:

1. \$5.00 per square foot for so long as the developed portions of the property are less than 200,000 square feet.

2. \$4.00 per square foot for so long as the developed portions of the property are between 200,000 square feet and 499,999 square feet.

3. \$3.50 per square foot for so long as the developed portions of the property are 500,000 square feet or greater.

B. The fee required pursuant to subdivision (A) shall be paid by the applicant in quarterly installments at times and locations specified by the City, and may not be paid in cash.

C. The applicant shall be responsible for paying the fee required pursuant to subdivision (A) for all developed portions of the property regardless of whether portions of the developed property are leased or otherwise conveyed to third parties. Any transfer of the applicant's interest in the developed property shall not affect the applicant's obligation to pay the fee required pursuant to subdivision (A) unless the recipient assumes the applicant's obligation to pay the fee for all developed portions of the property as required by this Section 17.99.070.

#### **17.99.080 Prohibited uses**

The following uses shall be prohibited in the Commercial Cannabis Overlay District:

A. Outdoor cannabis cultivation

B. Cannabis dispensaries

#### **17.99.090 Severability**

If any part of this chapter is for any reason held to be invalid, unlawful, or unconstitutional, such invalidity, unlawfulness or unconstitutionality shall not affect the validity, lawfulness, or constitutionality of any other part of this chapter.

**SECTION 4.** Chapter 8.36, Section 8.36.050, subd. (B) is hereby amended to read in full as follows (additions indicated in bold and underline):

B. Collective or cooperative cultivation. **Except as provided in Chapter 17.99,** the collective or cooperative cultivation of marijuana shall be prohibited in the City.

**SECTION 5.** Chapter 8.36, Section 8.36.60, subd. (A), is hereby amended to read in full as follows (additions indicated in bold and underline):



A. Commercial marijuana operations. Except as provided in Chapter 17.99, commercial marijuana operations as defined in Section 8.36.030 are prohibited within the City.

**SECTION 6.** The City Council finds the approval of this ordinance is not subject to the California Environmental Quality Act, Public Resources Code, Section 21000, *et seq.* ("CEQA"), pursuant to Section 15060(c)(2) of the CEQA Guidelines, on the ground that the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and Section 15060(c)(3) of the CEQA Guidelines, on the ground that the activity is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the City Council finds the approval of this ordinance is not a project under Section 15061(b)(3) of the CEQA Guidelines because it has no potential for causing a significant effect on the environment.

**SECTION 7.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held for any reason to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Mendota hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.


**SECTION 8.** The Mayor shall sign and the City Clerk shall certify to the passage of this Ordinance and will see that it is published and posted in the manner required by law.

**SECTION 9.** This ordinance shall become effective and in full force at 12:00 midnight on the 31<sup>st</sup> day following its adoption.

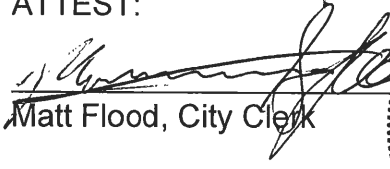
\*\*\*\*\*

The foregoing ordinance was introduced on the 8<sup>th</sup> day of August, 2017 and duly passed and adopted by the City Council of the City of Mendota at a regular meeting thereof held on the 12<sup>th</sup> day of September, 2017, by the following vote:

**AYES: 3 – Councilors Mendoza, Rosales, and Silva.**  
**NOES: 2 – Mayor Castro and Mayor Pro Tem Martinez.**  
**ABSENT: 0**  
**ABSTAIN: 0**

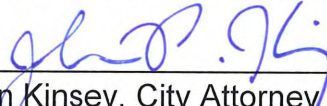
  
Rolando Castro, Mayor

ATTEST:

  
Matt Flood, City Clerk



APPROVED AS TO FORM:

  
John Kinsey, City Attorney

Address	Type of Case	1st Notice	Deadline	Status	Fine Amount
818 STAMOULES	VEHICLE TAGGED FOR 72 HR TAG	10/2/2018	10/5/2018	COMPLETE	\$0.00
230 FLEMMING	COMMUNITY CONTACT	10/2/2018	N/A	ADVISED	\$0.00
621 OXNARD	VEHICLE TAGGED FOR 72 HR TAG	10/2/2018	10/5/2018	COMPLETE	\$0.00
510 4TH ST	MUNICODE/ PARKING VIOLATION	10/2/2018	N/A	TOWED	\$0.00
9TH/ STAMOULES	MUNICODE/ PARKING VIOLATION	10/4/2018	N/A	CITED	\$40.00
9TH/ RIOFRIO	VEHICLE TAGGED FOR 72 HR TAG	10/4/2018	10/7/2018	COMPLETE	\$0.00
800 GARCIA	MUNICODE/ PARKING VIOLATION	10/4/2018	N/A	CITED	\$50.00
819 8TH ST	MUNICODE/ PARKING VIOLATION	10/4/2018	N/A	CITED	\$50.00
241 ESPINOZA	COMMUNITY CONTACT	10/4/2018	N/A	COMPLETE	\$0.00
CASTANEDA/ AMADOR	MUNICODE/ PARKING VIOLATION	10/4/2018	N/A	ADVISED	\$0.00
500 SILVA	MUNICODE/ BUSINESS LICENSE	10/4/2018	N/A	ADVISED	\$0.00
668 SORENSEN	MUNICODE/ BUSINESS LICENSE	10/4/2018	N/A	ADVISED	\$0.00
467 KATE	MUNICODE/ PARKING VIOLATION	10/5/2018	N/A	CITED	\$40.00
1440 4TH ST	COMMUNITY CONTACT	10/5/2018	N/A	COMPLETE	\$0.00
1096 PUCHEU	MUNICODE/ ANIMAL NUISANCE	10/5/2018	N/A	ADVISED	\$0.00
1758 TH	MUNICODE/ BUSINESS LICENSE	10/5/2018	N/A	ADVISED	\$0.00
317 BLANCO	COMMUNITY CONTACT	10/5/2018	N/A	ADVISED	\$0.00
800 GARCIA	MUNICODE/ BUSINESS LICENSE	10/5/2018	N/A	CITED	\$250.00
605 I ST	MUNICODE/ BUSINESS LICENSE	10/5/2018	N/A	CITED	\$250.00
608 4TH ST	MUNICODE/ PARKING VIOLATION	10/9/2018	N/A	ADVISED	\$0.00
461 PUCHEU	MUNICODE/ PARKING VIOLATION	10/9/2018	N/A	TOWED	\$0.00
190 STRAW	COMMUNITY CONTACT	10/9/2018	N/A	COMPLETE	\$0.00
109 KATE CT.	MUNICODE/ PARKING VIOLATION	10/9/2018	N/A	CITED	\$40.00
345 HOLMES	MUNICODE/ BUSINESS LICENSE	10/9/2018	N/A	ADVISED	\$0.00
259 TUFT	COMMUNITY CONTACT	10/11/2018	N/A	COMPLETE	\$0.00
BARAJAS/ CERVANTEZ	MUNICODE/ PARKING VIOLATION	10/11/2018	N/A	CITED	\$40.00
189 PETRY	COMMUNITY CONTACT	10/11/2018	N/A	COMPLETE	\$0.00
767 PUCHEU	MUNICODE/ PARKING VIOLATION	10/11/2018	N/A	CITED	\$40.00
800 GARCIA	MUNICODE/ PARKING VIOLATION	10/11/2018	N/A	CITED	\$50.00
800 GARCIA	MUNICODE/ PARKING VIOLATION	10/11/2018	N/A	ADVISED	\$0.00
800 GARCIA	MUNICODE/ PARKING VIOLATION	10/11/2018	N/A	CITED	\$50.00
1042 OLLER	MUNICODE/ VEHICLE NUISANCE	10/12/2018	N/A	ADVISED	\$0.00
GARCIA CT	MUNICODE/ PARKING VIOLATION	10/12/2018	N/A	CITED	\$50.00

