CITY OF SOUTH PASADENA
CITY COUNCIL

AGENDA

REGULAR COUNCIL MEETING
WEDNESDAY, JULY 17, 2024 AT 7:00 PM

AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CALIFORNIA 91030

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena City Council Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

Public participation may be made as follows:

- In-Person – Council Chambers, 1424 Mission Street, South Pasadena, CA 91030
- Live Broadcast via the City website – http://www.spectrumstream.com/streaming/south_pasadena/live.cfm
- **Via Zoom – Meeting ID: 825 9999 2830**
- Written Public Comment – written comment must be submitted by 12:00 p.m. the day of the meeting by emailing to ccpubliccomment@southpasadenaca.gov
- Via Phone–+1-669-900-6833 and entering the Zoom Meeting ID listed above.

Meeting may be viewed at:

1. Go to the Zoom website, https://zoom.us/join and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link: https://us06web.zoom.us/j/82599992830 or
3. By calling: +1-669-900-6833 and entering the Zoom Meeting ID listed above; and viewing the meeting via http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

CALL TO ORDER:	Mayor	Evelyn G. Zneimer
ROLL CALL:	Mayor	Evelyn G. Zneimer
	Mayor Pro Tem	Jack Donovan
	Councilmember	Janet Braun
	Councilmember	Michael A. Cacciotti
	Councilmember	Jon Primuth
PLEDGE OF ALLEGIANCE:	Councilmember	Jon Primuth

PUBLIC COMMENT GUIDELINES

The City Council welcomes public input. Members of the public may comment on a non-agenda subject under the jurisdiction of the City Council or on an agenda item. Members of the public will have three minutes to address the City Council, however, the Mayor and City Council may adjust the time allotted, as needed.

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded to the City website for public viewing under Additional Documents. When submitting a public comment, please make sure to include the following:
1) Name (optional), and
2) Agenda item you are submitting public comment on.
3) Submit by no later than 12:00 p.m., on the day of the City Council meeting. Correspondence received after this time will be distributed the following business day.

PLEASE NOTE: The Mayor may exercise the Chair's discretion, subject to the approval of the majority of the City Council, to adjust public comment time limit to less than three minutes, as needed.

Pursuant to State law, the City Council may not discuss or take action on issues not on the meeting agenda, except that members of the City Council or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

CLOSED SESSION ANNOUNCEMENTS

1. CLOSED SESSION ANNOUNCEMENTS

PUBLIC COMMENT

2. PUBLIC COMMENT - GENERAL (NON-AGENDA ITEMS)

General Public Comment will be limited to 30 minutes at the beginning of the agenda. If there are speakers remaining in the queue, they will be heard at the end of the meeting. Only Speakers who submit a Public Comment card within the first 30 minutes of Public Comment period will be queued up to speak.

CHANGES TO THE AGENDA

3. REORDERING OF, ADDITIONS, OR DELETIONS TO THE AGENDA

PRESENTATIONS

4. STAFF INTRODUCTIONS

Recommendation

Community Development

- Community Improvement Coordinator Richard Nilo

Human Resources

- Management Analyst Melisa Flores

Public Works

- Maintenance Worker I David Montalvo

5. PROCLAMATION FOR PARKS MAKE LIFE BETTER

6. PRESENTATION BY SOUTHERN CALIFORNIA EDISON ON FIXED CHARGE

CONSENT CALENDAR
OPPORTUNITY TO COMMENT ON CONSENT CALENDAR
Items listed under the Consent Calendar are considered by the City Manager to be routine in nature and will be enacted by one motion unless a public comment has been received or Councilmember requests otherwise, in which case the item will be removed for separate consideration. Any motion relating to an ordinance or a resolution shall also waive the reading of the ordinance or resolution and include its introduction or adoption as appropriate.

7. CONSIDERATION OF THE APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF $420,197.55; GENERAL CITY WARRANTS IN THE AMOUNT OF $2,962,149.77; TRANSFERS IN THE AMOUNT OF $597,998.48; ONLINE PAYMENTS IN THE AMOUNT OF $55,991.36; VOIDS IN THE AMOUNT OF ($34,523.30); PAYROLL IN THE AMOUNT OF $969,931.36

Recommendation
It is recommended that the City Council approve the Warrants as presented.

8. CONSIDERATION OF APPROVAL OF SPECIAL CITY COUNCIL MEETING FOR MAY 29, 2024, AND A SPECIAL CITY COUNCIL HOUSING AUTHORITY MEETING MINUTES FOR MAY 29, 2024

Recommendation
It is recommended that the City Council consider the approval of the minutes for the Special City Council Meeting for May 29, 2024, and a Special City Council Housing Authority Meeting for May 29, 2024.

9. CONSIDERATION OF ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, AMENDING CHAPTER 36 (ZONING) OF THE CITY CODE OF THE CITY OF SOUTH PASADENA TO UPDATE SIGN REGULATIONS RELATED TO SIGNS ON PUBLIC PROPERTY AND APPROVING A CEQA EXEMPTION DETERMINATION

Recommendation
It is recommended that the City Council adopt the ordinance amending Chapter 36 of the City Code updating the sign regulations related to signs on public property.

10. CONSIDERATION OF APPROVAL OF A PROPOSED THREE-YEAR SERVICES AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. FOR CROSSING GUARD SERVICES IN THE AMOUNT NOT-TO-EXCEED $349,587 FOR FISCAL YEAR 2024-2025, $367,046 FOR FISCAL YEAR 2025-2026, AND $385,212 FOR FISCAL YEAR 2026-2027 FOR A COMBINED THREE-YEAR TOTAL CONTRACT AMOUNT OF $1,101,845

Recommendation
It is recommended that the City Council:
1. Approve the proposed three-year Contract Services Agreement with All City

Management Services, Inc. for crossing guard services in an amount not-to-exceed $349,587 for Fiscal Year (FY) 2024-2025 with a 5% contract escalator for subsequent contract term (Fiscal Years: 2025-2026, 2026-2027); and

2. Approve the transfer of $19,579 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund crossing guard services for FY 2024-2025 for a total of $349,587; and
3. Approve the transfer of $17,459 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund crossing guard services for FY 2025-2026 for a total of $367,046; and
4. Approve the transfer of $18,166 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund crossing guard services for FY 2026-2027 for a total of $385,212.

11. CONSIDERATION OF APPROVAL OF THE FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH MV CHENG AND ASSOCIATES, INC., FOR TEMPORARY STAFFING SERVICES, AT A COST OF $65,000, FOR A NEW TOTAL NOT-TO-EXCEED AMOUNT OF $499,000 AND TO AMEND THE TERMINATION DATE

Recommendation

It is recommended that the City Council consider approval of the Fourth Amendment to the Professional Services Agreement with MV Cheng and Associates, Inc., in the amount of $65,000, for continued temporary staffing services, and for a new total not-to-exceed amount of $499,000 and to amend the termination date to December 31, 2024.

12. CONSIDERATION OF A RESOLUTION TO DECLARE CERTAIN CITY-OWNED LAND LOCATED AT 435 FAIR OAKS (WAR MEMORIAL PARK) TO BE EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT AND FIND THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Recommendation

It is recommended that the City Council consider the adoption of a Resolution declaring that the real property owned by the City located at 435 Fair Oaks is exempt surplus land pursuant to Government Code Sections 54221(b) and 54221(f)()(J) and finding that such declaration is exempt from environmental review under the California Environmental Quality Act.

13. CONSIDERATION OF APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH AKD CONSULTING TO PROVIDE A WESTSIDE RESERVOIR PRELIMINARY DESIGN REPORT

Recommendation

It is recommended that the City Council Approve a Professional Services Agreement with AKD Consulting for the development of a Westside Reservoir Preliminary Design Report in the amount of $515,108, including a 15% contingency of $67,188.

14. CONSIDERATION OF PAYMENT TO GRBCON, INC. IN THE AMOUNT OF $43,906.68 FOR EMERGENCY CONSTRUCTION SEWER REPAIR SERVICES, AND AUTHORIZE THE CITY MANAGER TO APPROVE ADDITIONAL PAYMENTS UP TO $40,000 FOR

REMAINING CONSTRUCTION REPAIR SERVICES

Recommendation

It is recommended that the City Council:

1. Approve a payment of $43,906.68 to GRBCon, Inc. for emergency construction repair services; and
2. Authorize the City Manager to approve additional payments to GRBCon, Inc. for remaining construction repair services up to an additional $40,000.

15. CONSIDERATION TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT WITH LANCE, SOLL & LUNGHARD, LLP (LSL) TO PROVIDE CERTAIN CITY ACCOUNTING OPERATIONAL SERVICES FOR A TOTAL COST NOT TO EXCEED $180,000

Recommendation

It is recommended that the City Council consider approving the professional services agreement with Lance, Soll, & Lunghard, LLP (LSL) for the provision of certain accounting services for a one year term beginning August 1, 2024, and ending August 1, 2025 for a total cost not to exceed $180,000.

PUBLIC HEARING

16. CONSIDERATION TO CONFIRM CHARGES ASSESSED BY THE COUNTY OF LOS ANGELES DEPARTMENT OF AGRICULTURAL COMMISSIONER WEIGHTS AND MEASURES FOR THE ABATEMENT OF HAZARDOUS VEGETATION ON RESPECTIVE PARCELS OF UNIMPROVED PRIVATE PROPERTIES CONSTITUTING A FIRE HAZARD

Recommendation

It is recommended that the City Council, after holding a Public Hearing to allow property owners with pending weed abatement charges the opportunity to object or receive an explanation of pending charges, confirm the charges set forth in the 2024 Los Angeles County Report on the Cost of Weed Abatement.

17. CONSIDERATION OF ADOPTION OF A RESOLUTION APPROVING A REQUEST FOR A LANDMARK HISTORIC DESIGNATION FOR A SINGLE-FAMILY RESIDENCE LOCATED AT 1209 INDIANA AVENUE (ASSESSOR'S PARCEL NUMBER: 5314-010-061) AND APPROVING A CEQA EXEMPTION DETERMINATION (PROJECT NO. LMR23-0001)

Recommendation

It is recommended that the City Council adopt a Resolution designating the property located at 1209 Indiana Avenue as a historic landmark (Landmark No. 60).

18. CONSIDERATION OF ADOPTING A RESOLUTION APPROVING THE FISCAL YEAR 2024-2025 MASTER FEE SCHEDULE

Recommendation

It is recommended that the City Council adopt the Resolution approving the Fiscal Year 2024-2025 Master Fee Schedule.

19. CONSIDERATION OF ADOPTION OF A RESOLUTION CONFIRMING AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT (LLMD) FOR FISCAL YEAR 2024-2025

Recommendation

It is recommended that the City Council, after receiving Public Hearing testimony, adopt the attached resolution confirming the annual levy and collection of assessments for the Lighting and Landscaping Maintenance District (LLMD) for Fiscal Year (FY) 2024-2025.

ACTION/DISCUSSION

20. CONSIDERATION OF A RESOLUTION OF INTENTION TO AMEND SOUTH PASADENA MUNICIPAL CODE (SPMC) CHAPTER 2 (ADMINISTRATION) AND CHAPTER 36 (ZONING), PURSUANT TO THE PROCEDURES SET FORTH IN SPMC 36.620 (AMENDMENTS) TO REVISE SECTIONS OF THE ZONING CODE FOR CONSISTENCY WITH STATE HOUSING LAW AND TO IMPLEMENT POLICIES OF THE CITY'S GENERAL PLAN AND HOUSING ELEMENT GOALS AND PROGRAMS

Recommendation

It is recommended that the City Council initiate a Zoning Text Amendment pursuant to SPMC 36.620.030 (Initiation of Amendments) and direct staff to prepare an ordinance that includes, but is not limited to, the following amendments to the Zoning Code:

1. Chapter 2 (Administration) and Section 36.620.030 (Initiation of Amendments): potentially revise the Municipal Code to allow the Community Development Director to initiate Zoning Text and Zoning Map amendments;
2. Section 2.65 (Certificate of Appropriateness—Alteration and Demolition), Section 36.350.200 (Residential Uses--Accessory Dwelling Units), and Section 36.410.040 (Design Review): potentially revise the Municipal Code to simplify the ADU approval process by allowing Chair Review or Staff Review for simple projects instead of CHC/DRB approval;
3. Section 36.300.030.D (Table 3-1 Note), Section 36.300.070 (Screening), and Section 36.300.080 (Mechanical Equipment): revise code language to make the Municipal Code internally consistent;
4. Section 36.310.040 (Number of Parking Spaces Required) (Table 3-6): update code language to remove the Second Unit reference and potentially replace the term with Accessory Dwelling Unit;
5. Section 36.320.030 (Sign Permit Requirements): streamline and simplify the sign-approval process;
6. Section 36.350.200 (Residential Uses—Accessory Dwelling Units (ADUs)): revise language to in the Municipal Code to be consistent with updated State ADU regulations;
7. Section 36.410.040 (Design Review): potentially revise code language to simplify the development review process;
8. Section 36.420.040 (Time Limits and Extensions): potentially extend the expiration date of all Entitlements to 24 months; and
9. Various sections in Article 5, including Sections 36.500.050 (Advisory Agency), 36.500.060 (Authority for Subdivision Decisions), Section 36.500.070 (Type of

Subdivision Approval Required): to streamline development projects and to revise the SPMC to be consistent with State Law.

10. Section 36.630 (Public Hearings): Consider requiring a project site to be posted with a Public Hearing Notice sign.
11. Section 36.700.020 (Definitions): update the list of definitions to include routine changes.

21. CONSIDERATION OF THE APPROPRIATION OF FUNDS IN THE AMOUNT OF $285,205 FOR THE PARK COMPREHENSIVE PLAN AND AWARD A CONTRACT TO RHA LANDSCAPE ARCHITECTS-PLANNERS, INC. FOR THE DEVELOPMENT OF THE PARKS COMPREHENSIVE PLAN

Recommendation

It is recommended that the City Council consider:

1. Appropriating $285,205 for the Parks Comprehensive Plan from the Park Impact Fees (PIF) Fund Balance to the Capital Improvement Project Account No 400-9000-9005-9367; and
2. Award a Contract to RHA Landscape Architects-Planners, Inc. for the development of the Parks Comprehensive Plan in the amount of $285,205.

22. CONSIDERATION TO RECEIVE, DISCUSS, AND PROVIDE DIRECTION TO STAFF REGARDING THE COMMUNITY DEVELOPMENT DEPARTMENT ORGANIZATIONAL ASSESSMENT

Recommendation

It is recommended that the City Council receive and discuss the Community Development department assessment and recommendations completed by Interim Executive, Inc. and provide direction to staff on continuing to contract the building and safety services.

PUBLIC COMMENT - CONTINUED

23. CONTINUE PUBLIC COMMENT - GENERAL

This time is reserved for speakers in the Public Comment queue not heard during the first 30 minutes of Item No. 2. No new speakers will be accepted at this time.

COMMUNICATIONS

22. COUNCILMEMBER COMMUNICATIONS

The time allotted to speak per Councilmember is three minutes. Additional time will be allotted at the end of the City Council meeting agenda, if necessary.

23. CITY MANAGER COMMUNICATIONS

ADJOURNMENT

FOR YOUR INFORMATION

FUTURE CITY COUNCIL MEETINGS

August 21, 2024	Regular City Council Meeting	7:00 P.M.
September 4, 2024	Regular City Council Meeting	7:00 P.M.
September 18, 2024	Regular City Council Meeting	7:00 P.M.
October 2, 2024	Regular City Council Meeting	7:00 P.M.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

City Council meeting agenda packets, any agenda related documents, and additional documents are available at City Hall and online for public viewing on the City's website: https://www.southpasadenaca.gov/Your-Government/Your-City-Council/City-Council-Agendas

Regular meetings are live streamed via the internet at: http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

AGENDA NOTIFICATION SUBSCRIPTION

If you wish to receive an agenda email notification please contact the City Clerk's Division via email at CityClerk@southpasadenaca.gov or call (626) 403-7230.

ACCOMMODATIONS

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230 or cityclerk@southpasadenaca.gov. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

CERTIFICATION OF POSTING

I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on July 17, 2023, on the bulletin board in the courtyard of City Hall located at 1414 Mission Street, South Pasadena, CA 91030, and on the City, website as required by law, on the date listed below.

07/11/2024	/S/
Date	Amber Tardif, Deputy City Clerk

City Council Agenda Report

ITEM NO. 2

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: Mark Perez, Deputy City Clerk

SUBJECT: **PUBLIC COMMENT - GENERAL (NON-AGENDA ITEMS)**
General Public Comment will be limited to 30 minutes at the beginning of the agenda. If there are speakers remaining in the queue, they will be heard at the end of the meeting. Only Speakers who submit a Public Comment card within the first 30 minutes of Public Comment period will be queued up to speak.

City Council Agenda Report

ITEM NO. 4

DATE: July 17, 2024

FROM: Sheila Pautsch, Acting City Manager

PREPARED BY: Amber Tardif

SUBJECT: **STAFF INTRODUCTIONS**

Recommendation

Community Development

- Community Improvement Coordinator Richard Nilo

Human Resources

- Management Analyst Melisa Flores

Public Works

- Maintenance Worker I David Montalvo

City Council Agenda Report

ITEM NO. 5

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: Lucy Hakobian

SUBJECT: **PROCLAMATION FOR PARKS MAKE LIFE BETTER**

Attachment:
Attachment No. 1 - Proclamation Declaring July as Parks Make Life Better Month

CITY OF SOUTH PASADENA

PROCLAMATION

Declaring July as "Parks Make Life Better Month" in the City of South Pasadena

WHEREAS, Parks and Recreation promotes physical, emotional and mental health and wellness through organized and self-directed fitness, play, and activity; and

WHEREAS, Parks and Recreation creates memorable experiences through youth sports and enrichment activities, senior activity centers, adult fitness and enrichment programs, free community events, and beyond; and

WHEREAS, Residents of South Pasadena, including youth, adults, seniors, families, community organizations and visitors, benefit from the wide range of parks, trails, open space, sports fields, tennis courts, facilities, and programs, including Garfield, Orange Grove, Eddie, Arroyo and Nature Parks, Senior Citizens' Center, specialty leisure camps and classes, Camp Med, Concert and Movies in the Park, and special community events; and

WHEREAS, Parks and Recreation fosters social cohesiveness in communities by celebrating diversity, providing spaces to come together peacefully, modeling compassion, promoting social equity, connecting social networks, and ensuring all people have access to its benefits; and

WHEREAS, Parks and Recreation supports human development and endless learning opportunities that foster social, intellectual, physical, and emotional growth in people of all ages and abilities; and

WHEREAS, Parks and Recreation strengthens community identity by providing facilities and services that reflect and celebrate community character, heritage, culture, history, aesthetics and landscape; and

WHEREAS, Parks and Recreation sustains and stewards our natural resources by protecting habitats and open space, connecting people to nature, and promoting the ecological function of parkland; and

WHEREAS, Parks and Recreation supports safe, vibrant, attractive, progressive communities that make life better through positive alternatives offered in their recreational opportunities; and

WHEREAS, The California Park & Recreation Society has released a statewide public awareness campaign, "Parks Make Life Better!®" to inform citizens of the many benefits of utilizing parks, facilities, programs, and services, and the importance of access to local parks, trails, open space, and facilities for the health, wellness, development, inspiration, and safety of all, declaring the month of July 2024 as "Parks Make Life Better!®" Month.