800 GARCIA	MUNICODE/ PARKING VIOLATION	10/12/2018	N/A	ADVISED	\$0.00
200 NAPLES	VEHICLE TAGGED FOR 72 HR TAG	10/13/2018	10/16/2018	COMPLETE	\$0.00
615 GARCIA	MUNICODE/ PARKING VIOLATION	10/13/2018	N/A	CITED	\$40.00
9TH/ RIOFRIO	MUNICODE/ PARKING VIOLATION	10/13/2018	N/A	ADVISED	\$0.00
460 RIOFRIO	MUNICODE/ YARD SALES PERMIT	10/13/2018	N/A	COMPLETE	\$0.00
1209 5TH	MUNICODE/ PARKING VIOLATION	10/13/2018	N/A	ADVISED	\$0.00
280 SAN PEDRO	MUNICODE/ BUSINESS LICENSE	10/13/2018	N/A	ADVISED	\$0.00
56 QUIROGA	COMMUNITY CONTACT	10/13/2018	N/A	ADVISED	\$0.00
RAMONS TIRE	MUNICODE/ ANIMAL NUISANCE	10/16/2018	N/A	COMPLETE	\$0.00
467 OLLER	VEHICLE TAGGED FOR 72 HR TAG	10/16/2018	10/19/2018	COMPLETE	\$0.00
300 BLK NAPLES	72 HR TAG/ FOLLOW UP	10/16/2018	N/A	TOWED	\$0.00
PEREZ/ LOZANO	MUNICODE/ PARKING VIOLATION	10/16/2018	N/A	CITED	\$50.00
201 LOZANO	VEHICLE TAGGED FOR 72 HR TAG	10/16/2018	10/19/2018	COMPLETE	\$0.00
GONZALEZ/ DIAZ	VEHICLE TAGGED FOR 72 HR TAG	10/16/2018	10/19/2018	COMPLETE	\$0.00
270 SANTA CRUZ	VEHICLE TAGGED FOR 72 HR TAG	10/16/2018	10/19/2018	COMPLETE	\$0.00
1832 9TH ST	VEHICLE TAGGED FOR 72 HR TAG	10/16/2018	10/19/2018	COMPLETE	\$0.00
34 QUIROGA	COMMUNITY CONTACT	10/16/2018	N/A	COMPLETE	\$0.00
223 ESPINOZA	COMMUNITY CONTACT	10/16/2018	N/A	COMPLETE	\$0.00
34 QUIROGA	COMMUNITY CONTACT	10/16/2018	N/A	ADVISED	\$0.00
490 GONZALEZ	VEHICLE TAGGED FOR 72 HR TAG	10/19/2018	10/22/2018	COMPLETE	\$0.00
807 KATE	MUNICODE/ PARKING VIOLATION	10/19/2018	N/A	ADVISED	\$0.00
643 LOZANO	MUNICODE/ PARKING VIOLATION	10/19/2018	N/A	ADVISED	\$0.00
MENDOTA VALLEY FOOD	MUNICODE/ SHOPPING CARTS	10/19/2018	N/A	ADVISED	\$0.00
318 GOMEZ	VEHICLE TAGGED FOR 72 HR TAG	10/19/2018	10/22/2018	COMPLETE	\$0.00
SORENSEN/ TUFT	COMMUNITY CONTACT	10/19/2018	N/A	COMPLETE	\$0.00
684 SORENSEN	COMMUNITY CONTACT	10/19/2018	N/A	COMPLETE	\$0.00
601 LOZANO	72 HR TAG/ FOLLOW UP	10/20/2018	N/A	TOWED	\$0.00
300 RIOS	MUNICODE/ BUSINESS LICENSE	10/20/2018	N/A	ADVISED	\$0.00
640 PEACH	MUNICODE/ LANDSCAPING	10/20/2018	N/A	ADVISED	\$0.00
812 KATE	VEHICLE TAGGED FOR 72 HR TAG	10/20/2018	10/23/2018	COMPLETE	\$0.00
7TH/ JUANITA	VEHICLE TAGGED FOR 72 HR TAG	10/23/2018	10/26/2018	COMPLETE	\$0.00
601 GAXIOLA	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	ADVISED	\$0.00
305 BLANCO	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	ADVISED	\$0.00
GONZALEZ/ DIAZ	FOLLOW UP/ VEHICLE NUISANCE	10/23/2018	N/A	COMPLETE	\$0.00

280 ESPINOZA	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	ADVISED	\$0.00
200 BLK SANTA CRUZ	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	CITED	\$40.00
200 BLK TUFT	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	CITED	\$275.00
640 PEACH	MUNICODE/ LANDSCAPING	10/23/2018	N/A	ADVISED	\$0.00
RIO FRIO CIR.	VEHICLE TAGGED FOR 72 HR TAG	10/23/2018	10/26/2018	COMPLETE	\$0.00
RIO FRIO CIR.	VEHICLE TAGGED FOR 72 HR TAG	10/23/2018	10/26/2018	COMPLETE	\$0.00
400 BLK QUINCE	VEHICLE TAGGED FOR 72 HR TAG	10/23/2018	10/26/2018	COMPLETE	\$0.00
1748 7TH	MUNICODE/ ANIMAL NUISANCE	10/23/2018	N/A	ADVISED	\$0.00
MEPD	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	ADVISED	\$0.00
485 LOLITA	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	COMPLETE	\$0.00
439 N KATE	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	TOWED	\$0.00
609 GAXIOLA	VEHICLE TAGGED FOR 72 HR TAG	10/23/2018	10/26/2018	COMPLETE	\$0.00
D BLK ALLEY OF RIO FRIO/ QUIN	MUNICODE/ PARKING VIOLATION	10/23/2018	N/A	TOWED	\$0.00
MEPD	MUNICODE/ PARKING VIOLATION	10/25/2018	N/A	ADVISED	\$0.00
413 MARIE	VEHICLE TAGGED FOR 72 HR TAG	10/25/2018	10/28/2018	COMPLETE	\$0.00
251 MCCABE	VEHICLE TAGGED FOR 72 HR TAG	10/25/2018	10/28/2018	COMPLETE	\$0.00
354 QUINCE	COMMUNITY CONTACT	10/25/2018	N/A	ADVISED	\$0.00
543 STAMOULES	COMMUNITY CONTACT	10/25/2018	N/A	ADVISED	\$0.00
GURROLA/ HOLMES	72 HR TAG/ FOLLOW UP	10/25/2018	N/A	TOWED	\$0.00
354 QUINCE	COMMUNITY CONTACT	10/25/2018	N/A	ADVISED	\$0.00
950 2ND ST	MUNICODE/ PARKING VIOLATION	10/25/2018	N/A	ADVISED	\$0.00
830 LOLITA	MUNICODE/ PARKING VIOLATION	10/25/2018	N/A	COMPLETE	\$0.00
200 BLK DERRICK	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	ADVISED	\$0.00
HERNANDEZ/ DE LA CRUZ	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	TOWED	\$0.00
HERNANDEZ/ DE LA CRUZ	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	TOWED	\$0.00
ALLEY LOLITA/ 7TH	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$25.00
10TH/ PUCHEU	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$40.00
902 RIO FRIO CIR.	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$40.00
568 BARAJAS	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$40.00
408 BANDONI	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$40.00
408 BANDONI	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$40.00
408 BANDONI	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$40.00
408 BANDONI	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	CITED	\$40.00
700 BLK STAMOULES	MUNICODE/ PARKING VIOLATION	10/28/2018	N/A	TOWED	\$0.00