NOW, THEREFORE, BE IT RESOLVED I, Evelyn G. Zneimer, Mayor of the City of South Pasadena, on behalf of the City Council, do hereby proclaim July as Parks Make Life Better! ® and in doing so, ask that residents use and enjoy its parks, trails, open space, facilities, and recreational opportunities.

_____ ___7/17/24__

Mayor, Evelyn G. Zneimer **Date**

City Council Agenda Report

ITEM NO. 6

DATE: July 17, 2024

FROM: Sheila Pautsch, Acting City Manager

PREPARED BY:

SUBJECT: **PRESENTATION BY SOUTHERN CALIFORNIA EDISON ON FIXED CHARGE**

Attachment:
Attachment No. 1 - Fixed Charge South Pasadena City Council 7.17.24.pdf

Fixed Charge

City of South Pasadena
July 17, 2024

James Peterson
Local Public Affairs
Southern California Edison

Fixed Charge: What Is It?

A fixed charge separates the cost of your electricity use — which can vary each month — from the cost of power lines, transformers and other equipment and services that generally doesn't vary each month.

By separating the costs, you pay less for each kilowatt hour of electricity.

The California Public Utilities Commission approved this fixed charge in May 2024, and it will begin for SCE residential customers in late 2025.



FIXED CHARGE | LEGISLATION & REGULATION

Assembly Bill 205 Required:

- Fixed Charge resulting in lower bills (on average) for lower-income customers
- At least three income levels
- CPUC decision by July 2024

Benefits:

- Lower electricity rates for all residential customers
- Discounts for lower-income customers
- More transparency and predictability in electric bills
- Support the transition to a clean energy future by making electricity use cost less
- Ensure that everyone who uses the grid helps to pay for its operation and upkeep

Alice Reynolds, President
California Public Utilities Commission
Senate Utilities & Energy Committee
February 13, 2024

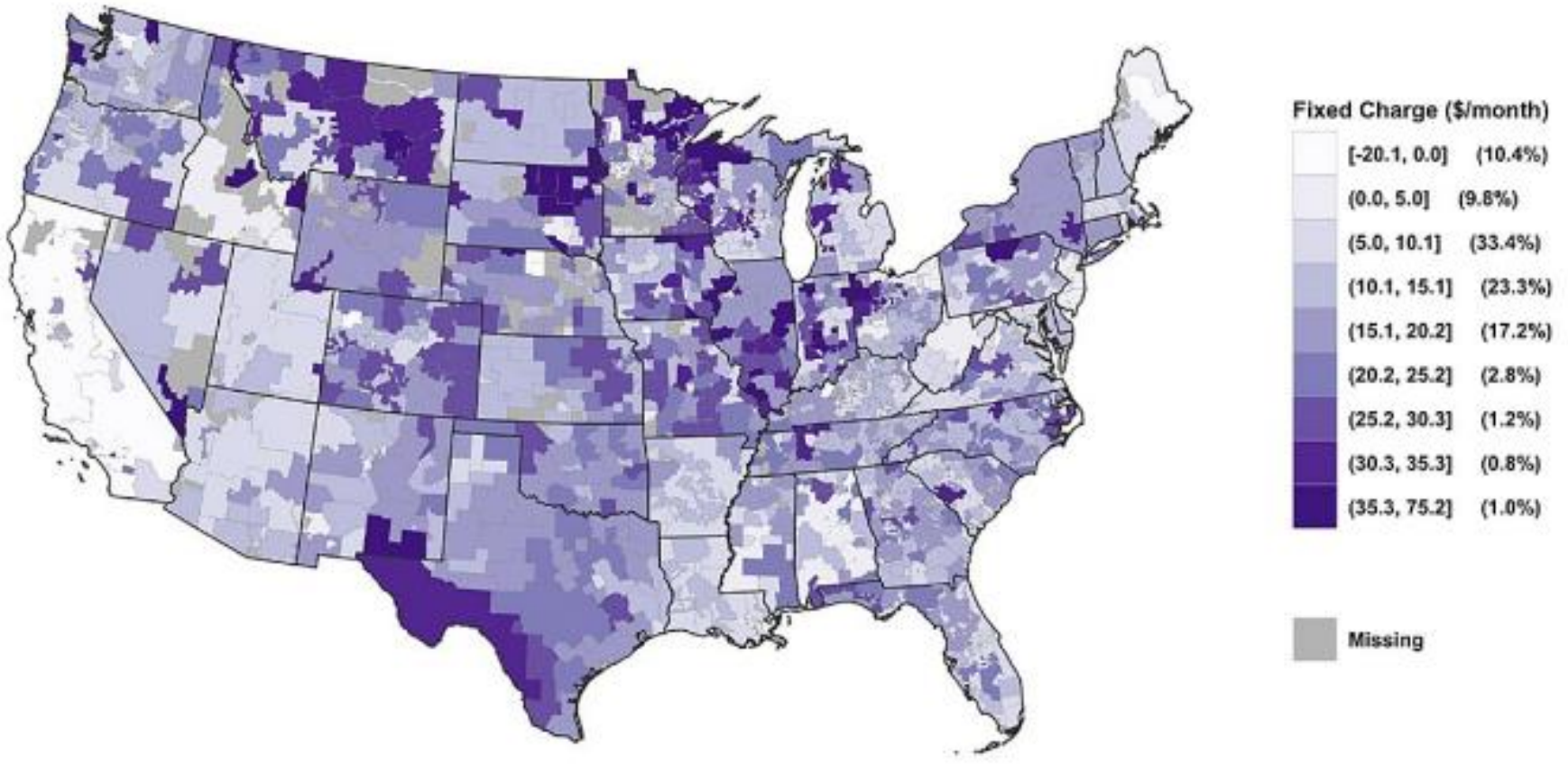
The existing bill structure in California is outdated and not in line with utilities across the country, and the municipal utilities in California and the way that they structure their electricity bills.

Implementation of this bill to create a flat rate would not be a new additional charge, but instead would be an adjustment to one portion of the structure of electricity bills.

Customers would be incentivized to electrify because it would be cheaper to add new electricity demand.

Would not require customers to verify their income information in a new way because we already have a way to create discounts based on income using the current CARE and FERA programs which incorporate a voluntary income self-attestation process.

California is Currently Not Aligned with the rest of the Nation



Source: Borenstein and Bushnell, National Bureau of Economic Research, "Do Two Electricity Pricing Wrongs Make a Right? Cost Recovery, Externalities, and Efficiency" (Rev. Sept. 2018) *Fixed charge is another term for flat rate*

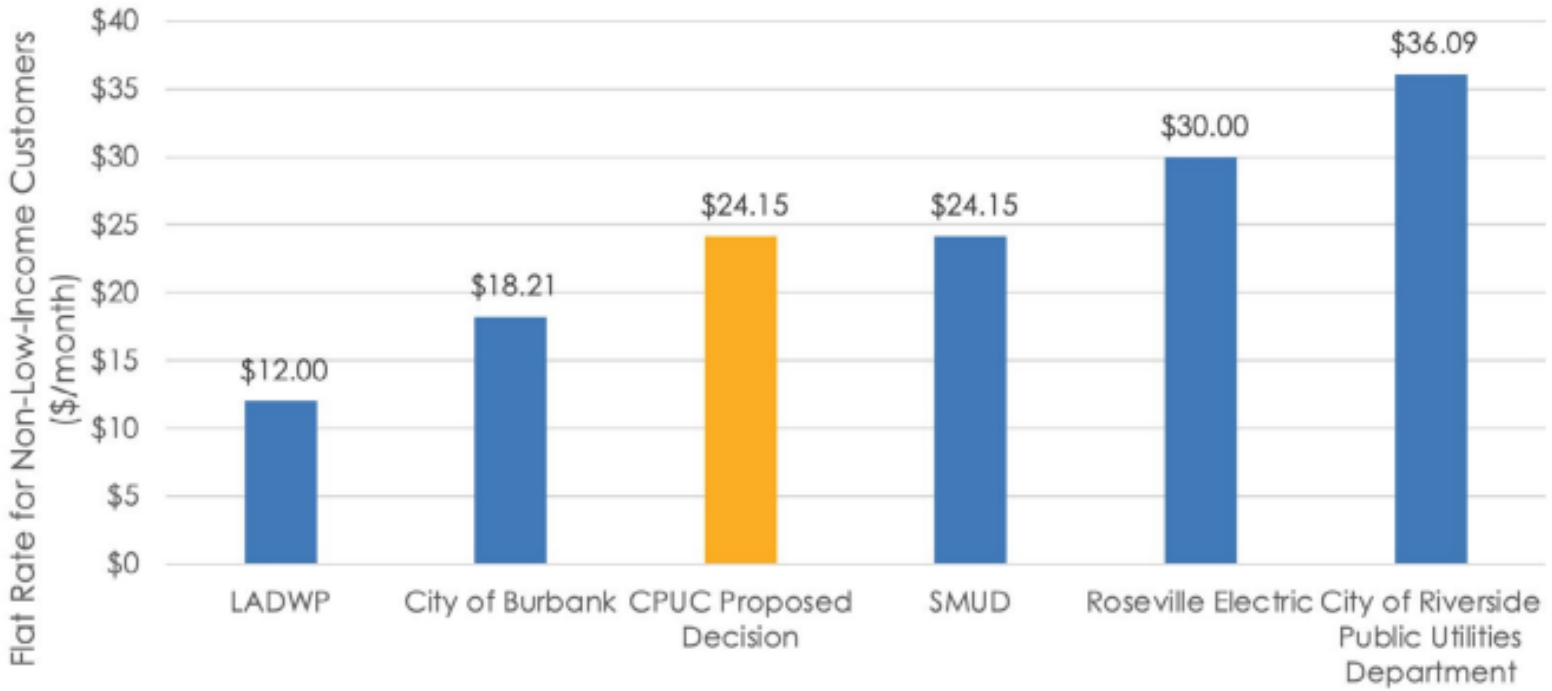
Brings California Utilities in Line with State and National Trends

California is one of the only states where investor-owned utilities do not have flat rates for infrastructure and maintenance costs. For example, some utilities in Texas have flat rates up to $39 per month.

Almost all publicly-owned utilities in California have flat rates.

At $24.15, the flat rate is the same amount as SMUD's flat rate.

CPUC Flat Rate Compared to California Publicly-Owned Utilities



Cuts Price of Electricity Under New Billing Structure and Accelerates California's Clean Energy Transition

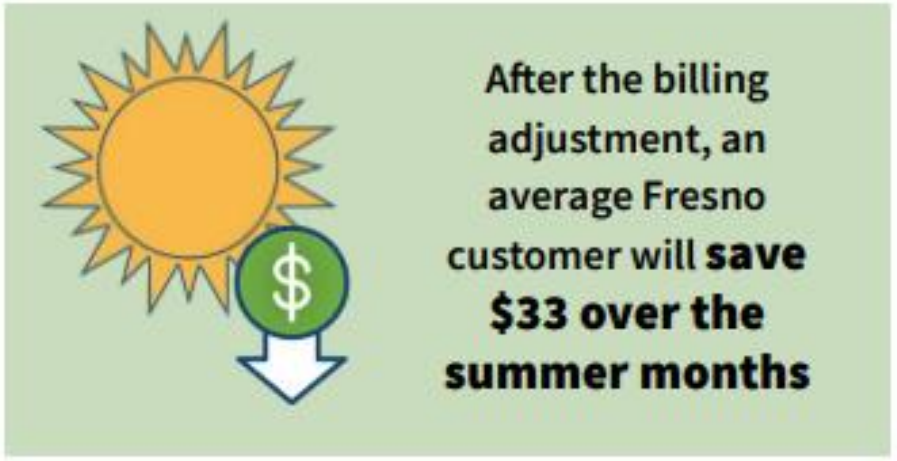
May 19, 2024

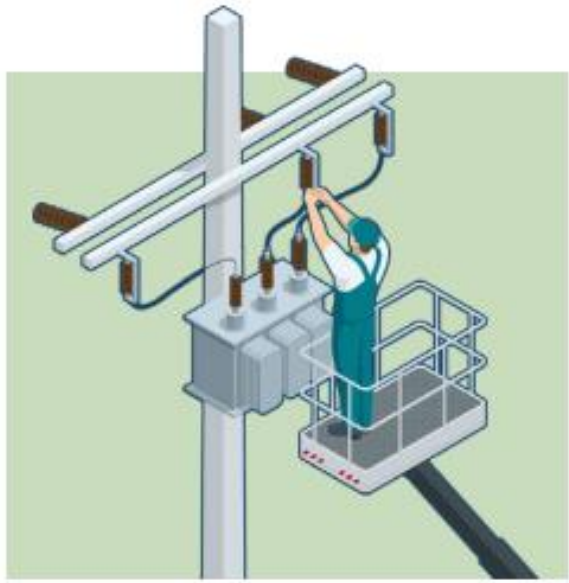
As required by Assembly Bill 205, the CPUC has cut the price of electricity for Californians, reduced electricity bills for lower income Californians and those living in parts of the state most impacted by extreme weather, and accelerated the state's clean energy transition.

The CPUC's decision changes how large investor-owned utilities (IOUs) bill residential customers for infrastructure-related costs. All customers already pay the cost of building and maintaining the electric grid through the price they pay for the electricity they use.

The CPUC's decision moves these existing fixed costs into a "flat rate" line item on bills. This change shrinks the price for a unit of electricity for all customers, making it more affordable to electrify homes and vehicles, regardless of income or where someone lives.

How it Works





Usage Rate

- The usage rate is the price you pay for a unit of electricity
- The CPUC's decision cut the usage rate by 5 to 7 cents per kilowatt hour, making electricity cheaper
- The usage rate will continue to vary through the day to encourage conservation (Time of Use).

Flat Rate

- The CPUC's decision moves some costs currently collected in the usage rate to a separate line item called a flat rate.
- The flat rate includes the cost of infrastructure that connects all customers to the grid, such as wires and transformers that send power to and from your house so everyone can get power whenever you need it.

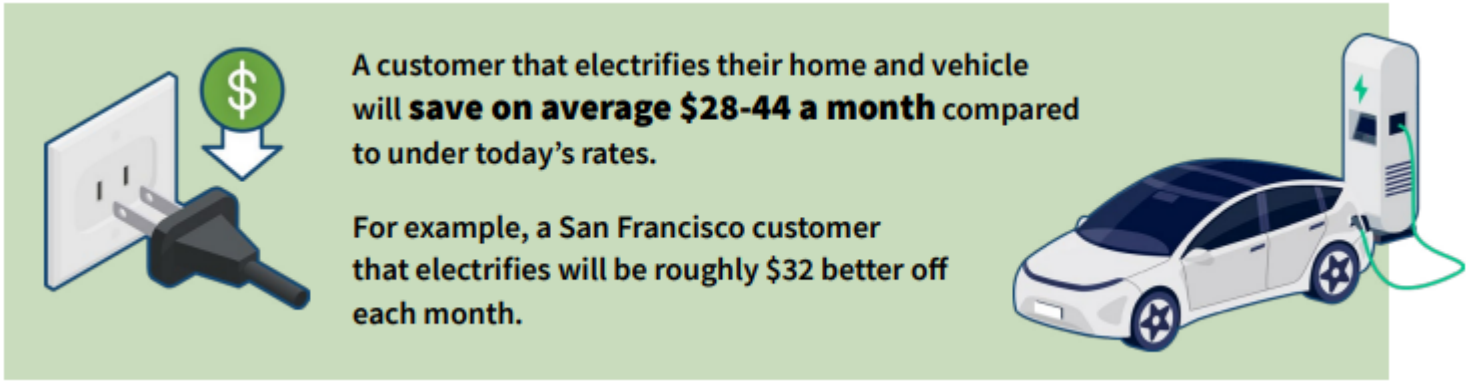
Other Key Elements of the Decision

- **No Income Verification Required.** The CPUC's decision does not require any customer to verify their income. Existing programs like CARE and FERA already establish income eligibility through enrollment in programs like MediCal and SNAP or through a voluntary income self-attestation process followed by audits.

- **All Customers Included.** All residential customers, including those with rooftop solar, will transition to flat rates. Rooftop solar customers consistently rely on grid infrastructure. They draw electricity from the grid and send electricity back to the grid throughout the day to balance their usage with intermittent solar production. Additionally, they need grid support to meet energy needs during nighttime or when solar panels are not generating power.

- **No Profit Increase for IOUs.** The decision ensures that utilities cannot increase the costs they collect or make any profit. Instead, it redistributes costs associated with running the electrical grid in a more equitable manner on customer bills.

Encouraging Electrification: Going Electric Is More Affordable for All



- The CPUC's decision reduces the price PG&E, SCE, and SDG&E customers pay for each unit of electricity.
- All customers, regardless of income or location, will be better off financially if they choose to electrify their homes and/or vehicles under the new billing structure compared to today's rates.
- The decision accelerates the state's transition to 100% clean electricity.

Fixed Charge Tiers & Estimated Bill Impact

Customer Group	CPUC Authorized Fixed Charge	Reduced Volumetric Charge	Estimated Bill Impact Fixed Charge for Average South Pasadena Residential Customers
California Alternative Rates for Energy (CARE) •Customers below 200% of Federal Poverty Level •Approximately 30% of SCE's customers •Average bill discount of ~32.5%	$6	kilowatt hour by 5-7 cents	-$4.39
Family Electric Rate Assistance Program (FERA) •Customers below 250% of Federal Poverty Level, but above 200% •Approximately <1% of SCE's customers •Average bill discount of ~18%	$12	kilowatt hour by 5-7 cents	-$6.80
Non-CARE •All other customers not eligible for an income qualified program •Approximately 70% of SCE's customers •No bill discounts	$24.15	kilowatt hour by 5-7 cents	$0.43

Q&A

City Council Agenda Report

ITEM NO. 7

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: John Downs, Finance Director
Esteban Alvarez, Management Analyst

SUBJECT: **CONSIDERATION OF THE APPROVAL OF PREPAID WARRANTS IN THE AMOUNT OF $420,197.55; GENERAL CITY WARRANTS IN THE AMOUNT OF $2,962,149.77; TRANSFERS IN THE AMOUNT OF $597,998.48; ONLINE PAYMENTS IN THE AMOUNT OF $55,991.36; VOIDS IN THE AMOUNT OF ($34,523.30); PAYROLL IN THE AMOUNT OF $969,931.36**

Recommendation

It is recommended that the City Council approve the Warrants as presented.