MEPD	MUNICODE/ PARKING VIOLATION	10/30/2018	N/A	ADVISED	\$0.00
LOLITA/ 7TH	MUNICODE/ VEHICLE NUISANCE	10/30/2018	N/A	ADVISED	\$0.00
825 TULE	VEHICLE TAGGED FOR 72 HR TAG	10/30/2018	11/2/2018	COMPLETE	\$0.00
711 H ST	VEHICLE TAGGED FOR 72 HR TAG	10/30/2018	11/2/2018	COMPLETE	\$0.00
619 GAXIOLA	MUNICODE/ PARKING VIOLATION	10/30/2018	N/A	ADVISED	\$0.00
633 LOZANO	VEHICLE TAGGED FOR 72 HR TAG	10/30/2018	11/2/2018	COMPLETE	\$0.00
800 GARCIA	MUNICODE/ PARKING VIOLATION	10/30/2018	N/A	CITED	\$40.00
251 MCCABE	72 HR TAG/ FOLLOW UP	10/30/2018	N/A	TOWED	\$0.00
STAR SUPER MARKET	MUNICODE/ BUSINESS LICENSE	10/30/2018	N/A	ADVISED	\$0.00
				<b>TOTAL =</b>	<b>\$1,700.00</b>



# POLICE

M E N D O T A

## MEMORANDUM

**Date:** November 1, 2018  
**To:** Cristian Gonzalez, City Manager  
Mendota City Council Members  
**From:** Gregg L. Andreotti, Chief of Police  
**Subject:** Monthly Report for October 2018

### **Significant Cases:**

Officers received multiple reports of a male subject exposing himself or touching his crotch while inside his vehicle. The suspect was gone upon officer's arriving on scene. Officers networked with allied agencies and were able to identify the suspect who was found to be on parole. His parole agent was contacted and assisted. He was eventually arrested and his parole was violated.

Report of a loose dog attacking other dogs on Kate Court. Animal control responded.

Subject check at Unida/8<sup>th</sup> resulted in an FI for information.

Subject check on 7<sup>th</sup> Street resulted in an FI for information.

Vehicle burglary on Rowe resulted in an unknown suspect stealing documents from the victim's vehicle.

An unknown suspect broke a window on the victim's vehicle while it was parked on De LA Cruz Street.

An unknown suspect stole the victim's vehicle while it was parked on Puchue Street.

Vehicle check on Bou Circle discovered the vehicle's rear license plate was obstructed and the registration year tab was altered. The passenger was found to be in possession of drugs and concealing a large knife. He was arrested, cited and released.

An unknown suspect stole the victim's vehicle while it was parked on Tuft Street. The vehicle keys were left in the ignition.

The suspect pushed the victim to the ground when served with civil papers. The suspect was arrested, cited and released.

A suspect wanted on multiple Mendota PD abuse cases was arrested by Kerman PD and turned over to MPD officers. He was interviewed and then transported to Jail.

A Table Mt. Police Officer, who is also a Mendota PD Reserve Officer, located a Mendota PD stolen vehicle on tribal land. TMPD Officers set surveillance on the vehicle and contacted subjects who returned to the vehicle. Prior video surveillance identified one of the subjects as the driver of the vehicle. CHP assisted and arrested the subject and transported him to jail. He is a known auto thief in Mendota.

Vehicle stop on Puchue discovered the driver was wanted on outstanding warrants. He was arrested, cited and released.

Subject check at Rio Frio/6<sup>th</sup> discovered he was wanted on an active warrant and in possession of methamphetamine and a meth pipe. He was arrested, cited and released.

Subject check on Lolita discovered a person wanted for probation violation. He was arrested and transported to Jail.

Non-injury traffic collision at Hwy 33/Bass. All parties remained on scene.

An unknown suspect stole the victim's vehicle while it was parked on Perez Street.

Subject check at 9<sup>th</sup>/Lolita found the person was wanted on an active warrant. He was arrested and transported to Jail.

The protected person on a restraining order reported the restrained person continues to come by the protected property on Stamoules. The suspect was not located in the area.

Bicycle stop by Stamoules/8<sup>th</sup> resulted in an FI for information.