Executive Summary

Prepaid Warrants:
Warrant # 319233-319234: $312,816.10
ACH: $107,381.45
Voids: $0
General City Warrants
Warrant # 319235-319381: $744,849.48
ACH: $2,217,300.29
Voids: ($34,523.30)
Payroll Period Ending 7/01/2024: $40,974.30
Payroll Period Ending 7/02/2024: $639.80
Payroll Period Ending 7/03/2024: $9,274.39
Payroll Period Ending 7/05/2024: $919,042.87
Wire Transfers Out – To (LAIF): $0
Wire Transfers In – From (LAIF): $0
Wire Transfers (RSA): $0
Wire Transfers Out – To (Acct # 2413): $0
Wire Transfers Out – To (Acct # 1936): $ 597,998.48
Online Payments: $55,991.36
RSA:
Prepaid Warrants: $0
General City Warrants: $0

Total: $4,971,745.22

Key Performace Indicators and Strategic Plan

This item is in line with the Finance Department's Key Performance Indicators identified in the Fiscal Year 2023-2024 Budget. The Accounts Payable process is completely digital and routed via a workflow process. This cuts down staff time significantly, as well as streamlines a previously strenuous process. This process also falls in line with the City's environmental strategies by reducing the amount of paper used.

Explanation of Terms
Warrant – Directs the Finance Department to pay a sum of money out of the City's funds to bearer of claim/invoice (named individual, company) also known as a payable. The warrants (payments) are only released after City Council approval.

Warrant Summary – Summarizes all of the payments prepared during a specific cycle. The beginning of the cycle is the period after the last set of warrants were approved by Council and released as payment. The end of the cycle is the last date of invoice processing. All the warrants for the current cycle are summarized and the detail of warrants provided to Council for review and approval.

Prepaid Warrant List - A Prepaid Warrant directs the Finance Department to pay a sum of money out of the City's funds to bearer of claim/invoice (named individual, company) also known as a payable. The Prepaid Warrants (payments) are released prior to City Council approval, however reported to City Council as a Prepaid. Prepayments are generally time sensitive and would incur additional charges if not paid within a specific time frame.

General City Warrant List – Detailed listing of all payments made for a specific cycle. The beginning of the cycle is the period after the last set of warrants were approved by Council and released as payment. The end of the cycle is the last date of invoice processing.

Online Payments – Payments made online. These are typically for time sensitive utilities, credit card payments, and sometimes require the use of the payee's portal (SCE, So Cal Gas, Amazon, etc.).

Voids – Checks that were issued and voided. Examples of such instances would be lost checks that were mailed out. Checks that were on a warrant that did not get approved by Council.

Payroll – All payments made related to payroll, such as payroll taxes, retirement benefits, CalPERS, Garnishments, payroll etc.

Commission Review and Recommendation
This matter was not reviewed by a Commission

Attachment:
Attachment No. 1 - Warrant Summary.pdf
Attachment No. 2 - Prepaid Warrant List.pdf
Attachment No. 3 - General Warrant List.pdf
Attachment No. 4 - Online Payments.pdf
Attachment No. 5 - Voids.pdf
Attachment No. 6 - Payroll.pdf

City of South Pasadena
Demand/Warrant Register **Date** 7/17/2024

Recap by fund	Fund No.	Amounts	
		Prepaid	**Written**
General Fund	101	3,589.00	619,062.95
Insurance Fund	103	309,227.10	1,897,560.81
Street Improvement Program	104	-	-
Technology Surcharge Fund	106	-	-
Facilities & Equip.Cap. Fund	105	56,025.18	-
Programs and Projects	107	-	-
Local Transit Return "A"	205	34,523.30	14,308.34
SLFRF Fund	206	-	5,851.52
Local Transit Return "C"	207	-	-
TEA/Metro	208	-	-
Sewer Fund	210	-	3,847.40
CTC Traffic Improvement	211	-	-
SB2 Planning Grant	213	-	-
Rogan HR5294 Grant	214	-	-
Street Lighting Fund	215	-	115,212.70
Public, Education & Govt Fund	217	-	-
Clean Air Act Fund	218	-	-
Business Improvement Tax	220	-	-
Gold Line Mitigation Fund	223	-	-
Mission Meridian Public Garage	226	-	-
Housing Authority Fund	228	-	2,287.50
State Gas Tax	230	-	15,338.33
County Park Bond Fund	232	-	7,557.26
Measure R	233	-	-
Measure M	236	-	1,382.00
Road Maint & Rehab (SB1)	237	-	-
MSRC Grant Fund	238	-	-
Measure W	239	-	-
Measure H	241	-	-
Prop C Exchange Fund	242	-	-
Bike & Pedestrian Paths	245	-	-
BTA Grants	248	-	-
Golden Street Grant	249	-	-
Capital Growth Fund	255	-	-
CDBG	260	-	-
Asset Forfeiture	270	-	152.21
Police Grants - State	272	-	-
Homeland Security Grant	274	-	-
Park Impact Fees	275	-	-
Historic Preservation Grant	276	-	-
HSIP Grant	277	-	-
Arroyo Seco Golf Course	295	-	16,890.00
Sewer Capital Projects Fund	310	-	-
400 Capital Improvement Program	400	16,832.97	182,592.46
Water Fund	500	-	34,596.20
Water Efficiency Fund	503	-	13,507.45
2016 Water Revenue Bonds Fund	505	-	-
SRF Loan - Water	506	-	-
Water & Sewer Impact Fee	510	-	-
Public Financing Authority	550	-	-
Payroll Clearing Fund	700	-	32,002.64
			-
	Column Totals:	420,197.55	2,962,149.77

Recap by fund	Fund No.	Amounts	
		Prepaid	**Written**
RSA	227	-	-
RSA Report Totals:		-	-

City Report Totals:	3,382,347.32
Payroll Period Ending: 07/01/2024	40,974.30
Payroll Period Ending: 07/02/2024	639.80
Payroll Period Ending: 07/03/2024	9,274.39
Payroll Period Ending: 07/05/2024	919,042.87
Wire Transfer Out - To LAIF	-
Wire Transfer In - From LAIF	-
Wire Transfer - RSA	-
Wire Transfer Out - To Acct. # 2413	-
Wire Transfer Out - To Acct. # 1936	597,998.48
Online Payments	55,991.36
Voids - Prepaid	-
Voids - General Warrant	(34,523.30)
Grand Report Total:	**4,971,745.22**

Evelyn G. Zneimer, Mayor

John Downs, Finance Director

Mark Perez, Deputy City Clerk

Accounts Payable

Check Detail

User: ealvarez
Printed: 07/11/2024 - 2:07PM

Check Number	Check Date	Amount
SOU9036 - Southern California Edison		
0	06/26/2024	
Inv 7590480288		
Line Item Date: 11/07/2022	Line Item Description: Extension & Installation-Electric Distributio Line-1107 Gravelia	9,065.08
Inv 7590480288 Total		9,065.08
Inv 7590510749		
Line Item Date: 08/28/2023	Line Item Description: Extension & Installation-Electric Distribution Line-2006 Berkshire	3,425.41
Inv 7590510749 Total		3,425.41
Inv 7590524988		
Line Item Date: 10/30/2023	Line Item Description: Extension & Install of Electrical Distribution Line-614Stoney Dr	4,342.48
Inv 7590524988 Total		4,342.48
0 Total:		16,832.97
SOU9036 - Southern California Edison Total:		16,832.97
Total:		16,832.97

Accounts Payable

Check Detail

User: ealvarez
Printed: 07/11/2024 - 2:08PM

Check Number	Check Date	Amount
ATSS6010 - Arakelian Enterprises, Inc.		
0	06/27/2024	
Inv 14998237		
Line Item Date	Line Item Description	
07/01/2023	Acct 2624:Sweeping-Mission/Meridian Garage July 2023	941.54
Inv 14998237 Total		941.54
Inv 14998238		
Line Item Date	Line Item Description	
07/31/2023	Acct 2654:Bus Barrel Trash Collection July 2023	2,510.79
Inv 14998238 Total		2,510.79
Inv 15214188		
Line Item Date	Line Item Description	
08/31/2023	Acct 2624:Sweeping-Mission/Meridian Garage Aug 2023	941.54
Inv 15214188 Total		941.54
Inv 15214189		
Line Item Date	Line Item Description	
08/31/2023	Acct 2654:Bus Barrel Trash Collection Aug 2023	2,510.79
Inv 15214189 Total		2,510.79
Inv 15425812		
Line Item Date	Line Item Description	
09/30/2023	Acct 2624:Sweeping-Mission/Meridian Garage Sep 2023	941.54
Inv 15425812 Total		941.54
Inv 15425813		
Line Item Date	Line Item Description	
09/30/2023	Acct 2654:Bus Barrel Trash Collection Sep 2023	2,510.79
Inv 15425813 Total		2,510.79
Inv 15656953		
Line Item Date	Line Item Description	
11/01/2023	Acct 2624:Sweeping-Mission/Meridian Garage Oct 2023	941.54
Inv 15656953 Total		941.54

Inv 15656956

Line Item Date	Line Item Description	
11/01/2023	Acct 2654:Bus Barrel Trash Collection Oct 2023	2,510.79

Inv 15656956 Total 2,510.79

Inv 15848882

Line Item Date	Line Item Description	
12/04/2023	Acct 2624:Sweeping-Mission/Meridian Garage Nov 2023	941.54

Inv 15848882 Total 941.54

Inv 15848884

Line Item Date	Line Item Description	
12/01/2023	Acct 2654:Bus Barrel Trash Collection Nov 2023	2,510.79

Inv 15848884 Total 2,510.79

Inv 16035308

Line Item Date	Line Item Description	
01/01/2024	Acct 2624:Sweeping-Mission/Meridian Garage Dec 2023	941.54

Inv 16035308 Total 941.54

Inv 16035310

Line Item Date	Line Item Description	
01/01/2024	Acct 2654:Bus Barrel Trash Collection Dec 2023	2,510.79

Inv 16035310 Total 2,510.79

Inv 16250920

Line Item Date	Line Item Description	
02/01/2024	Acct 2624:Sweeping-Mission/Meridian Garage Jan 2024	941.54

Inv 16250920 Total 941.54

Inv 16250922

Line Item Date	Line Item Description	
02/01/2024	Acct 2654:Bus Barrel Trash Collection Jan 2024	2,510.79

Inv 16250922 Total 2,510.79

Inv 16431525

Line Item Date	Line Item Description	
03/01/2024	Acct 2624:Sweeping-Mission/Meridian Garage Feb 2024	941.54

Inv 16431525 Total 941.54

Inv 16431527

Line Item Date	Line Item Description

Check Number	Check Date		Amount
	03/01/2024	Acct 2654:Bus Barrel Trash Collection Feb 2024	2,510.79
	Inv 16431527 Total		2,510.79
	Inv 16627046		
	Line Item Date	Line Item Description	
	04/01/2024	Acct 2624:Sweeping-Mission/Meridian Garage March 2024	941.54
	Inv 16627046 Total		941.54
	Inv 16627048		
	Line Item Date	Line Item Description	
	04/01/2024	Acct 2654:Bus Barrel Trash Collection March 2024	2,510.79
	Inv 16627048 Total		2,510.79
	Inv 16847774		
	Line Item Date	Line Item Description	
	05/01/2024	Acct 2624:Sweeping-Mission/Meridian Garage April 2024	941.54
	Inv 16847774 Total		941.54
	Inv 16847776		
	Line Item Date	Line Item Description	
	05/01/2024	Acct 2654:Bus Barrel Trash Collection April 2024	2,510.79
	Inv 16847776 Total		2,510.79
0 Total:			34,523.30
ATSS6010 - Arakelian Enterprises, Inc. Total:			34,523.30
Total:			34,523.30

Accounts Payable

Check Detail

User: ealvarez
Printed: 07/11/2024 - 2:10PM

Check Number	Check Date	Amount
ARCP2010 - Chaparyan, Armine		
319233	07/02/2024	
Inv 07/02/2024		
Line Item Date: 07/02/2024	Line Item Description: Separation Agreement	309,227.10
Inv 07/02/2024 Total		309,227.10
319233 Total:		309,227.10
ARCP2010 - Chaparyan, Armine Total:		309,227.10
Total:		309,227.10

Accounts Payable

Check Detail

User: ealvarez
Printed: 07/11/2024 - 2:13PM

Check Number	Check Date	Amount
ENTERPRI - Enterprise FM Trust		
0	07/02/2024	
Inv FBN5046902		
Line Item Date	Line Item Description	
06/05/2024	Monthly Tesla Lease Payment - June 2024.	56,025.18
Inv FBN5046902 Total		56,025.18
0 Total:		56,025.18
ENTERPRI - Enterprise FM Trust Total:		56,025.18
Total:		56,025.18

Accounts Payable

Check Detail

User: ealvarez
Printed: 07/11/2024 - 2:15PM

Check Number	Check Date	Amount
MDTM8030 - Medival Times		
319234	07/08/2024	
Inv 37562726		
Line Item Date	Line Item Description	
07/08/2024	Summer Camp Med Field Trip - Medival Times 7/10/24.	3,589.00
Inv 37562726 Total		3,589.00
319234 Total:		3,589.00
MDTM8030 - Medival Times Total:		3,589.00
Total:		3,589.00

Accounts Payable

Check Detail

User: ealvarez
Printed: 07/11/2024 - 3:35PM

Check Number	Check Date	Amount
ACCOEG - ACCO Engineered Systems, Inc.		
319235	07/17/2024	
Inv 20526163		
Line Item Date	Line Item Description	
03/22/2024	Fire Department AC Unit/cooling tower	562.50
Inv 20526163 Total		562.50
Inv 20526981		
Line Item Date	Line Item Description	
03/25/2024	Call out for Fire Department HVAC Unit	1,585.00
Inv 20526981 Total		1,585.00
Inv 20527473		
Line Item Date	Line Item Description	
03/27/2024	Call out for Fire Department HVAC Unit	954.36
Inv 20527473 Total		954.36
Inv 20529124		
Line Item Date	Line Item Description	
03/29/2024	Call out for Fire Department HVAC Unit	952.28
Inv 20529124 Total		952.28
319235 Total:		4,054.14
ACCOEG - ACCO Engineered Systems, Inc. Total:		4,054.14
AERO4011 - Aeronics, Inc		
319236	07/17/2024	
Inv 15026		
Line Item Date	Line Item Description	
06/14/2024	Oxygen Kit	295.00
Inv 15026 Total		295.00
319236 Total:		295.00

Check Number	Check Date		Amount
AERO4011 - Aeronics, Inc Total:			295.00
AFLA7010 - AFLAC			
0	07/17/2024		
Inv 238698			
Line Item Date	Line Item Description		
05/28/2024	Employee Optional Insurance - May 2024		1,919.78
Inv 238698 Total			1,919.78
0 Total:			1,919.78
AFLA7010 - AFLAC Total:			1,919.78
ALC4018 - Alco Target Company			
319237	07/17/2024		
Inv 72340			
Line Item Date	Line Item Description		
05/28/2024	Range equipment		164.16
Inv 72340 Total			164.16
319237 Total:			164.16
ALC4018 - Alco Target Company Total:			164.16
ALH0179 - Alhambra Car Wash			
319238	07/17/2024		
Inv April-24			
Line Item Date	Line Item Description		
05/06/2024	PD Car Washes April 2024		406.00
Inv April-24 Total			406.00
Inv May-24			
Line Item Date	Line Item Description		
06/10/2024	PD Car Washes May 2024		420.00
Inv May-24 Total			420.00
319238 Total:			826.00
ALH0179 - Alhambra Car Wash Total:			826.00
ACMT2920 - All City Management Services, Inc.			
319239	07/17/2024		

Check Number	Check Date		Amount
Inv 93440			
Line Item Date	Line Item Description		
05/15/2024	Crossing Guard Services - 04/28/24-05/11/24.		12,352.75
Inv 93440 Total			12,352.75
Inv 93858			
Line Item Date	Line Item Description		
05/29/2024	Crossing Guard Services - 05/12/24-05/25/24.		12,467.86
Inv 93858 Total			12,467.86
Inv 94133			
Line Item Date	Line Item Description		
06/12/2024	Crossing Guard Services - 05/26/24-06/08/24.		8,398.34
Inv 94133 Total			8,398.34
319239 Total:			33,218.95
ACMT2920 - All City Management Services, Inc. Total:			33,218.95
AIS0107 - Alliant Insurance Services, Inc.			
319240	07/17/2024		
Inv 2705527			
Line Item Date	Line Item Description		
06/19/2024	ACIP Crime Renewal - Period 7/1/2024 - 7/1/2025		2,733.00
Inv 2705527 Total			2,733.00
Inv 68922530			
Line Item Date	Line Item Description		
04/15/2024	Community Room Insurance - 4/1/24-6/30/24		103.53
Inv 68922530 Total			103.53
Inv 69255256			
Line Item Date	Line Item Description		
05/23/2024	Community Room Insurance - 4/1/24-6/30/24		103.53
Inv 69255256 Total			103.53
Inv 69255267			
Line Item Date	Line Item Description		
05/02/2024	Community Room Insurance - 4/1/24-6/30/24		103.53
Inv 69255267 Total			103.53
319240 Total:			3,043.59

AIS0107 - Alliant Insurance Services, Inc. Total: 3,043.59

AMAZONCP - Amazon Capital Services, Inc.

0 07/17/2024

Inv 14P6-MJHM-P96K

Line Item Date	Line Item Description	
06/27/2023	Office Supplies for Department	627.24

Inv 14P6-MJHM-P96K Total 627.24

Inv 164K-J16J-3QG3

Line Item Date	Line Item Description	
06/05/2023	Commissioner Congress Supplies	23.15

Inv 164K-J16J-3QG3 Total 23.15

Inv 1DMX-QM14-QRGK

Line Item Date	Line Item Description	
09/11/2023	Return of phone supplies	-131.05

Inv 1DMX-QM14-QRGK Total -131.05

Inv 1DPY-VTXX-6CHR

Line Item Date	Line Item Description	
05/27/2024	Books/DVDs/CDs for Library Collection	11.56

Inv 1DPY-VTXX-6CHR Total 11.56

Inv 1DRH-G7NF-N6JW

Line Item Date	Line Item Description	
06/13/2024	Book for Library Collection - Sustainability Grant	70.48

Inv 1DRH-G7NF-N6JW Total 70.48

Inv 1GMJ-H17C-MYJJ

Line Item Date	Line Item Description	
04/08/2024	Office Supplies	16.52

Inv 1GMJ-H17C-MYJJ Total 16.52

Inv 1HFP-G4J7-7KKJ

Line Item Date	Line Item Description	
06/16/2024	Volunteer Recognition Pins	342.45

Inv 1HFP-G4J7-7KKJ Total 342.45

Inv 1HG4-PFX1-6KWN

Line Item Date	Line Item Description	
06/21/2024	Safety Alarms	222.64

Inv 1HG4-PFX1-6KWN Total 222.64

Inv 1HN9-KXTJ-37RC

Line Item Date	Line Item Description	
06/30/2024	Batteries and Gatorade	200.83
06/30/2024	Batteries and Gatorade	80.00

Inv 1HN9-KXTJ-37RC Total 280.83

Inv 1HVF-6VVV-KQK6

Line Item Date	Line Item Description	
05/29/2024	Iphone chargers	52.90

Inv 1HVF-6VVV-KQK6 Total 52.90

Inv 1LV4-7Q4Y-6GX1

Line Item Date	Line Item Description	
06/26/2024	Supplies For Movies In The Park Titles	96.87

Inv 1LV4-7Q4Y-6GX1 Total 96.87

Inv 1MY7-NVWQ-TW34

Line Item Date	Line Item Description	
06/09/2024	Yard Admin Work Station - Blinds	126.70

Inv 1MY7-NVWQ-TW34 Total 126.70

Inv 1NJ4-LKK3-6WTX

Line Item Date	Line Item Description	
05/28/2024	Books/DVDs/CDs for Library Collection	11.90

Inv 1NJ4-LKK3-6WTX Total 11.90

Inv 1NVY-WKCY-NT6N

Line Item Date	Line Item Description	
06/26/2024	Supplies For Camp Med	48.56

Inv 1NVY-WKCY-NT6N Total 48.56

Inv 1P1V-V3YH-JLW6

Line Item Date	Line Item Description	
05/20/2024	Books for Library Collection	44.47

Inv 1P1V-V3YH-JLW6 Total 44.47

Inv 1Q9L-DT4G-Y961

Line Item Date	Line Item Description	
05/31/2024	Return of Portable Eyewash Station for Fir Dept.	-236.18

Inv 1Q9L-DT4G-Y961 Total -236.18

Inv 1VK6-KD4X-CLGT

Line Item Date	Line Item Description	
07/01/2024	Yard Office Work Station	295.21

Inv 1VK6-KD4X-CLGT Total 295.21

Inv 1VY1-C1XY-T39T

Line Item Date	Line Item Description	
07/02/2024	Senior Center event Supplies	455.68

Inv 1VY1-C1XY-T39T Total 455.68

Inv 1WKD-GKFV-7PMV

Line Item Date	Line Item Description	
05/22/2023	Commissioner Congress Supplies	60.63

Inv 1WKD-GKFV-7PMV Total 60.63

0 Total: 2,420.56

AMAZONCP - Amazon Capital Services, Inc. Total: 2,420.56

AGZA6410 - American Green Zone Alliance

319241 07/17/2024

Inv 0042024

Line Item Date	Line Item Description	
06/05/2024	Mobile Electric Leaf Blower Demo – Ordinance Education	1,500.00

Inv 0042024 Total 1,500.00

319241 Total: 1,500.00

AGZA6410 - American Green Zone Alliance Total: 1,500.00

AMLN8011 - American Library Association

319242 07/17/2024

Inv 1269470

Line Item Date	Line Item Description	
05/24/2024	Grant-funded Meeting Attendance	470.00

Inv 1269470 Total 470.00

319242 Total: 470.00

AMLN8011 - American Library Association Total: 470.00

AME0229 - Ameritas

Check Number	Check Date		Amount
0	07/17/2024		
Inv	May 2024		
Line Item Date		Line Item Description	
05/31/2024		EE Vision Plan Premiums - May 2024	3,421.28
Inv May 2024 Total			3,421.28
0 Total:			3,421.28
AME0229 - Ameritas Total:			3,421.28
AMPM5011 - AMPM Door, Inc.			
0	07/17/2024		
Inv	59921		
Line Item Date		Line Item Description	
04/25/2024		Fire Dept. Garage Bay Doors	6,181.58
Inv 59921 Total			6,181.58
Inv	59976		
Line Item Date		Line Item Description	
04/26/2024		Fire Dept. Garage Bay Doors	635.11
Inv 59976 Total			635.11
Inv	60063		
Line Item Date		Line Item Description	
05/03/2024		Fire Dept. Garage Bay Doors	1,420.00
Inv 60063 Total			1,420.00
0 Total:			8,236.69
AMPM5011 - AMPM Door, Inc. Total:			8,236.69
ANTLAGRP - Annealta Group			
319243	07/17/2024		
Inv	3228		
Line Item Date		Line Item Description	
06/03/2024		Street Improvement Project, Construction, Inspection, Task 002	277.50
Inv 3228 Total			277.50
319243 Total:			277.50
ANTLAGRP - Annealta Group Total:			277.50

Check Number	Check Date	Amount
ATSS6010 - Arakelian Enterprises, Inc.		
0	07/17/2024	
Inv 17057794		
Line Item Date	Line Item Description	
06/01/2024	Bus Stop Barrel Pick-up & MM Parking Garage Sweeping.	941.54
Inv 17057794 Total		941.54
Inv 17057796		
Line Item Date	Line Item Description	
06/01/2024	2654 – Bus Barrel Trash Collection Services (May 2024)	2,510.79
Inv 17057796 Total		2,510.79
0 Total:		3,452.33
ATSS6010 - Arakelian Enterprises, Inc. Total:		3,452.33
RIAL6501 - Arriola, Richard		
319244	07/17/2024	
Inv 06/19/2024		
Line Item Date	Line Item Description	
06/19/2024	Mileage reimbursement, 6/19/2024	17.82
Inv 06/19/2024 Total		17.82
Inv FY23-24Boots_RA		
Line Item Date	Line Item Description	
06/09/2024	Boot Reimbursement for PW Staff	250.00
Inv FY23-24Boots_RA Total		250.00
319244 Total:		267.82
RIAL6501 - Arriola, Richard Total:		267.82
RatPactI - ASM Industrial Corp.		
319245	07/17/2024	
Inv 19516		
Line Item Date	Line Item Description	
05/23/2024	Monthly Pest Control - May 2024	125.00
Inv 19516 Total		125.00
Inv 19519		
Line Item Date	Line Item Description	
05/23/2024	Monthly Pest Control - May 2024	65.00
Inv 19519 Total		65.00

Inv 19520

Line Item Date	Line Item Description	
05/23/2024	Monthly Pest Control - May 2024	125.00

Inv 19520 Total 125.00

Inv 19525

Line Item Date	Line Item Description	
05/23/2024	Monthly Pest Control - May 2024	150.00

Inv 19525 Total 150.00

Inv 19526

Line Item Date	Line Item Description	
05/23/2024	Monthly Pest Control - May 2024	65.00

Inv 19526 Total 65.00

Inv 19529

Line Item Date	Line Item Description	
05/23/2024	Monthly Pest Control - May 2024	535.00

Inv 19529 Total 535.00

319245 Total: 1,065.00

RatPactI - ASM Industrial Corp. Total: 1,065.00

AT&T5006 - AT&T

319246 07/17/2024

Inv 130464796

Line Item Date	Line Item Description	
05/17/2024	AN 130464796 Serv 4/18 - 5/17/24	90.24

Inv 130464796 Total 90.24

319246 Total: 90.24

319247 07/17/2024

Inv 24813461002105

Line Item Date	Line Item Description	
06/01/2024	AN 248 134-6100 210 5 Serv 6/1 - 6/30/24	18.86

Inv 24813461002105 Total 18.86

Inv 33184107563432

Line Item Date	Line Item Description	
07/07/2024	AN 331 841-0756 343 2 Serv 6/7 - 7/6/24	31.78

Inv 33184107563432 Total 31.78

Inv 33184108023436

Line Item Date	Line Item Description	
06/07/2024	AN 331 841-0802 343 6 Serv 6/7 -7/6/24	31.78

Inv 33184108023436 Total 31.78

Inv 62644164973570

Line Item Date	Line Item Description	
05/13/2024	AN 626 441-6497 357 0 Serv 5/13/24 - 7/12/24	3,339.26

Inv 62644164973570 Total 3,339.26

319247 Total: 3,421.68

319248 07/17/2024

Inv 000021742266

Line Item Date	Line Item Description	
05/20/2024	BAN 9391081369 Serv 4/20 -5/19/24	89.80

Inv 000021742266 Total 89.80

Inv 000021757755

Line Item Date	Line Item Description	
05/27/2024	BAN CLAPDSOPAS Serv 4/27 - 5/26/24	299.55

Inv 000021757755 Total 299.55

Inv 000021759412

Line Item Date	Line Item Description	
05/27/2024	BAN 9391036943 Serv 4/27/24 - 5/26/24	638.20

Inv 000021759412 Total 638.20

319248 Total: 1,027.55

ATCN9011 - AT&T Total: 4,539.47

CIN4011 - AT&T Mobility

319249 07/17/2024

Inv 287288006612

Line Item Date	Line Item Description	
05/02/2024	AN 287288006612 Consolidated Invoice for City phones 4/3-6/2/24	6,654.52

Inv 287288006612 Total 6,654.52

Inv 287312118886

Line Item Date	Line Item Description	
05/02/2024	AN 287312118886 Consolidation Inv for City phones Ser 4/3-5/2/24	3,303.49

Inv 287312118886 Total 3,303.49

319249 Total: 9,958.01

CIN4011 - AT&T Mobility Total: 9,958.01

ATLRR816 - Atkinson, Andelson, Loya, Rudd & Romo

0 07/17/2024

Inv 714288

Line Item Date	Line Item Description	
04/30/2024	Legal Matters - April 2024	122.85

Inv 714288 Total 122.85

Inv 717189

Line Item Date	Line Item Description	
05/31/2024	Legal Matters - May 2024	7,071.75

Inv 717189 Total 7,071.75

0 Total: 7,194.60

ATLRR816 - Atkinson, Andelson, Loya, Rudd & Romo Total: 7,194.60

AGSINC - Automated Gate Services, Inc.

319250 07/17/2024

Inv 32408

Line Item Date	Line Item Description	
06/13/2024	Replace damaged VFD motor that kept Reservoir door open	3,395.00

Inv 32408 Total 3,395.00

Inv 33104

Line Item Date	Line Item Description	
06/21/2024	Replace damaged gate motor on a 10 year old gate @ Wilson Res.	1,525.00

Inv 33104 Total 1,525.00

319250 Total: 4,920.00

AGSINC - Automated Gate Services, Inc. Total: 4,920.00

CAVA8031 - Avalos, Celsa

Check Number	Check Date		Amount
319251	07/17/2024		
Inv 7/4/2024			
Line Item Date	Line Item Description		
07/02/2024	Balloon Garland installation for 4th of july event.		600.00
Inv 7/4/2024 Total			600.00
319251 Total:			600.00
CAVA8031 - Avalos, Celsa Total:			600.00
BLWI8011 - Backstage Library Works, Inc			
319252	07/17/2024		
Inv 50465			
Line Item Date	Line Item Description		
06/06/2024	WD My Passport 1 TB Hard Drive		95.00
Inv 50465 Total			95.00
319252 Total:			95.00
BLWI8011 - Backstage Library Works, Inc Total:			95.00
BFWB4011 - Badge Frame, Inc.			
0	07/17/2024		
Inv 42152			
Line Item Date	Line Item Description		
06/17/2024	Organizational Command Board		3,313.10
Inv 42152 Total			3,313.10
0 Total:			3,313.10
BFWB4011 - Badge Frame, Inc. Total:			3,313.10
BAK0369 - Baker & Taylor Books			
0	07/17/2024		
Inv 2038221216			
Line Item Date	Line Item Description		
04/30/2024	Books FY2023-24		675.13
Inv 2038221216 Total			675.13
Inv 2038228570			
Line Item Date	Line Item Description		
05/01/2024	Books FY2023-24		446.36
Inv 2038228570 Total			446.36

Inv 2038241791

Line Item Date	Line Item Description	
05/01/2024	Books FY2023-24	279.95

Inv 2038241791 Total 279.95

Inv 2038245028

Line Item Date	Line Item Description	
05/10/2024	Books FY2023-24	1,875.38

Inv 2038245028 Total 1,875.38

Inv 2038245050

Line Item Date	Line Item Description	
05/10/2024	Books FY2023-24	82.21

Inv 2038245050 Total 82.21

Inv 2038252211

Line Item Date	Line Item Description	
05/06/2024	Books FY2023-24	272.74

Inv 2038252211 Total 272.74

Inv 2038261140

Line Item Date	Line Item Description	
05/09/2024	Books FY2023-24	118.22

Inv 2038261140 Total 118.22

Inv 2038261901

Line Item Date	Line Item Description	
05/20/2024	Books FY2023-24	1,289.91

Inv 2038261901 Total 1,289.91

Inv 2038265625

Line Item Date	Line Item Description	
05/17/2024	Books FY2023-24	1,179.73

Inv 2038265625 Total 1,179.73

Inv 2038284986

Line Item Date	Line Item Description	
05/09/2024	Books FY2023-24	788.34

Inv 2038284986 Total 788.34

Inv 2038298594

Line Item Date	Line Item Description

Check Number	Check Date		Amount
	05/17/2024	Books FY2023-24	118.14
	Inv 2038298594 Total		118.14
	Inv 2038317621		
	Line Item Date	Line Item Description	
	05/22/2024	Books FY2023-24	720.91
	Inv 2038317621 Total		720.91
	Inv 2038321273		
	Line Item Date	Line Item Description	
	05/24/2024	Books FY2023-24	290.49
	Inv 2038321273 Total		290.49
	Inv 2038341135		
	Line Item Date	Line Item Description	
	06/04/2024	Books FY2023-24	182.96
	Inv 2038341135 Total		182.96
	Inv 2038355659		
	Line Item Date	Line Item Description	
	06/11/2024	Books FY2023-24	234.48
	Inv 2038355659 Total		234.48
0 Total:			8,554.95
BAK0369 - Baker & Taylor Books Total:			8,554.95
BARALPW - Barrera, Alejandro			
319253	07/17/2024		
	Inv 05/31/2024		
	Line Item Date	Line Item Description	
	05/31/2024	Mileage reimbursement 5/31/24	25.73
	Inv 05/31/2024 Total		25.73
	Inv 06/1/2024		
	Line Item Date	Line Item Description	
	06/01/2024	Mileage reimbursement, 6/1/24 Parks division	25.73
	Inv 06/1/2024 Total		25.73
	Inv 5/10/2024		
	Line Item Date	Line Item Description	
	05/10/2024	Mileage reimbursement, 5/10/24 Parks division	24.79

Inv 5/10/2024 Total 24.79

Inv 5/11/2024

Line Item Date	Line Item Description	
05/11/2024	Mileage reimbursement, 5/11/2024, Parks Division	24.79

Inv 5/11/2024 Total 24.79

Inv 6/22/2024

Line Item Date	Line Item Description	
06/22/2024	Mileage reimbursement, 6/22/24	25.73

Inv 6/22/2024 Total 25.73

319253 Total: 126.77

BARALPW - Barrera, Alejandro Total: 126.77

BSHL6710 - Base Hill, Inc., dba Jan Point

0 07/17/2024

Inv 24636

Line Item Date	Line Item Description	
03/25/2024	Citywide Janitorial Services March FY 2023-24.	1,000.00
03/25/2024	Citywide Janitorial Services March FY 2023-24.	900.00
03/25/2024	Citywide Janitorial Services March FY 2023-24.	14,985.00

Inv 24636 Total 16,885.00

Inv 24823

Line Item Date	Line Item Description	
05/24/2024	Citywide Janitorial Services May FY 2023-24.	900.00
05/24/2024	Citywide Janitorial Services May FY 2023-24.	14,985.00
05/24/2024	Citywide Janitorial Services May FY 2023-24.	1,000.00

Inv 24823 Total 16,885.00

Inv 24935

Line Item Date	Line Item Description	
06/27/2024	Citywide Janitorial Services June FY 2023-24.	14,985.00
06/27/2024	Citywide Janitorial Services June FY 2023-24.	900.00
06/27/2024	Citywide Janitorial Services June FY 2023-24.	1,000.00

Inv 24935 Total 16,885.00

0 Total: 50,655.00

BSHL6710 - Base Hill, Inc., dba Jan Point Total: 50,655.00

BCTS918 - BC Rental, LLC

Check Number	Check Date		Amount
0	07/17/2024		
Inv 033198			
Line Item Date	Line Item Description		
03/12/2024	Pedestrian Signs and Anchors		2,180.65
Inv 033198 Total			2,180.65
Inv 036456			
Line Item Date	Line Item Description		
04/26/2024	Traffic Control Safety Signage and Cones		2,789.68
Inv 036456 Total			2,789.68
0 Total:			4,970.33
BCTS918 - BC Rental, LLC Total:			4,970.33
BERM6410 - Bee Removers			
319254	07/17/2024		
Inv 602260			
Line Item Date	Line Item Description		
05/08/2024	Bee removal at 1815 Bushnell on 5/8/24		175.00
Inv 602260 Total			175.00
319254 Total:			175.00
BERM6410 - Bee Removers Total:			175.00
LEBE8032 - Betts, Lemar			
319255	07/17/2024		
Inv INV.SKATEJUN24			
Line Item Date	Line Item Description		
06/26/2024	Contract Class Instructor payment JUNE 2024		1,190.00
Inv INV.SKATEJUN24 Total			1,190.00
319255 Total:			1,190.00
LEBE8032 - Betts, Lemar Total:			1,190.00
BLSP8010 - Blackstone Publishing			
0	07/17/2024		
Inv 2154977			
Line Item Date	Line Item Description		
05/22/2024	Books/DVDs/CDs		78.69
Inv 2154977 Total			78.69

0 Total:		78.69
BLSP8010 - Blackstone Publishing Total:		78.69

BBMT8011 - Bob Baker Marionette Theater

319256	07/17/2024	
Inv 031774		
Line Item Date	Line Item Description	
10/11/2023	Sustainability Grant - Sewing South Pasadena - Two Man Roadshow	500.00
Inv 031774 Total		500.00
319256 Total:		500.00
BBMT8011 - Bob Baker Marionette Theater Total:		500.00

DABN8267 - Bohan, Diana 101-8030-8021-8267-000

0	07/17/2024	
Inv JuneMoYoga		
Line Item Date	Line Item Description	
07/02/2024	June monthly Yoga-Contract Instructor	198.40
Inv JuneMoYoga Total		198.40
Inv JuneWalkin yoga		
Line Item Date	Line Item Description	
07/02/2024	June walk-in Yoga-Contract Instructor	316.00
Inv JuneWalkin yoga Total		316.00
0 Total:		514.40
DABN8267 - Bohan, Diana Total:		514.40

BRO0447 - Brodart Co.