Disturbance at a residence on Quince discovered the suspect hit the victim and then fled into the back yard. Officer arrived and located the suspect attempting to leave the area. He was contacted, eventually arrested and transported to Jail.

Subject check on Lolita discovered outstanding warrants for her arrest. She was also found in possession of two meth pipes. She was arrested and transported to Jail.

A known suspect was seen holding a rifle by Oller/6<sup>th</sup> and pointing it at the victim. An Officer located the suspect and discovered the rifle was a pellet gun. The suspect was arrested, cited and released.



Subject check by Stamoules/7<sup>th</sup> found him in possession of a meth pipe. He was arrested, cited and released.

A known suspect and parolee hit the victim during an argument. The suspect fled prior to officers arriving. The suspect's parole agent was contacted.

Assist to CHP. Officers come upon a non-injury traffic collision on Bass avenue by the Pool Park. The investigation was turned over to the CHP.

A known suspect hit the victim during an argument on Lolita. The suspect left the scene prior to officer arriving.

Subject check at Lolita/7<sup>th</sup> discovered he was in possession of a meth pipe. He was arrested, cited and released.

Subject check of a known juvenile probationer in the parking lot of a local mini mart on Oller. Officers discovered he discarded a knife prior to contact and had the odor of an alcohol beverage upon his breath. His probation officer was notified of the contact. He was turned over to a parent.

A check of an illegal cell phone vendor was conducted on 7<sup>th</sup> Street. He was found to be unlicensed and refused to leave when warned of his violation. He was eventually cited for not having a business license and then left the area.

Disturbance between roommates at a residence on Quince Street discovered the suspect hit the victim. The suspect was contacted, arrested and transported to Jail.

An unknown suspect stole the pool sweeper from a backyard pool on Puchue.

Follow up to a Kerman PD arrest where documents were in his possession discovered a resident on Stamoules was the victim of document theft. Kerman PD advised and charges will be added to the suspect.

Subject check on Derrick discovered a warrant for his arrest. He was arrested and transported to Jail.

An unknown suspect damaged a window to the victim's vehicle while it was parked on Tuft Street.

Bicycle stop by Naples/9<sup>th</sup> discovered outstanding warrants for his arrest. He was arrested, cited and released.

Subject check of two in an alleyway along Oller found each to be in possession of open containers of alcohol beverages. Each was issued a citation.

Subject check at Kate/9<sup>th</sup> discovered an outstanding probation violation warrant for his arrest. He was arrested and transported to Jail.

Disturbance at a residence on Maldonado resulted in the suspect hitting the victim. The suspect fled prior to officers arriving. The victim wanted to pursue charges.

Subject check by 5<sup>th</sup>/Puchue found an active warrant for his arrest. He was arrested, cited and released.

Bicycle stop by 4<sup>th</sup>/Oller discovered an outstanding warrant for his arrest. He was arrested, cited and released.

An unknown suspect entered an unlocked vehicle on Rios Street and stole the victim's wallet.

Subject check at 3<sup>rd</sup>/Naples discovered he was wanted on active warrants. He was arrested and transported to Jail.

Subject check of two by Tule/7<sup>th</sup> discovered one subject was on active parole with priors for auto theft. The contact resulted in FI's for information.

Officers assisted Firebaugh PD with checking an area in Mendota for a missing person. The person was located and removed from the missing persons system.

Vehicle stop on Smoot Street discovered a restraining order violation. The driver is a restrained person and had just let the protected person into her apartment to care for their children. Upon investigating officers discovered a wanted person in the apartment. The restrained person and wanted person were arrested and transported to Jail.

An unknown suspect stole the victim's dirt bike out of his garage during the night.

Subject check in the parking lot of a local elementary school discovered him in possession of a meth pipe. He was arrested, cited and released.

Vehicle stop of a motorcycle with no license plate at Marie/2<sup>nd</sup> resulted in a citation and FI for information.

Non-injury traffic collision at Quince/9th. Both parties remained on scene.