319257	07/17/2024	
Inv 640576		
Line Item Date	Line Item Description	
05/24/2024	Countertop book displayer & pamphlet rack	65.19
Inv 640576 Total		65.19
319257 Total:		65.19
BRO0447 - Brodart Co. Total:		65.19

Check Number	Check Date	Amount

PMAB8021 - Budka, Pamela Avry

319258 07/17/2024

Inv ChairYogaMoJune

Line Item Date	Line Item Description	
07/02/2024	Chair Yoga monthly June-Contract Instructor	57.60

Inv ChairYogaMoJune Total 57.60

Inv ChairYogaWIJune

Line Item Date	Line Item Description	
07/02/2024	Chair Yoga walk-in June-Contract Instructor	172.00

Inv ChairYogaWIJune Total 172.00

Inv MeditationMoJun

Line Item Date	Line Item Description	
07/02/2024	Meditation monthly June-Contract Instructor	57.60

Inv MeditationMoJun Total 57.60

Inv MeditationWiJun

Line Item Date	Line Item Description	
07/02/2024	Meditation walk-in June-Contract Instructor	64.00

Inv MeditationWiJun Total 64.00

319258 Total: 351.20

PMAB8021 - Budka, Pamela Avry Total: 351.20

BUR4018 - Burro Canyon Shooting Park

319259 07/17/2024

Inv 3232

Line Item Date	Line Item Description	
05/28/2024	PD range fees	10.00

Inv 3232 Total 10.00

319259 Total: 10.00

BUR4018 - Burro Canyon Shooting Park Total: 10.00

DOJ4011 - CA Department of Justice

319260 07/17/2024

Inv 720397

Line Item Date	Line Item Description	
03/04/2024	Fingerprinting Services	192.00

Inv 720397 Total		192.00
319260 Total:		192.00
DOJ4011 - CA Department of Justice Total:		192.00

CAL5236 - CA Linen Services

319261 07/17/2024

Inv 2290198

Line Item Date	Line Item Description	
06/26/2024	Linen Services	130.16
Inv 2290198 Total		130.16

Inv 2293236

Line Item Date	Line Item Description	
06/20/2024	Linen Services	128.43
Inv 2293236 Total		128.43
319261 Total:		258.59
CAL5236 - CA Linen Services Total:		258.59

DACA4011 - Calderon, David

319262 07/17/2024

Inv 03/26/2024

Line Item Date	Line Item Description	
06/25/2024	LASD Host Training Reimbursement for PO Calderon 03/26/24	21.84
Inv 03/26/2024 Total		21.84
319262 Total:		21.84
DACA4011 - Calderon, David Total:		21.84

CAL6695 - California American Water

319263 07/17/2024

Inv 3.21.24-4.18.24

Line Item Date	Line Item Description	
04/23/2024	Wilson Well 2 Water Purchased April 2024	3.27
Inv 3.21.24-4.18.24 Total		3.27

Inv 4/19/24-5/21/24

Line Item Date	Line Item Description	
05/23/2024	Wilson Well 2 Water Purchased May 2024	3.24

Inv 4/19/24-5/21/24 Total 3.24

Inv 5/22/24-6/19/24

Line Item Date	Line Item Description	
06/21/2024	Wilson Well 2 Water Purchased June 2024	22.02

Inv 5/22/24-6/19/24 Total 22.02

319263 Total: 28.53

CAL6695 - California American Water Total: 28.53

CLA8011 - California Library Association

319264 07/17/2024

Inv 300013853

Line Item Date	Line Item Description	
05/17/2024	CLA Individual and Individual Voting for Alexis Mendoza	140.00

Inv 300013853 Total 140.00

319264 Total: 140.00

CLA8011 - California Library Association Total: 140.00

CAME2015 - California Maintenance & Environmental

0 07/17/2024

Inv 39209

Line Item Date	Line Item Description	
05/23/2024	Underground Fuel Tank Maintenance & Inspections.	1,656.05

Inv 39209 Total 1,656.05

Inv 39210

Line Item Date	Line Item Description	
05/23/2024	Underground Fuel Tank Maintenance & Inspections.	1,671.58

Inv 39210 Total 1,671.58

Inv 39211

Line Item Date	Line Item Description	
05/23/2024	Underground Fuel Tank Maintenance & Inspections.	885.00

Inv 39211 Total 885.00

Inv 39212

Line Item Date	Line Item Description	
05/23/2024	Underground Fuel Tank Maintenance & Inspections.	885.00

Inv 39212 Total		885.00
Inv 39243		
Line Item Date	Line Item Description	
06/01/2024	Underground Fuel Tank Maintenance & Inspections.	125.00
Inv 39243 Total		125.00
Inv 39244		
Line Item Date	Line Item Description	
06/01/2024	Underground Fuel Tank Maintenance & Inspections.	125.00
Inv 39244 Total		125.00
0 Total:		5,347.63
CAME2015 - California Maintenance & Environmental Total:		5,347.63

CAMERPL - California Metro Patrol & EMS, Inc.

319265	07/17/2024	
Inv 6987		
Line Item Date	Line Item Description	
05/17/2024	Security Guard Concierge Services for 5/6/24 -5-17/24	3,288.80
Inv 6987 Total		3,288.80
Inv 7003		
Line Item Date	Line Item Description	
05/31/2024	Security Guard Concierge Services for 5/20 - 5/31/24	2,877.70
Inv 7003 Total		2,877.70
Inv 7145		
Line Item Date	Line Item Description	
06/14/2024	Security Guard Concierge Services for 6/3 - 6/14/24	3,288.80
Inv 7145 Total		3,288.80
Inv 7361		
Line Item Date	Line Item Description	
06/17/2024	Security Guard Concierge Services for 6/17 - 6/28	2,877.70
Inv 7361 Total		2,877.70
319265 Total:		12,333.00
CAMERPL - California Metro Patrol & EMS, Inc. Total:		12,333.00

CPC4011 - California Police Chiefs Association

Check Number	Check Date	Amount
319266	07/17/2024	
Inv 6953		
Line Item Date	Line Item Description	
07/01/2024	CPCA Associate Annual Membership Chief Solinsky	730.00
Inv 6953 Total		730.00
319266 Total:		730.00
CPC4011 - California Police Chiefs Association Total:		730.00
CAN0607 - Cantu Graphics Inc.		
319267	07/17/2024	
Inv 22362		
Line Item Date	Line Item Description	
05/17/2024	Business cards	38.53
Inv 22362 Total		38.53
Inv 22381		
Line Item Date	Line Item Description	
05/29/2024	Directional signage for City's Compost and Mulch Giveaway events	231.19
Inv 22381 Total		231.19
Inv 22382		
Line Item Date	Line Item Description	
06/05/2024	Crime Prevention Signage	1,488.38
Inv 22382 Total		1,488.38
Inv 22383		
Line Item Date	Line Item Description	
06/05/2024	Crime Prevention Signage	689.06
Inv 22383 Total		689.06
Inv 22384		
Line Item Date	Line Item Description	
06/05/2024	Business cards	132.13
Inv 22384 Total		132.13
Inv 22403		
Line Item Date	Line Item Description	
06/12/2024	Library Card Applications	169.79
Inv 22403 Total		169.79

Inv 22404

Line Item Date	Line Item Description	
06/13/2024	Business cards	44.04

Inv 22404 Total 44.04

Inv 22406

Line Item Date	Line Item Description	
06/26/2024	4th of July Poster contest lamination	584.05

Inv 22406 Total 584.05

Inv 22413

Line Item Date	Line Item Description	
06/26/2024	4th of July poster contest lamination	98.40

Inv 22413 Total 98.40

Inv 22414

Line Item Date	Line Item Description	
06/11/2024	Commissioner Congress Supplies	74.97

Inv 22414 Total 74.97

Inv 22415

Line Item Date	Line Item Description	
06/12/2024	Signage for Oaklawm Bridge	143.33

Inv 22415 Total 143.33

Inv 22424

Line Item Date	Line Item Description	
06/26/2024	4th of July Banners - Posters - Summer Events	714.72

Inv 22424 Total 714.72

319267 Total: 4,408.59

CAN0607 - Cantu Graphics Inc. Total: 4,408.59

CWNC2501 - Carl Warren & Company

0 07/17/2024

Inv 2044348-2044376

Line Item Date	Line Item Description	
06/04/2024	Legal Matters - May 2024	3,486.00

Inv 2044348-2044376 Total 3,486.00

0 Total: 3,486.00

CWNC2501 - Carl Warren & Company Total: 3,486.00

CDW5246 - CDW Government LLC

0 07/17/2024

Inv QV12555

Line Item Date	Line Item Description	
04/19/2024	License for Software	7,580.28

Inv QV12555 Total 7,580.28

Inv RK98939

Line Item Date	Line Item Description	
05/22/2024	Network Hardware Equipment - IT Master Plan	2,700.54

Inv RK98939 Total 2,700.54

Inv RV12577

Line Item Date	Line Item Description	
06/14/2024	Network Hardware Equipment - IT Master Plan	293.44

Inv RV12577 Total 293.44

Inv SB99772

Line Item Date	Line Item Description	
06/28/2024	Network Hardware Equipment - IT Master Plan	2,421.30

Inv SB99772 Total 2,421.30

0 Total: 12,995.56

CDW5246 - CDW Government LLC Total: 12,995.56

CHAG8032 - Chang, Emily

0 07/17/2024

Inv KMMAY24

Line Item Date	Line Item Description	
06/26/2024	Contract Class Instructor payment JUNE 2024	136.50

Inv KMMAY24 Total 136.50

0 Total: 136.50

CHAG8032 - Chang, Emily Total: 136.50

ACHA6 - Chavez, Allen

319268 07/17/2024

Inv 04/26/2024

Line Item Date	Line Item Description	
04/26/2024	Mileage reimbursement 4/26/24 Water division	21.44

Inv 04/26/2024 Total 21.44

319268 Total: 21.44

ACHA6 - Chavez, Allen Total: 21.44

MKCH7010 - Cheng, Mark

319269 07/17/2024

Inv 2782

Line Item Date	Line Item Description	
06/26/2024	Application refund 1428 Lyndon Street	470.53

Inv 2782 Total 470.53

319269 Total: 470.53

MKCH7010 - Cheng, Mark Total: 470.53

CINTA3 - Cintas Corporation

319270 07/17/2024

Inv 4192737644

Line Item Date	Line Item Description	
05/15/2024	UltraClean Service: Public Restrooms	463.00

Inv 4192737644 Total 463.00

Inv 4193144277

Line Item Date	Line Item Description	
05/20/2024	Public Works Uniform Cleaning Services	39.55
05/20/2024	Public Works Uniform Cleaning Services	43.89
05/20/2024	Public Works Uniform Cleaning Services	76.03
05/20/2024	Public Works Uniform Cleaning Services	111.46
05/20/2024	Public Works Uniform Cleaning Services	33.78
05/20/2024	Public Works Uniform Cleaning Services	23.56
05/20/2024	Public Works Uniform Cleaning Services	39.54

Inv 4193144277 Total 367.81

Inv 4193462735

Line Item Date	Line Item Description	
05/22/2024	UltraClean Service: Public Restrooms	463.00

Inv 4193462735 Total 463.00

Inv 4193706136

Line Item Date	Line Item Description	
05/24/2024	Public Works Uniform Cleaning Services	33.78
05/24/2024	Public Works Uniform Cleaning Services	39.55
05/24/2024	Public Works Uniform Cleaning Services	159.85
05/24/2024	Public Works Uniform Cleaning Services	39.54
05/24/2024	Public Works Uniform Cleaning Services	8.13
05/24/2024	Public Works Uniform Cleaning Services	86.96

Inv 4193706136 Total 367.81

Inv 4194590237

Line Item Date	Line Item Description	
06/03/2024	Public Works Uniform Cleaning Services	91.95
06/03/2024	Public Works Uniform Cleaning Services	91.95
06/03/2024	Public Works Uniform Cleaning Services	91.96
06/03/2024	Public Works Uniform Cleaning Services	91.95

Inv 4194590237 Total 367.81

Inv 4195304880

Line Item Date	Line Item Description	
06/10/2024	Weekly Uniform Cleaning for Yard & Garfield, Service 6/10/2024	44.25
06/10/2024	Weekly Uniform Cleaning for Yard & Garfield, Service 6/10/2024	142.65
06/10/2024	Weekly Uniform Cleaning for Yard & Garfield, Service 6/10/2024	34.14
06/10/2024	Weekly Uniforms Cleaning for Yard & Garfield, Service: 6/10/24	88.65
06/10/2024	Weekly Uniforms Cleaning for Yard & Garfield, Service: 6/10/24	39.90
06/17/2024	Weekly Uniform Cleaning for Yard & Garfield, Service: 6/10/2024	44.20

Inv 4195304880 Total 393.79

Inv 4196003559

Line Item Date	Line Item Description	
06/17/2024	Public Works Uniform Cleaning Services	95.90
06/17/2024	Public Works Uniform Cleaning Services	95.90
06/17/2024	Public Works Uniform Cleaning Services	95.90
06/17/2024	Public Works Uniform Cleaning Services	95.89

Inv 4196003559 Total 383.59

Inv 4196726800

Line Item Date	Line Item Description	
06/24/2024	Public Works Uniform Cleaning Services	122.90
06/24/2024	Public Works Uniform Cleaning Services	122.90
06/24/2024	Public Works Uniform Cleaning Services	122.90
06/24/2024	Public Works Uniform Cleaning Services	122.89

Inv 4196726800 Total 491.59

319270 Total: 3,298.40

319271 07/17/2024

Inv 5204902620

Line Item Date	Line Item Description	
04/02/2024	First Aid Cabinet maint. for City Hall - April 2024	15.79

Inv 5204902620 Total 15.79

Inv 5210454970

Line Item Date	Line Item Description	
05/07/2024	First Aid Cabinet maint. for City Hall - May 2024	15.79

Inv 5210454970 Total 15.79

Inv 5211976971

Line Item Date	Line Item Description	
05/16/2024	Monthly First Aid Kit Inspections Garfield & Yard	54.55
05/16/2024	Monthly First Aid Kit Inspections Garfield & Yard	54.56
05/16/2024	Monthly First Aid Kit Inspections Garfield & Yard	54.55
05/16/2024	Monthly First Aid Kit Inspections Garfield & Yard	54.55
05/16/2024	Monthly First Aid Kit Inspections Garfield & Yard	54.55
05/16/2024	Monthly First Aid Kit Inspections Garfield & Yard	54.55
05/16/2024	Monthly First Aid Kit Inspections Garfield & Yard	54.55

Inv 5211976971 Total 381.86

Inv 5214330419

Line Item Date	Line Item Description	
06/03/2024	First Aid Cabinet maint. for City Hall - June 2024	15.79

Inv 5214330419 Total 15.79

Inv 5215978202

Line Item Date	Line Item Description	
06/13/2024	Monthly First Aid Kit Inspections Garfield & Yard	89.54
06/13/2024	Monthly First Aid Kit Inspections for Garfield & Yard	89.54
06/13/2024	Monthly First Aid Kit Inspections for Garfield & Yard	89.53
06/13/2024	Monthly First Aid Kit Inspections for Garfield and Yard	89.54
06/13/2024	Monthly First Aid Kit Inspections at Garfield & Reservoir	89.53
06/17/2024	Monthly First Aid Kit Inspections for Garfield & Yard	89.54
06/13/2024	Monthly First Aid Kit Inspections for Garfield and Yard	89.53

Inv 5215978202 Total 626.75

Inv 9269969656

Line Item Date	Line Item Description	
05/01/2024	Zoll 3 AED - Automatic Agreement for Public Works - May 2024	143.88

Inv 9269969656 Total 143.88

Inv 9270048465

Line Item Date	Line Item Description	
05/01/2024	Zoll 3 AED - Automatic Agreement - City Hall - May 2024	143.88

Inv 9270048465 Total 143.88

Inv 9274235890

Line Item Date	Line Item Description	
06/01/2024	Public Works Eye Wash Station Maintenance	441.00

Inv 9274235890 Total 441.00

Inv 9274235897

Line Item Date	Line Item Description	
06/01/2024	Zoll 3 AED - Automatic Agreement for Public Works - June 2024	143.88

Inv 9274235897 Total 143.88

Inv 9274308638

Line Item Date	Line Item Description	
06/01/2024	Zoll 3 AED - Automatic Agreement for City Hall - June 2024	143.88

Inv 9274308638 Total 143.88

319271 Total: 2,072.50

CINTAS - Cintas Corporation Total: 5,370.90

CINFIRE - Cintast Corporation No. 2

319272 07/17/2024

Inv 0F19686939

Line Item Date	Line Item Description	
05/23/2024	FY 2023-24 Fire Extinguisher Maintenance and Repairs	1,145.80

Inv 0F19686939 Total 1,145.80

Inv 0F19688523

Line Item Date	Line Item Description	
06/20/2024	FY 2023-24 Fire Extinguisher Service	740.54

Inv 0F19688523 Total 740.54

319272 Total: 1,886.34

CINFIRE - Cintast Corporation No. 2 Total: 1,886.34

JMCB6710 - Cipres Bravo, Jose Manuel

319273 07/17/2024

Inv 6/13/2024

Line Item Date	Line Item Description	
06/13/2024	Mileage Reimbursement for Staff, 6/13/2024	25.19

Inv 6/13/2024 Total 25.19

319273 Total: 25.19

JMCB6710 - Cipres Bravo, Jose Manuel Total: 25.19

CTYELCSP - City Electric Supply Company

319274 07/17/2024

Inv PDA/024952

Line Item Date	Line Item Description	
04/11/2024	Materials for Arroyo Park Restrooms	448.60

Inv PDA/024952 Total 448.60

Inv PDA/024996

Line Item Date	Line Item Description	
04/16/2024	Light bulbs for Garfield Reservoir Offices	405.78

Inv PDA/024996 Total 405.78

Inv PDA/025165

Line Item Date	Line Item Description	
05/01/2024	Electrical supplies	496.13

Inv PDA/025165 Total 496.13

319274 Total: 1,350.51

CTYELCSP - City Electric Supply Company Total: 1,350.51

ALPD4010 - City of Alhambra Police Department

319275 07/17/2024

Inv SP 4/2024

Line Item Date	Line Item Description	
06/12/2024	Inmate housing for the month of April 2024	1,892.00

Inv SP 4/2024 Total 1,892.00

Inv SP 5/2024

Line Item Date	Line Item Description	
06/20/2024	Inmate housing for the month of May 2024	3,096.00

Inv SP 5/2024 Total 3,096.00

319275 Total: 4,988.00

ALPD4010 - City of Alhambra Police Department Total: 4,988.00

CSM8030 - City of San Marino

Check Number	Check Date	Amount
319276	07/17/2024	
Inv 0002506		
Line Item Date	Line Item Description	
06/13/2024	San Marino Co-Op Agreement Personnel Expenses - 1/14/24-1/27/24	412.40
Inv 0002506 Total		412.40
319276 Total:		412.40
CSM8030 - City of San Marino Total:		412.40
SPMN3010 - City of South Pasadena		
319277	07/17/2024	
Inv 14044 - 6/12/24		
Line Item Date	Line Item Description	
06/26/2024	utility bill for Garfield Park/ Arroyo(st)/Arroyo (San)/Dogpark	428.26
Inv 14044 - 6/12/24 Total		428.26
Inv 19126 - 6/5/24		
Line Item Date	Line Item Description	
06/26/2024	utility bill for Garfield Park/ Arroyo(st)/Arroyo (San)/Dogpark	601.38
Inv 19126 - 6/5/24 Total		601.38
Inv 19386 - 6/12/24		
Line Item Date	Line Item Description	
06/26/2024	utility bill for Garfield Park/ Arroyo(st)/Arroyo (San)/Dogpark	528.56
Inv 19386 - 6/12/24 Total		528.56
Inv 19387 - 6/12/24		
Line Item Date	Line Item Description	
06/26/2024	utility bill for Garfield Park/ Arroyo(st)/Arroyo (San)/Dogpark	499.06
Inv 19387 - 6/12/24 Total		499.06
319277 Total:		2,057.26
SPMN3010 - City of South Pasadena Total:		2,057.26
CVCPLUS - CivicPlus, LLC		
0	07/17/2024	
Inv 299954		
Line Item Date	Line Item Description	
07/01/2024	ArchivSocial Economy Subscription - 6/2024-6/2025.	4,397.40
Inv 299954 Total		4,397.40

0 Total:			4,397.40
CVCPLUS - CivicPlus, LLC Total:			4,397.40
CMRSFP - CMRS-FP			
319278	07/17/2024		
Inv 600102810			
Line Item Date	Line Item Description		
06/24/2024	Funds for library postage machine - 106001028104		500.00
Inv 600102810 Total			500.00
319278 Total:			500.00
CMRSFP - CMRS-FP Total:			500.00
CMPCTIRE - Company C. Tire Corporation			
319279	07/17/2024		
Inv 58001			
Line Item Date	Line Item Description		
05/01/2024	Tire Repair on Unit 3		35.00
Inv 58001 Total			35.00
319279 Total:			35.00
CMPCTIRE - Company C. Tire Corporation Total:			35.00
CGUSA - Compass Group USA, Inc.			
319280	07/17/2024		
Inv SOC185764			
Line Item Date	Line Item Description		
06/06/2024	Senior Center coffee supplies		136.91
Inv SOC185764 Total			136.91
Inv SOC191502			
Line Item Date	Line Item Description		
06/27/2024	Senior Center - Coffee Supplies		115.91
Inv SOC191502 Total			115.91
Inv SOC196157			
Line Item Date	Line Item Description		
06/06/2024	Senior Center water machine		49.50
Inv SOC196157 Total			49.50

319280 Total:		302.32
CGUSA - Compass Group USA, Inc. Total:		302.32

CON9152 - Control Automation Design Inc

319281 07/17/2024

Inv 24-020

Line Item Date	Line Item Description	
06/14/2024	2023-24 City's Water SCADA System & Infrastructure	1,890.75
Inv 24-020 Total		1,890.75
319281 Total:		1,890.75
CON9152 - Control Automation Design Inc Total:		1,890.75

CRDA1021 - Corodata Records Management

0 07/17/2024

Inv RS5021783

Line Item Date	Line Item Description	
05/31/2024	Records Management Storage 5/1 - 5/31/24	531.80
Inv RS5021783 Total		531.80
0 Total:		531.80
CRDA1021 - Corodata Records Management Total:		531.80

CRSR2010 - Corodata Shredding Inc.

0 07/17/2024

Inv DN1471976

Line Item Date	Line Item Description	
05/31/2024	Shredding for Oxley St. and Mission St. AN SD041103	133.06
Inv DN1471976 Total		133.06
0 Total:		133.06
CRSR2010 - Corodata Shredding Inc. Total:		133.06

CLA3030 - County of Los Angeles

319282 07/17/2024

Inv FY2024-25

Line Item Date	Line Item Description	
06/27/2024	LAFCO FY 2024-25 South Pasadena	1,848.20

Inv FY2024-25 Total		1,848.20
319282 Total:		1,848.20
319283	07/17/2024	
Inv 24050606735		
Line Item Date	Line Item Description	
05/06/2024	UST Annual Inspections at Service Yard and Fire/PD	3,206.35
Inv 24050606735 Total		3,206.35
319283 Total:		3,206.35
CLAP8180 - County of Los Angeles Total:		5,054.55

LACTYAGC - County of Los Angeles, Agricultural Commissioner

319284	07/17/2024	
Inv 241242		
Line Item Date	Line Item Description	
03/11/2024	December 2023 Monthly Pest Control for Sports Fields	290.74
Inv 241242 Total		290.74
Inv 241452		
Line Item Date	Line Item Description	
05/01/2024	February 2024 Monthly Pest Control for Sports Fields	1,135.46
Inv 241452 Total		1,135.46
Inv 241600		
Line Item Date	Line Item Description	
05/20/2024	March 2024 Monthly Pest Control for Sports Fields	1,120.46
Inv 241600 Total		1,120.46
Inv 241677		
Line Item Date	Line Item Description	
06/06/2024	June 2024 Monthly Pest Control for Sports Fields	1,117.96
Inv 241677 Total		1,117.96
319284 Total:		3,664.62
LACTYAGC - County of Los Angeles, Agricultural Commissioner Total:		3,664.62

DSP0755 - D & S Printing

319285	07/17/2024

Inv 5013

Line Item Date	Line Item Description	
05/24/2024	Police Department Printing Services - Envelopes.	396.90

Inv 5013 Total 396.90

Inv 6007

Line Item Date	Line Item Description	
06/07/2024	Police Department Printing Services - FY2023-24.	424.46

Inv 6007 Total 424.46

Inv 6009

Line Item Date	Line Item Description	
06/11/2024	Police Department Printing Services - FY2023-24.	352.80

Inv 6009 Total 352.80

319285 Total: 1,174.16

DSP0755 - D & S Printing Total: 1,174.16

DGGRPLLC - D2G Group LLC

319286 07/17/2024

Inv PS12338246

Line Item Date	Line Item Description	
05/01/2024	11"x17" Slatwall Sign Holders	61.22

Inv PS12338246 Total 61.22

319286 Total: 61.22

DGGRPLLC - D2G Group LLC Total: 61.22

MSQTOJOE - Delgadillo, Kenneth John

319287 07/17/2024

Inv 001

Line Item Date	Line Item Description	
05/17/2024	Mosquito Abatement Services for Library	234.00

Inv 001 Total 234.00

Inv 003

Line Item Date	Line Item Description	
06/28/2024	Mosquito Abatement Services for Library	184.00

Inv 003 Total 184.00

319287 Total:		418.00
MSQTOJOE - Delgadillo, Kenneth John Total:		418.00

DEL4000 - Dell Marketing L.P.

0 07/17/2024

Inv 10755129611

Line Item Date	Line Item Description	
06/18/2024	Year one of three year hardware replacement program.	5,466.85
Inv 10755129611 Total		5,466.85
0 Total:		5,466.85
DEL4000 - Dell Marketing L.P. Total:		5,466.85

DEL0771 - Delta Dental of California

319288 07/17/2024

Inv BE006104650

Line Item Date	Line Item Description	
06/01/2024	Employee Dental Premiums - June 2024	12,176.54
Inv BE006104650 Total		12,176.54

Inv BE006138743

Line Item Date	Line Item Description	
07/01/2024	Employee Dental Premiums - July 2024	11,307.49
Inv BE006138743 Total		11,307.49
319288 Total:		23,484.03
DEL0771 - Delta Dental of California Total:		23,484.03

CSDI6601 - Department of Industrial Relations

319289 07/17/2024

Inv E 2050183 SB

Line Item Date	Line Item Description	
03/28/2024	Garfield Elevator Conveyance Permit Fee	225.00
Inv E 2050183 SB Total		225.00

Inv E 2066979 SB

Line Item Date	Line Item Description	
05/17/2024	Library Elevator Permit	225.00
Inv E 2066979 SB Total		225.00

Inv E 2068189 SB

Line Item Date	Line Item Description	
05/23/2024	Conveyance Fees for City Hall Elevator	225.00

Inv E 2068189 SB Total 225.00

319289 Total: 675.00

CSDI6601 - Department of Industrial Relations Total: 675.00

DODC8031 - Diaz-Carrey, Dolores

319290 07/17/2024

Inv 71777045

Line Item Date	Line Item Description	
06/26/2024	Refund of deposit paid for the reservation of WMB.	590.00

Inv 71777045 Total 590.00

319290 Total: 590.00

DODC8031 - Diaz-Carrey, Dolores Total: 590.00

PMLDONG - Dong, Pamella C.

0 07/17/2024

Inv JuneMarMo

Line Item Date	Line Item Description	
07/02/2024	Martial Arts Monthly-Senior Contract Instructor	16.00

Inv JuneMarMo Total 16.00

Inv JuneMarWalkin

Line Item Date	Line Item Description	
07/02/2024	Martial Arts Walk In-Senior Contract Instructor	88.00

Inv JuneMarWalkin Total 88.00

Inv JuneQiGongMo

Line Item Date	Line Item Description	
07/02/2024	Qi Gong Monthly-Senior Contract Instructor	16.00

Inv JuneQiGongMo Total 16.00

Inv JuneQiGongWI

Line Item Date	Line Item Description	
07/02/2024	Qi Gong Walk In-Senior Contract Instructor	100.00

Inv JuneQiGongWI Total 100.00

Check Number	Check Date	Amount
0 Total:		220.00
PMLDONG - Dong, Pamella C. Total:		220.00

DDLP8010 - Dr. Detail Ph.D LLC

0 07/17/2024

Inv 3087

Line Item Date	Line Item Description	
06/10/2024	6/3/24 cleaning of carpets by front desk	195.00
Inv 3087 Total		195.00

Inv 3104

Line Item Date	Line Item Description	
06/11/2024	Bi-Weekly Fleet Washing - Dial-A-Ride	680.00
Inv 3104 Total		680.00

Inv 3111

Line Item Date	Line Item Description	
07/02/2024	Bi-Weekly Fleet Washing - Dial-A-Ride	680.00
Inv 3111 Total		680.00
0 Total:		1,555.00
DDLP8010 - Dr. Detail Ph.D LLC Total:		1,555.00

AUTOCSPC - Echeveria, Jose

319291 07/17/2024

Inv 10687

Line Item Date	Line Item Description	
02/02/2024	Vehicle Maintenance Unit #624	2,999.90
Inv 10687 Total		2,999.90

Inv 10809

Line Item Date	Line Item Description	
06/05/2024	Vehicle maintenance Unit #223	2,962.11
06/05/2024	Vehicle maintenance Unit #223	275.86
Inv 10809 Total		3,237.97

Inv 11130

Line Item Date	Line Item Description	
05/23/2024	Park Division Vehicle Maintenance	525.00
Inv 11130 Total		525.00

Inv 11190

Line Item Date	Line Item Description	
06/04/2024	Parks/Street Trees	2,307.70

Inv 11190 Total 2,307.70

319291 Total: 9,070.57

AUTOCSPC - Echeveria, Jose Total: 9,070.57

ELSRTIRE - El Sereno Tire Shop

319292 07/17/2024

Inv 2754

Line Item Date	Line Item Description	
06/06/2024	Tire Replacement / Tire Repair Services for Dial-A-Ride # 81.	20.00

Inv 2754 Total 20.00

319292 Total: 20.00

ELSRTIRE - El Sereno Tire Shop Total: 20.00

ELL1017 - Ellen's Silkscreening

319293 07/17/2024

Inv EE83518

Line Item Date	Line Item Description	
06/10/2024	City Polo for Commissioners	594.25

Inv EE83518 Total 594.25

319293 Total: 594.25

ELL1017 - Ellen's Silkscreening Total: 594.25

ENT5426 - Entenmann-Rovin

319294 07/17/2024

Inv 0181137-IN

Line Item Date	Line Item Description	
05/13/2024	Police Department - Supplies & Badges - FY 2023-24	86.97

Inv 0181137-IN Total 86.97

Inv 0181231-IN

Line Item Date	Line Item Description	
05/16/2024	Police Department - Supplies & Badges - FY 2023-24	250.97

Inv 0181231-IN Total 250.97

Inv 0181277-IN

Line Item Date	Line Item Description	
05/20/2024	Police Department - Supplies & Badges - FY 2023-24	195.96

Inv 0181277-IN Total 195.96

319294 Total: 533.90

ENT5426 - Entenmann-Rovin Total: 533.90

ESCLCEPW - Escalera, Lance

319295 07/17/2024

Inv 05/25/2024

Line Item Date	Line Item Description	
05/25/2024	Mileage Reimbursement 5/25/2024 Facilities Division	30.02

Inv 05/25/2024 Total 30.02

Inv FY23-24Boots_LE

Line Item Date	Line Item Description	
05/25/2024	Boot Reimbursement for PW Staff	250.00

Inv FY23-24Boots_LE Total 250.00

319295 Total: 280.02

ESCLCEPW - Escalera, Lance Total: 280.02

FED1109 - FedEx

319296 07/17/2024

Inv 8-523-44258

Line Item Date	Line Item Description	
06/07/2024	Background Investigations, Badge	40.40

Inv 8-523-44258 Total 40.40

Inv 8-530-76240

Line Item Date	Line Item Description	
06/14/2024	Postage fee	17.91

Inv 8-530-76240 Total 17.91

Inv 8-537-17402

Line Item Date	Line Item Description	
06/21/2024	Background check	16.75

Inv 8-537-17402 Total 16.75

Inv 9-675-23974

Line Item Date	Line Item Description	
06/05/2024	Postage fee	2.15

Inv 9-675-23974 Total 2.15

319296 Total: 77.21

FED1109 - FedEx Total: 77.21

FIFASDBK - Fifth Asset, Inc.

0 07/17/2024

Inv DB2002244

Line Item Date	Line Item Description	
03/21/2024	GASB 87 & GASB 96 Record Keeping	12,000.00

Inv DB2002244 Total 12,000.00

0 Total: 12,000.00

FIFASDBK - Fifth Asset, Inc. Total: 12,000.00

FITSS410 - Fitness Superstore, Inc.

319297 07/17/2024

Inv 38259

Line Item Date	Line Item Description	
06/20/2024	Gym Equipment.	6,470.43

Inv 38259 Total 6,470.43

319297 Total: 6,470.43

FITSS410 - Fitness Superstore, Inc. Total: 6,470.43

FLCGRP - Flock Group, Inc.

0 07/17/2024

Inv INV-37772

Line Item Date	Line Item Description	
04/01/2024	Camera Automated License Plate Reader - Year 2 of Contract.	32,500.00

Inv INV-37772 Total 32,500.00

0 Total: 32,500.00

FLCGRP - Flock Group, Inc. Total: 32,500.00

Check Number	Check Date		Amount
FOO7777 - Foothill Lock & Key			
319298	07/17/2024		
Inv 14351			
Line Item Date	Line Item Description		
05/07/2024	Citywide Locksmith services for city buildings (FY23-24).		250.00
Inv 14351 Total			250.00
319298 Total:			250.00
FOO7777 - Foothill Lock & Key Total:			250.00
LUISFRAU - Frausto-Ramirez, Luis			
319299	07/17/2024		
Inv 5/24/2024			
Line Item Date	Line Item Description		
05/24/2024	Office Supplies Reimbursement		103.54
Inv 5/24/2024 Total			103.54
319299 Total:			103.54
LUISFRAU - Frausto-Ramirez, Luis Total:			103.54
GALL5011 - Galls, LLC			
319300	07/17/2024		
Inv 025400795			
Line Item Date	Line Item Description		
08/17/2024	Police Uniforms and Safety Clothing/Equipment - FY24		57.63
Inv 025400795 Total			57.63
Inv 025566140			
Line Item Date	Line Item Description		
09/05/2023	Police Uniforms and Safety Clothing/Equipment - FY24		222.64
Inv 025566140 Total			222.64
Inv 025579820			
Line Item Date	Line Item Description		
09/06/2023	Police Uniforms and Safety Clothing/Equipment - FY24		238.39
Inv 025579820 Total			238.39
Inv 025579892			
Line Item Date	Line Item Description		
09/06/2023	Police Uniforms and Safety Clothing/Equipment - FY24		178.79
Inv 025579892 Total			178.79

Inv 025949758

Line Item Date	Line Item Description	
10/13/2023	Police Uniforms and Safety Clothing/Equipment - FY24	71.03

Inv 025949758 Total 71.03

Inv 026071154

Line Item Date	Line Item Description	
10/26/2023	Police Uniforms and Safety Clothing/Equipment - FY24	313.13

Inv 026071154 Total 313.13

Inv 026185867

Line Item Date	Line Item Description	
11/07/2023	Police Uniforms and Safety Clothing/Equipment - FY24	129.25

Inv 026185867 Total 129.25

Inv 026809200

Line Item Date	Line Item Description	
01/16/2024	Police Uniforms and Safety Clothing/Equipment - FY24	575.65

Inv 026809200 Total 575.65

Inv 026821716

Line Item Date	Line Item Description	
01/17/2024	Police Uniforms and Safety Clothing/Equipment - FY24	159.36

Inv 026821716 Total 159.36

Inv 026821732

Line Item Date	Line Item Description	
01/17/2024	Police Uniforms and Safety Clothing/Equipment - FY24	443.10

Inv 026821732 Total 443.10

Inv 026821733

Line Item Date	Line Item Description	
01/17/2024	Police Uniforms and Safety Clothing/Equipment - FY24	371.12

Inv 026821733 Total 371.12

Inv 026899531

Line Item Date	Line Item Description	
01/25/2024	Police Uniforms and Safety Clothing/Equipment - FY24	180.68

Inv 026899531 Total 180.68

Inv 026971541

Line Item Date	Line Item Description

02/01/2024	Police Uniforms and Safety Clothing/Equipment - FY24	75.53
Inv 026971541 Total		75.53

Inv 026971542

Line Item Date	Line Item Description	
02/01/2024	Police Uniforms and Safety Clothing/Equipment - FY24	365.75
Inv 026971542 Total		365.75