An unknown suspect stole the victim's bicycle from his front yard on J Street.

Subject check on Rowe Street discovered an active warrant. He was arrested, cited and released.

A known suspect stole the victim's cell phone while they were together by Oller/7<sup>th</sup> Street. The suspect fled after he took the cell phone.

Vehicle stop by Perez/Barboza discovered the driver was under the influence of Marijuana. He was arrested for DUI, processed, cited and released.

A known suspect broke the rear window to the victim's residence on Pachue Street. Prior to officers arriving he fled. During the investigation it was discovered the suspect hit the victim the day prior. A search of the area located him at a local park. As officers approach him he fled on foot and over fences into the neighborhood. He was not located, but his identity is known.

A restrained person went to the protected person's residence on Santa Cruz Street in violation of the order. Officers responded and located the suspect walking in the neighborhood. She was arrested and found to also have an outstanding warrant for her arrest. She was transported to Jail.

An unknown suspect stole the victim's bicycle from in front of a local store on Oller Street.

Subject check by Quince/8<sup>th</sup> discovered he was in possession of a meth pipe. He was arrested cited and released.

A known suspect on Holmes Street stole the victim's camera and was contacted by Officers. The victim decided not to press any charges. The suspect was found to have outstanding warrants. He was arrested, cited and released.

An unknown suspect stole the victim's vehicle while it was parked outside his residence.

A known suspect threatened to harm the victim in text messages and on the phone. He was contacted, arrested and transported to JJC.

Disturbance at a residence on 7<sup>th</sup> Street discovered multiple subjects possibly assaulting another. No reported victim. All subjects were FI'ed for information.

Subject check in an alley along Oller Ave. discovered an outstanding warrant for his arrest. He was arrested, cited and released.

Disturbance at a residence on Rios discovered the suspect hit the victim. The suspect was contacted, arrested and transported to Jail.

An unknown suspect went into a mini mart on Oller and stole beer. Video surveillance was inconclusive.

Disturbance at a residence on 2<sup>nd</sup> Street discovered the suspect hit the victim two days prior and again before officers arrived on this date. Officers discovered an active restraining order listing the victim as protected and suspect as restrained. The suspect fled prior to officers arriving.

An unknown suspect stole personal property from the victim's vehicle while it was parked on Derrick Ave.

Subject check on Straw found active warrants for his arrest. He was arrested and transported to Jail.

Vehicle check in a business parking lot at Derrick/Belmont found two people from out of town sleeping. Both were discovered in possession of Methamphetamine. Each was arrested, cited and released.

An unknown suspect stole personal documents from the victim's unlocked vehicle while it was parked on Silva Street.

An unknown suspect stole the year tab from the rear license plate of the victim's vehicle while it was parked on Holmes Ave.

Vehicle stop on Derrick resulted in an FI for information.

Non-injury hit and run by Hwy33/Bass Avenue. The suspect driver was contacted in Firebaugh and stated the other driver hit his vehicle. Investigation is ongoing.

An unknown suspect stole the victim's personal property from a storage shed located in her rear yard on Jennings Street.

Subject check on Derrick Street discovered an active warrant for his arrest. He was arrested, cited and released.

Solo vehicle accident on Marie Street discovered the driver lost control and rolled the vehicle over.

Vehicle check by Belmont/Oller resulted in the discovery of methamphetamine in the occupant's possession. He was arrested, cited and released.

Subject check at Quince/7<sup>th</sup> discovered he was attempting to discard a meth pipe. The pipe was recovered and the subject was arrested, cited and released.

An unknown suspect stole the victim's vehicle while it was parked on Castro Street.

An unknown suspect was seen stealing a lawn mower from in front of a local store on Oller Street and fled in a known vehicle. Allied agency advised of the vehicle info.

Injury traffic collision on 2<sup>nd</sup> Street where the suspect vehicle driver fled on foot. He was located and found to be intoxicated. He was arrested for felony DUI and transported to Jail. The driver of the other vehicle was transported to CRMC for treatment.