Inv 026971568

Line Item Date	Line Item Description	
02/01/2024	Police Uniforms and Safety Clothing/Equipment - FY24	246.92
Inv 026971568 Total		246.92

Inv 027028358

Line Item Date	Line Item Description	
02/07/2024	Police Uniforms and Safety Clothing/Equipment - FY24	468.02
Inv 027028358 Total		468.02

Inv 027028364

Line Item Date	Line Item Description	
05/02/2024	Police Uniforms and Safety Clothing/Equipment - FY24	997.29
Inv 027028364 Total		997.29

Inv 027028366

Line Item Date	Line Item Description	
02/07/2024	Police Uniforms and Safety Clothing/Equipment - FY24	397.14
Inv 027028366 Total		397.14

Inv 027069420

Line Item Date	Line Item Description	
02/12/2024	Police Uniforms and Safety Clothing/Equipment - FY24	30.22
Inv 027069420 Total		30.22

Inv 027093085

Line Item Date	Line Item Description	
02/14/2024	Police Uniforms and Safety Clothing/Equipment - FY24	6.07
Inv 027093085 Total		6.07

Inv 027093090

Line Item Date	Line Item Description	
02/14/2024	Police Uniforms and Safety Clothing/Equipment - FY24	104.01
Inv 027093090 Total		104.01

Inv 027181815

Line Item Date	Line Item Description	
02/23/2024	Police Uniforms and Safety Clothing/Equipment - FY24	246.92

Inv 027181815 Total 246.92

Inv 027480459

Line Item Date	Line Item Description	
03/26/2024	Police Uniforms and Safety Clothing/Equipment - FY24	199.28

Inv 027480459 Total 199.28

Inv 027480460

Line Item Date	Line Item Description	
03/26/2024	Police Uniforms and Safety Clothing/Equipment - FY24	262.25

Inv 027480460 Total 262.25

Inv 027492581

Line Item Date	Line Item Description	
03/27/2024	Police Uniforms and Safety Clothing/Equipment - FY24	861.72

Inv 027492581 Total 861.72

Inv 027492584

Line Item Date	Line Item Description	
03/27/2024	Police Uniforms and Safety Clothing/Equipment - FY24	12.81

Inv 027492584 Total 12.81

Inv 027492587

Line Item Date	Line Item Description	
03/27/2024	Police Uniforms and Safety Clothing/Equipment - FY24	861.72

Inv 027492587 Total 861.72

Inv 027504647

Line Item Date	Line Item Description	
03/28/2024	Police Uniforms and Safety Clothing/Equipment - FY24	30.22

Inv 027504647 Total 30.22

Inv 027849846

Line Item Date	Line Item Description	
05/03/2024	Police Uniforms and Safety Clothing/Equipment - FY24	224.44

Inv 027849846 Total 224.44

Inv 027866612

Line Item Date	Line Item Description	
05/06/2024	Police Uniforms and Safety Clothing/Equipment - FY24	349.32

Inv 027866612 Total 349.32

Inv 027866616

Line Item Date	Line Item Description	
05/06/2024	Police Uniforms and Safety Clothing/Equipment - FY24	98.55

Inv 027866616 Total 98.55

Inv 027866617

Line Item Date	Line Item Description	
05/06/2024	Police Uniforms and Safety Clothing/Equipment - FY24	98.55

Inv 027866617 Total 98.55

Inv 027909674

Line Item Date	Line Item Description	
05/10/2024	Police Uniforms and Safety Clothing/Equipment - FY24	28.65

Inv 027909674 Total 28.65

Inv 027974785

Line Item Date	Line Item Description	
05/17/2024	Police Uniforms and Safety Clothing/Equipment - FY24	229.95

Inv 027974785 Total 229.95

Inv 027984340

Line Item Date	Line Item Description	
05/20/2024	Police Uniforms and Safety Clothing/Equipment - FY24	124.26

Inv 027984340 Total 124.26

319300 Total: 9,260.36

GALL5011 - Galls, LLC Total: 9,260.36

GLB4010 - Ganahl Lumber Company

319301 07/17/2024

Inv 141999286

Line Item Date	Line Item Description	
06/04/2024	Materials for Sidewalk Framing	303.50

Inv 141999286 Total 303.50

Inv 141999319

Line Item Date	Line Item Description	
06/10/2024	Lumber, Stakes, Concrete for sidewalk repairs FY23/24.	4,579.63

Inv 141999319 Total 4,579.63

Inv 141999766

Line Item Date	Line Item Description	
06/10/2024	Concrete for Street Division	540.93

Inv 141999766 Total 540.93

319301 Total: 5,424.06

GLB4010 - Ganahl Lumber Company Total: 5,424.06

GAR5011 - Garvey Equipment Co

319302 07/17/2024

Inv 156182

Line Item Date	Line Item Description	
09/25/2023	Equipment maintenance for Parks/Street Trees	376.87

Inv 156182 Total 376.87

Inv 158314

Line Item Date	Line Item Description	
01/10/2024	Park division equipment maintenance (FY23-24).	167.30

Inv 158314 Total 167.30

Inv 160842

Line Item Date	Line Item Description	
05/06/2024	Park division equipment maintenance (FY23-24).	504.46

Inv 160842 Total 504.46

319302 Total: 1,048.63

GAR5011 - Garvey Equipment Co Total: 1,048.63

GAY8856 - Gaylord Bros., Inc.

0 07/17/2024

Inv 2867067

Line Item Date	Line Item Description	
06/07/2024	Archival poly negative print envelopes	102.02

Inv 2867067 Total 102.02

0 Total: 102.02

GAY8856 - Gaylord Bros., Inc. Total: 102.02

Check Number	Check Date		Amount
GLGP8030 - Golf Group LTD.			
319303	07/17/2024		
Inv 18-2722			
Line Item Date	Line Item Description		
06/26/2024	Arroyo Seco Golf Course Comprehensive Plan.		16,890.00
Inv 18-2722 Total			16,890.00
319303 Total:			16,890.00
GLGP8030 - Golf Group LTD. Total:			16,890.00
MRTNGMBT - Gombert, Martin			
319304	07/17/2024		
Inv 2024-238			
Line Item Date	Line Item Description		
07/02/2024	Transit Division Assessment Study		3,400.00
Inv 2024-238 Total			3,400.00
319304 Total:			3,400.00
MRTNGMBT - Gombert, Martin Total:			3,400.00
GOVE2013 - Governmentjobs.com, Inc. DBA NEOGOV			
0	07/17/2024		
Inv INV-39302			
Line Item Date	Line Item Description		
06/01/2024	NEOGOV Single Sign-On (SSO) subscription fee - 7/01/24 - 6/30/25		1,213.00
Inv INV-39302 Total			1,213.00
Inv INV-42459			
Line Item Date	Line Item Description		
06/12/2024	Governmentjobs.com subscription fee - 7/12/24 - 7/11/25		1,396.75
Inv INV-42459 Total			1,396.75
0 Total:			2,609.75
GOVE2013 - Governmentjobs.com, Inc. DBA NEOGOV Total:			2,609.75
GRAN2032 - Granicus, LLC			
0	07/17/2024		
Inv 184175			
Line Item Date	Line Item Description		
06/26/2024	Granicus Web - Enhances Package Milestone 3 of 3		5,130.00

Inv 184175 Total		5,130.00
0 Total:		5,130.00
GRAN2032 - Granicus, LLC Total:		5,130.00

GLRC6011 - Green Ladder Roofing Company

319305	07/17/2024	
Inv 3085		
Line Item Date	Line Item Description	
02/13/2024	Fire Department Roof - Tarping	500.00
Inv 3085 Total		500.00
319305 Total:		500.00
GLRC6011 - Green Ladder Roofing Company Total:		500.00

ISGU4011 - Gutierrez, Issac

319306	07/17/2024	
Inv 04/23/2024		
Line Item Date	Line Item Description	
06/25/2024	Sexual Assault Invest. Training Reimbursement for PO Gutierrez	51.59
Inv 04/23/2024 Total		51.59
319306 Total:		51.59
ISGU4011 - Gutierrez, Issac Total:		51.59

CRHY8067 - Hartney, Corey P.

0	07/17/2024	
Inv INVJUNE24		
Line Item Date	Line Item Description	
06/26/2024	Contract Class Instructor payment BasketBall Class - JUNE 2024	253.50
Inv INVJUNE24 Total		253.50
0 Total:		253.50
CRHY8067 - Hartney, Corey P. Total:		253.50

RIHZ6601 - Hernandez, Ricardo

319307	07/17/2024	
Inv 5/31/2024		
Line Item Date	Line Item Description	

Check Number	Check Date		Amount
05/31/2024		Mileage reimbursement 5/31/24	8.98
Inv 5/31/2024 Total			8.98
319307 Total:			8.98
RIHZ6601 - Hernandez, Ricardo Total:			8.98
ADHA6116 - Herrera, Adam			
319308	07/17/2024		
Inv 05/23/2024			
Line Item Date		Line Item Description	
05/23/2024		Mileage Reimbursement 5/23/2024 Sewer Division	38.06
Inv 05/23/2024 Total			38.06
Inv 06/26/2024			
Line Item Date		Line Item Description	
06/26/2024		Mileage reimbursement, 6/26/2024	38.06
Inv 06/26/2024 Total			38.06
319308 Total:			76.12
ADHA6116 - Herrera, Adam Total:			76.12
HQAB8100 - Hi Quality Auto Body Inc.			
0	07/17/2024		
Inv 20498			
Line Item Date		Line Item Description	
06/13/2024		Vehicle Maintenance on Police Vehicle Vin 88790	1,827.39
Inv 20498 Total			1,827.39
0 Total:			1,827.39
HQAB8100 - Hi Quality Auto Body Inc. Total:			1,827.39
HIW6710 - Hi-Way Safety Inc			
319309	07/17/2024		
Inv 156937			
Line Item Date		Line Item Description	
05/14/2024		Street signage and posts for Citywide use	624.99
Inv 156937 Total			624.99
319309 Total:			624.99

HIW6710 - Hi-Way Safety Inc Total: 624.99

TMHG6711 - Hogan, Tim
319310 07/17/2024
Inv 6412

Line Item Date	Line Item Description	
06/21/2024	2023 Water Quality Report Printing	331.29

Inv 6412 Total 331.29

319310 Total: 331.29

TMHG6711 - Hogan, Tim Total: 331.29

HOMCOMMU - Hom, Reagan
319311 07/17/2024
Inv 4-052824

Line Item Date	Line Item Description	
05/28/2024	Electrical work on police vehicles.	525.00

Inv 4-052824 Total 525.00

319311 Total: 525.00

HOMCOMMU - Hom, Reagan Total: 525.00

HOM1515 - Home Depot Credit Services
319312 07/17/2024
Inv 5030311

Line Item Date	Line Item Description	
06/10/2024	Supplies for Wall Repair in Front Office of PW Yard	33.50

Inv 5030311 Total 33.50

319312 Total: 33.50

HOM1515 - Home Depot Credit Services Total: 33.50

CDPS1020 - ICC General Code
319313 07/17/2024
Inv GC00126236

Line Item Date	Line Item Description	
06/27/2024	Municipal Code - Web Update	1,050.00

Inv GC00126236 Total 1,050.00

Inv GCI0014600

Line Item Date	Line Item Description	
06/28/2024	Municipal Code - Web Update	385.50

Inv GCI0014600 Total 385.50

319313 Total: 1,435.50

CDPS1020 - ICC General Code Total: 1,435.50

IMPCNT - Imperial County Office of Education

319314 07/17/2024

Inv INV24-00453

Line Item Date	Line Item Description	
03/31/2024	MRC, NRC, Taxes, Fees, & Surcharges for January-March 2024	2,185.34

Inv INV24-00453 Total 2,185.34

319314 Total: 2,185.34

IMPCNT - Imperial County Office of Education Total: 2,185.34

ITCR2501 - Intercare Holdings Insurance Services

0 07/17/2024

Inv 76-011447

Line Item Date	Line Item Description	
05/31/2024	Indemnity Annual Per Claim Fees - May 2024	8,441.33

Inv 76-011447 Total 8,441.33

0 Total: 8,441.33

ITCR2501 - Intercare Holdings Insurance Services Total: 8,441.33

INT6115 - Interstate Battery Systems of Eastern Los Angeles

319315 07/17/2024

Inv 180711

Line Item Date	Line Item Description	
05/06/2024	Replacement battery for Unit #13 (7 year old battery)	146.37

Inv 180711 Total 146.37

319315 Total: 146.37

INT6115 - Interstate Battery Systems of Eastern Los Angeles Total: 146.37

Check Number	Check Date	Amount

JSAR4011 - Jack's Auto Repair

319316 07/17/2024

Inv 19237

Line Item Date	Line Item Description	
05/15/2024	Oil change, replace belt tensioner, replace sway bar links	614.48

Inv 19237 Total 614.48

Inv 19242

Line Item Date	Line Item Description	
05/17/2024	Routine 45 Day Inspection of Dial-A-Ride Vehicles	93.56

Inv 19242 Total 93.56

Inv 19243

Line Item Date	Line Item Description	
05/17/2024	Routine 45 Day Inspection of Dial-A-Ride Vehicles	66.00

Inv 19243 Total 66.00

Inv 19267

Line Item Date	Line Item Description	
06/04/2024	Routine 45 Day Inspection of Dial-A-Ride Vehicles	66.00

Inv 19267 Total 66.00

Inv 19281

Line Item Date	Line Item Description	
06/07/2024	Police Department Vehicle Maintenance - Oil Change	114.10

Inv 19281 Total 114.10

Inv 19298

Line Item Date	Line Item Description	
06/14/2024	Police Department Vehicle Maintenance Replace engine mount	269.10

Inv 19298 Total 269.10

319316 Total: 1,223.24

JSAR4011 - Jack's Auto Repair Total: 1,223.24

JHMS8020 - JHM Supply

0 07/17/2024

Inv 353796/1

Line Item Date	Line Item Description	
05/07/2024	Replace damaged Air Vac on 1200 block of Orange Grove	217.12

Inv 353796/1 Total 217.12

Inv 355124/1

Line Item Date	Line Item Description	
05/20/2024	Irrigation Supplies	409.39

Inv 355124/1 Total 409.39

Inv 355804/1

Line Item Date	Line Item Description	
05/28/2024	Irrigation parks for City Hall	369.36

Inv 355804/1 Total 369.36

Inv 355806/1

Line Item Date	Line Item Description	
05/28/2024	Irrigation parks for City Hall	363.65

Inv 355806/1 Total 363.65

Inv 356334/1

Line Item Date	Line Item Description	
06/04/2024	Irrigation Supplies for Library Park and City Hall	468.14

Inv 356334/1 Total 468.14

Inv 357571/1

Line Item Date	Line Item Description	
06/17/2024	Arroyo Noth Irrigation Grate Repair Supplies	696.39

Inv 357571/1 Total 696.39

Inv 358704/1

Line Item Date	Line Item Description	
06/27/2024	Purchase of Tree Stakes and Tree Ties for Citywide Trees	1,803.28
06/27/2024	Purchase of Tree Stakes and Tree Ties for Citywide Trees	1,168.18

Inv 358704/1 Total 2,971.46

0 Total: 5,495.51

JHMS8020 - JHM Supply Total: 5,495.51

JHA307 - John L. Hunter and Associates, Inc.

319317 07/17/2024

Inv SP1FOG12403

Line Item Date	Line Item Description	
05/13/2024	City's 2023-24 Fats, Oils, and Grease Contract (FOG)	32.00

Inv SP1FOG12403 Total 32.00

319317 Total:		32.00
JHA307 - John L. Hunter and Associates, Inc. Total:		32.00
JCRS5011 - Jones Coffee Roasters		
319319	07/17/2024	
Inv 65671		
Line Item Date	Line Item Description	
06/12/2024	Fire Department Coffee Supplies	204.75
Inv 65671 Total		204.75
319319 Total:		204.75
JCRS5011 - Jones Coffee Roasters Total:		204.75
DJON4011 - Jones, David		
319318	07/17/2024	
Inv 06/20/2024		
Line Item Date	Line Item Description	
06/25/2024	Crime Tracer. Training Reimbursement for Det. Jones 06/20/24	23.32
Inv 06/20/2024 Total		23.32
319318 Total:		23.32
DJON4011 - Jones, David Total:		23.32
K9STRM - K9 Storm Inc.		
319320	07/17/2024	
Inv 241000		
Line Item Date	Line Item Description	
06/25/2024	Patrol Swat Vest	3,653.00
Inv 241000 Total		3,653.00
319320 Total:		3,653.00
K9STRM - K9 Storm Inc. Total:		3,653.00
KEY2011 - Keyser Marston Associates Inc		
319321	07/17/2024	
Inv 0038828		
Line Item Date	Line Item Description	
06/05/2024	Financial Analysis Review for Housing Authority - Magnolia Prope	2,287.50

Inv 0038828 Total 2,287.50

319321 Total: 2,287.50

KEY2011 - Keyser Marston Associates Inc Total: 2,287.50

LEOWEB - Leo Web Protect Inc.
319322 07/17/2024
Inv 80485288334

Line Item Date	Line Item Description	
06/13/2024	Web privacy services (2x)	166.66

Inv 80485288334 Total 166.66

319322 Total: 166.66

LEOWEB - Leo Web Protect Inc. Total: 166.66

LAPCA401 - Los Angeles Police Chief Association
319323 07/17/2024
Inv 2024

Line Item Date	Line Item Description	
05/20/2024	LACPCA Annual Dues	500.00

Inv 2024 Total 500.00

319323 Total: 500.00

LAPCA401 - Los Angeles Police Chief Association Total: 500.00

MAC1529 - Macdonald, Douglas A.
0 07/17/2024
Inv SCDJUNE24

Line Item Date	Line Item Description	
06/26/2024	Contract Class Instructor payment JUNE 2024	425.10

Inv SCDJUNE24 Total 425.10

0 Total: 425.10

MAC1529 - Macdonald, Douglas A. Total: 425.10

KVMC6710 - Machado, Kelvin
319324 07/17/2024
Inv 06/21/2024 #2

Line Item Date	Line Item Description

06/21/2024		Mileage reimbursement 6/21/2024	22.38
Inv 06/21/2024 #2 Total			22.38
Inv 6/18/2024			
Line Item Date	Line Item Description		
06/18/2024		Mileage reimbursement 6/18/2024	22.38
Inv 6/18/2024 Total			22.38
Inv 6/21/2024 #1			
Line Item Date	Line Item Description		
06/21/2024		Mileage reimbursement 6/21/2024	22.38
Inv 6/21/2024 #1 Total			22.38
319324 Total:			67.14
KVMC6710 - Machado, Kelvin Total:			67.14
VCMA6710 - Magana, Victor			
319325	07/17/2024		
Inv FY23-24Boots_PW			
Line Item Date	Line Item Description		
05/02/2024		Boot Reimbursement for PW Staff: Victor, Felipe, Jose, Allen	1,000.00
Inv FY23-24Boots_PW Total			1,000.00
319325 Total:			1,000.00
VCMA6710 - Magana, Victor Total:			1,000.00
MAN5011 - Manhattan Stitching Co			
319326	07/17/2024		
Inv 101798			
Line Item Date	Line Item Description		
06/26/2024		2024 Festival of Balloons Staff T-Shirts	1,785.42
Inv 101798 Total			1,785.42
319326 Total:			1,785.42
MAN5011 - Manhattan Stitching Co Total:			1,785.42
MAT5563 - Matt Chlor, Inc.			
0	07/17/2024		

Inv 29860

Line Item Date	Line Item Description	
04/18/2024	Sodium hypochlorite 12,5% for Wilson Reservoir	1,235.76

Inv 29860 Total 1,235.76

Inv 29906

Line Item Date	Line Item Description	
05/01/2024	Sodium hypochlorite 12.5% for Wilson Reservoir	1,035.76

Inv 29906 Total 1,035.76

0 Total: 2,271.52

MAT5563 - Matt Chlor, Inc. Total: 2,271.52

MCM2352 - McMaster Carr Supply Co

319327 07/17/2024

Inv 26698192

Line Item Date	Line Item Description	
05/08/2024	Supplier for Water Production	22.51

Inv 26698192 Total 22.51

319327 Total: 22.51

MCM2352 - McMaster Carr Supply Co Total: 22.51

MERPLMBN - Merry Plumbing Co., Inc.