An unknown suspect stole the battery from a vehicle located at the new residential construction site.

An unknown suspect stole the victim's identity and opened credit accounts out of state.

An unknown suspect stole the victim's identity and opened a Target Credit Card Account.

An unknown suspect damaged the driver's side mirror to her vehicle.

Injury traffic collision at 7<sup>th</sup>/Derrick resulted in two with minor injuries. Both were transported to CRMC for treatment.

Vandalism to a door at a housing authority unit on Sorenson. The prior tenants were recently locked out. Suspect unknown.

Disturbance at a residence on Juanita discovered one party was wanted on outstanding warrants and the other was a restrained person from the first. Both were arrested and transported to Jail.

Bicycle stop at 9<sup>th</sup>/Oller discovered the rider was wanted on an active warrant and was in possession of methamphetamine and a meth pipe. He was arrested, cited and released.

Non-injury hit and run by 11<sup>th</sup>/Oller. An unknown suspect hit the victim's vehicle while it was parked.

Vehicle stop at 7<sup>th</sup>/Lolita discovered the driver was wanted on outstanding warrants. She was arrested, cited and released.

Bicycle stop at Divisadero/Lolita discovered the rider was on active parole and in possession of methamphetamine. His parole agent was notified. He was arrested, cited and released.

An unknown suspect stole the victim's vehicle while it was parked on Quince Street.

Unwanted subject on private property on 8<sup>th</sup> Street. She was found to be on probation and in possession of a meth pipe and wallet with another person's ID inside. The owner of the wallet reported it stolen from Kate Street. The suspect was arrested, cited and released.

An unknown suspect stole the victim's vehicle while it was parked on Derrick Avenue.

Disturbance at a residence on Barajas Court discovered the suspect hit the victim. He was located, arrested and transported to Jail.

An unwanted subject was contacted at a property on Oller. He was arrested for trespassing by the property owner. Officers transported him to the police department where he was cited and released.

A possible known suspect stole keys from the interior of the victim's vehicle. The possible suspect is known to officers.

Subject check at 9<sup>th</sup>/Puchue discovered a meth pipe. He was arrested, cited and released.

Subject check in an alleyway by Oller Street discovered methamphetamine and a meth pipe in her possession. She was arrested, cited and released.

Subject check by Oller/8<sup>th</sup> discovered outstanding warrants for his arrest. He was arrested, cited and released.

An unknown suspect stole the victim's vehicle while it was parked on Castaneda Street.

An unknown suspect stole the victim's vehicle while it was parked on Gaxiola Street at night.

Vehicle stop at Lolita/Divisadero resulted in the driver's arrest for having outstanding warrants. He was arrested, cited and released.

Subject check on Quince resulted in her arrest on outstanding warrants and probation violation. She was transported to Jail.

A prior vandalism to a vehicle was reported on Martinez Court. Suspect is unknown.

A stolen vehicle was recovered on Jennings Street and returned to the owner.

Vehicle stop at 7<sup>th</sup>/Stamoules discovered a subject on probation and resulted in an FI for information.

A possible known suspect stole the victim's cell phone from within his home on Holmes Street.

Subject check at Quince/Rio Frio discovered an active warrant for his arrest. He was arrested, cited and released.

A known suspect vandalized the interior of the victim's residence on Lolita Street. The suspect fled prior to officers arriving.

**Strategic Planning:**

- Received a USDA grant to purchase three new police vehicles.
  - Purchased one vehicle and ordered two.
- Three personnel attended FTO update training
- Two SROs attended School Resource Officer School in Sacramento

**Personnel Information:**

- College intern is assisting part-time with Records Unit duties
- The following Police Department positions remain vacant and frozen:
  - Two Police Officers
  - One Administrative Assistant
- The Police Trainee was progressing through field training, but resigned to take a private sector job.
- The injured Police Officer was released to full duty.
- A Police Officer resigned to seek a private sector job.
- Two Police Officer candidates accepted conditional job offers and entered the hiring process.