319328 07/17/2024

Inv 48754030524

Line Item Date	Line Item Description	
03/11/2024	Urgent Plumbing Repairs for City Facilities	1,495.77

Inv 48754030524 Total 1,495.77

Inv 48854031124

Line Item Date	Line Item Description	
03/29/2024	Eddie Park Plumbing	1,430.00

Inv 48854031124 Total 1,430.00

Inv 49281041724

Line Item Date	Line Item Description	
04/30/2024	Eddie Park Plumbing	1,853.50

Inv 49281041724 Total 1,853.50

Inv 50609060424

Line Item Date	Line Item Description	
05/31/2024	ADA Sinks at City Council Chambers	7,394.97

Inv 50609060424 Total 7,394.97

319328 Total: 12,174.24

MERPLMBN - Merry Plumbing Co., Inc. Total: 12,174.24

MDWSTPE - Midwest Tape LLC

319329 07/17/2024

Inv 505514957

Line Item Date	Line Item Description	
05/23/2024	Books FY2023-24	32.97

Inv 505514957 Total 32.97

Inv 505519073

Line Item Date	Line Item Description	
05/24/2024	Books FY2023-24	361.86

Inv 505519073 Total 361.86

Inv 505547674

Line Item Date	Line Item Description	
05/30/2024	Books FY2023-24	195.61

Inv 505547674 Total 195.61

Inv 505586722

Line Item Date	Line Item Description	
06/07/2024	Books FY2023-24	476.04

Inv 505586722 Total 476.04

Inv 505609287

Line Item Date	Line Item Description	
06/13/2024	Books FY2023-24	65.13

Inv 505609287 Total 65.13

319329 Total: 1,131.61

MDWSTPE - Midwest Tape LLC Total: 1,131.61

SCOT8300 - MRC Smart Technology Solutions

319330 07/17/2024

Inv IN4061223

Line Item Date	Line Item Description	
03/22/2024	Black & Color Xenox Machines at City Facil. Serv 12/22-3/21/24	7,733.18

Inv IN4061223 Total 7,733.18

319330 Total: 7,733.18

SCOT8300 - MRC Smart Technology Solutions Total: 7,733.18

HIRNADA - Nada Bus, Inc.

319331 07/17/2024

Inv 51873

Line Item Date	Line Item Description	
06/27/2024	Charter Bus Services for Spring Camp Med.	995.00

Inv 51873 Total 995.00

Inv 52055

Line Item Date	Line Item Description	
06/27/2024	Charter Bus Services for Spring Camp Med.	2,300.00

Inv 52055 Total 2,300.00

319331 Total: 3,295.00

HIRNADA - Nada Bus, Inc. Total: 3,295.00

VNAV8031 - Navarro, Veronica

319332 07/17/2024

Inv 71776871

Line Item Date	Line Item Description	
06/26/2024	Refund of deposit paid for the reservation of WMB.	590.00

Inv 71776871 Total 590.00

319332 Total: 590.00

VNAV8031 - Navarro, Veronica Total: 590.00

NBSFIN - NBS Government Finance Group

319333 07/17/2024

Inv 202406-2169

Line Item Date	Line Item Description	
06/15/2024	Library Parcel Tax Services - FY23-24	325.00

Inv 202406-2169 Total 325.00

319333 Total: 325.00

NBSFIN - NBS Government Finance Group Total: 325.00

PEG4590 - NUFIC

319334 07/17/2024

Inv June 2024

Line Item Date	Line Item Description	
06/21/2024	EE AD&D Optional Supplemental Coverage - June 2024	817.65
06/21/2024	EE AD&D Basic Coverage - June 2024	207.00

Inv June 2024 Total 1,024.65

Inv May 2024

Line Item Date	Line Item Description	
05/24/2024	EE AD&D Optional Supplemental Coverage - May 2024	835.90
05/24/2024	EE AD&D Basic Coverage - May 2024	210.00

Inv May 2024 Total 1,045.90

319334 Total: 2,070.55

PEG4590 - NUFIC Total: 2,070.55

IICC8025 - Occupational Health Centers of California

319335 07/17/2024

Inv 17487458

Line Item Date	Line Item Description	
07/02/2024	Transit Division - Random Drug test	53.00

Inv 17487458 Total 53.00

319335 Total: 53.00

IICC8025 - Occupational Health Centers of California Total: 53.00

OLNP8010 - Outlook Newspapers Group

319336 07/17/2024

Inv 69944

Line Item Date	Line Item Description	
07/31/2020	Public Notice	36.00

Inv 69944 Total 36.00

Inv 77753

Line Item Date	Line Item Description

	03/31/2020	Public Notice	504.00
	Inv 77753 Total		504.00
	Inv 77772		
	Line Item Date	Line Item Description	
	03/31/2023	Public Notice	480.00
	Inv 77772 Total		480.00
	Inv 77836		
	Line Item Date	Line Item Description	
	03/31/2023	Public Notice	852.00
	Inv 77836 Total		852.00
	Inv 77837		
	Line Item Date	Line Item Description	
	03/31/2023	Public Notice	456.00
	Inv 77837 Total		456.00
	Inv 78682		
	Line Item Date	Line Item Description	
	07/31/2023	Public Notice	672.00
	Inv 78682 Total		672.00
	Inv 80458		
	Line Item Date	Line Item Description	
	03/31/2024	Public Notice	492.00
	Inv 80458 Total		492.00
319336 Total:			3,492.00
OLNP8010 - Outlook Newspapers Group Total:			3,492.00
OVDR8011 - OverDrive Inc.			
0	07/17/2024		
	Inv 01148CO24126508		
	Line Item Date	Line Item Description	
	04/25/2024	eBooks / eAudiobooks for FY2023-24	552.35
	Inv 01148CO24126508 Total		552.35
	Inv 01148CO24157216		
	Line Item Date	Line Item Description	
	05/22/2024	eBooks / eAudiobooks for FY2023-24	249.98

Inv 01148CO24157216 Total		249.98
Inv 01148CO24163751		
Line Item Date	Line Item Description	
05/30/2024	eBooks / eAudiobooks for FY2023-24	509.75
Inv 01148CO24163751 Total		509.75
0 Total:		1,312.08
OVDR8011 - OverDrive Inc. Total:		1,312.08

PRKWOD - Parkwood Landscape Maintenance, Inc.
319337 07/17/2024
Inv 107484

Line Item Date	Line Item Description	
05/31/2024	#1449 - Landscape Maintenance May 2024	1,250.00
05/31/2024	#1449 - Landscape Maintenance May 2024	1,700.00
05/31/2024	#1449 - Landscape Maintenance May 2024	27,627.00
05/31/2024	#1449 - Landscape Maintenance May 2024	21,317.22
Inv 107484 Total		51,894.22

Inv 107585

Line Item Date	Line Item Description	
06/20/2024	Median Enhancements at El Cerrito Circle	1,000.84
06/20/2024	Median Enhancements at El Cerrito Circle	10,284.16
Inv 107585 Total		11,285.00

Inv 107635

Line Item Date	Line Item Description	
06/30/2024	June 2024 Citywide Landscape Services	1,250.00
06/30/2024	June 2024 Citywide Landscape Services	1,700.00
06/30/2024	June 2024 Citywide Landscape Services	48,944.22
Inv 107635 Total		51,894.22
319337 Total:		115,073.44
PRKWOD - Parkwood Landscape Maintenance, Inc. Total:		115,073.44

PHS4011 - Pasadena Humane Society
319338 07/17/2024
Inv JUN2024SoPas

Line Item Date	Line Item Description	
06/01/2024	Animal Care and Control Services - FY23-24	14,890.61
Inv JUN2024SoPas Total		14,890.61

319338 Total:		14,890.61
PHS4011 - Pasadena Humane Society Total:		14,890.61

PSLSV802 - Pasadena Live Scan Service

319339 07/17/2024

Inv 102

Line Item Date	Line Item Description	
12/23/2023	Pre-Employment Live Scan Services - December 2023	250.00
Inv 102 Total		250.00

Inv 165

Line Item Date	Line Item Description	
03/31/2024	Pre-Employment Live Scan Services - March 2024	469.00
Inv 165 Total		469.00

Inv 169

Line Item Date	Line Item Description	
04/30/2024	Pre-Employment Live Scan Services - April 2024	150.00
Inv 169 Total		150.00

Inv 184

Line Item Date	Line Item Description	
05/31/2024	Pre-Employment Live Scan Services - May 2024	638.00
Inv 184 Total		638.00

319339 Total:		1,507.00
PSLSV802 - Pasadena Live Scan Service Total:		1,507.00

PWP4465 - Pasadena Water & Power

319340 07/17/2024

Inv 3/15/24-4/11/24

Line Item Date	Line Item Description	
04/12/2024	Water purchased from City of Pasadena April 2024	2,501.83
Inv 3/15/24-4/11/24 Total		2,501.83

Inv 4/12/24-5/13/24

Line Item Date	Line Item Description	
05/14/2024	Water purchased from City of Pasadena May 2024	2,805.43
Inv 4/12/24-5/13/24 Total		2,805.43

Inv 5/14/24-6/11/24

Line Item Date	Line Item Description	
06/12/2024	Water purchased from City of Pasadena June 2024	2,790.80

Inv 5/14/24-6/11/24 Total 2,790.80

319340 Total: 8,098.06

PWP4465 - Pasadena Water & Power Total: 8,098.06

TMC8011 - Performing Arts Center of Los Angeles County

319341 07/17/2024

Inv 240T7229644-3

Line Item Date	Line Item Description	
10/16/2023	Sustainability Grant - Sowing South Pasadena - We Tell Stories	1,325.00

Inv 240T7229644-3 Total 1,325.00

319341 Total: 1,325.00

TMC8011 - Performing Arts Center of Los Angeles County Total: 1,325.00

SCRBHLDG - Permitium LLC

319342 07/17/2024

Inv PER00034165

Line Item Date	Line Item Description	
05/31/2024	CCW Fee Processing May, 2024	109.57

Inv PER00034165 Total 109.57

319342 Total: 109.57

SCRBHLDG - Permitium LLC Total: 109.57

PHOE4610 - Phoenix Group Information Systems

319343 07/17/2024

Inv 042024184

Line Item Date	Line Item Description	
05/16/2024	Parking citation web-based software	4,764.60

Inv 042024184 Total 4,764.60

Inv 052024184

Line Item Date	Line Item Description	
06/18/2024	Parking citation web-based software	5,119.87

Inv 052024184 Total 5,119.87

319343 Total:		9,884.47
PHOE4610 - Phoenix Group Information Systems Total:		9,884.47

PLCARIE - Plescia, Carrie

0	07/17/2024	
Inv	LDWJUNE24	
Line Item Date	Line Item Description	
06/26/2024	Contract Class Instructor payment JUNE 2024	254.80
Inv LDWJUNE24 Total		254.80
0 Total:		254.80
PLCARIE - Plescia, Carrie Total:		254.80

PROCST - Pro-Cast Products, Inc.

0	07/17/2024	
Inv	80531	
Line Item Date	Line Item Description	
05/24/2024	Type K-5 Concrete Barriers (K-Rails)	3,050.00
Inv 80531 Total		3,050.00
0 Total:		3,050.00
PROCST - Pro-Cast Products, Inc. Total:		3,050.00

PRO7777 - ProForce Law Enforcement

319344	07/17/2024	
Inv	549229	
Line Item Date	Line Item Description	
05/16/2024	PD Equipment - GLOCK LE 17G5 (6) & LE 19G5 (4)	2,121.21
Inv 549229 Total		2,121.21
319344 Total:		2,121.21
PRO7777 - ProForce Law Enforcement Total:		2,121.21

CSAC2012 - Public Risk, Innovation, Solutions, and Management

0	07/17/2024	
Inv	25100093	
Line Item Date	Line Item Description	
07/01/2024	PRISM Renewal - Excess Workers' Comp - 7/1/24 to 6/30/25	513,448.00

Inv 25100093 Total 513,448.00

Inv 25300076

Line Item Date	Line Item Description	
07/01/2024	PRISM Renewal - General Liability, Program 1 - 7/1/24 to 6/30/25	1,199,811.00

Inv 25300076 Total 1,199,811.00

Inv 25400038

Line Item Date	Line Item Description	
07/03/2024	Employee Assistance Program - July - September 2024	2,253.48

Inv 25400038 Total 2,253.48

Inv 25500042

Line Item Date	Line Item Description	
07/01/2024	PRISM Renewal - Property Program - 3/31/24 - 3/31/25	167,388.00

Inv 25500042 Total 167,388.00

0 Total: 1,882,900.48

CSAC2012 - Public Risk, Innovation, Solutions, and Management Total: 1,882,900.48

MCPSTI - Pusateri, Michele

0 07/17/2024

Inv PBallJUN24

Line Item Date	Line Item Description	
06/26/2024	Contract Class Instructor payment JUNE 2024	2,132.00

Inv PBallJUN24 Total 2,132.00

0 Total: 2,132.00

MCPSTI - Pusateri, Michele Total: 2,132.00

QLTJTRTR - Quality Jet Rooter, Inc.

319345 07/17/2024

Inv 15381

Line Item Date	Line Item Description	
04/26/2024	Urgent repairs needed for Fremont Ave Sewer Issue	2,953.00

Inv 15381 Total 2,953.00

319345 Total: 2,953.00

QLTJTRTR - Quality Jet Rooter, Inc. Total: 2,953.00

RIHD6710 - R and I Holdings, Inc.

319346 07/17/2024

Inv 77578

Line Item Date	Line Item Description	
03/18/2024	Purchase two 18" asphalt saw blades usde for excavation saw-cut	609.96

Inv 77578 Total 609.96

Inv 78265

Line Item Date	Line Item Description	
04/12/2024	Replacement of two damaged electrical pumps	1,027.54

Inv 78265 Total 1,027.54

319346 Total: 1,637.50

RIHD6710 - R and I Holdings, Inc. Total: 1,637.50

REXELUSA - Rexel USA, Inc.

319347 07/17/2024

Inv S2904216.001

Line Item Date	Line Item Description	
05/02/2024	Civic Center ChargePoint	31,431.70

Inv S2904216.001 Total 31,431.70

Inv S2904216.003

Line Item Date	Line Item Description	
05/03/2024	Civic Center ChargePoint	87,921.62

Inv S2904216.003 Total 87,921.62

Inv S2904216.004

Line Item Date	Line Item Description	
05/06/2024	Civic Center ChargePoint	2,179.64

Inv S2904216.004 Total 2,179.64

Inv S2904216.005

Line Item Date	Line Item Description	
05/08/2024	Civic Center ChargePoint	34,559.94

Inv S2904216.005 Total 34,559.94

319347 Total: 156,092.90

Check Number	Check Date		Amount
REXELUSA - Rexel USA, Inc. Total:			156,092.90
RWGN8160 - Richards, Watson & Gershon			
319348	07/17/2024		
Inv 248140			
Line Item Date	Line Item Description		
05/31/2024	April 2024 Legal Services		58,240.00
Inv 248140 Total			58,240.00
Inv 248141			
Line Item Date	Line Item Description		
05/31/2024	April 2024 Legal Services		5,488.00
Inv 248141 Total			5,488.00
Inv 248142			
Line Item Date	Line Item Description		
05/31/2024	April 2024 Legal Services		5,798.74
Inv 248142 Total			5,798.74
Inv 248143			
Line Item Date	Line Item Description		
05/31/2024	April 2024 Legal Services		90.00
Inv 248143 Total			90.00
Inv 248144			
Line Item Date	Line Item Description		
05/31/2024	April 2024 Legal Services		1,523.89
Inv 248144 Total			1,523.89
319348 Total:			71,140.63
RWGN8160 - Richards, Watson & Gershon Total:			71,140.63
ROWI2011 - Right of Way Inc.			
319349	07/17/2024		
Inv 69774			
Line Item Date	Line Item Description		
06/05/2024	K Rail Rental on Mission St Services for June 2024		1,382.00
Inv 69774 Total			1,382.00
319349 Total:			1,382.00

ROWI2011 - Right of Way Inc. Total: 1,382.00

RKAC6010 - RKA Consulting Group
319350 07/17/2024
Inv 34776

Line Item Date	Line Item Description	
05/29/2024	FY 19/20 Street Improvement Project, Project: 323007	6,940.00

Inv 34776 Total 6,940.00

319350 Total: 6,940.00

RKAC6010 - RKA Consulting Group Total: 6,940.00

RlPU8540 - Roadline Products Inc. USA
319351 07/17/2024
Inv 18940

Line Item Date	Line Item Description	
07/28/2023	Street Division Supplies	178.61

Inv 18940 Total 178.61

Inv 18947

Line Item Date	Line Item Description	
08/01/2023	Street Division Supplies	393.99

Inv 18947 Total 393.99

Inv 19107

Line Item Date	Line Item Description	
08/31/2023	Street Division Supplies	223.39

Inv 19107 Total 223.39

Inv 19369

Line Item Date	Line Item Description	
11/16/2023	Street Division Supplies	563.38

Inv 19369 Total 563.38

319351 Total: 1,359.37

RlPU8540 - Roadline Products Inc. USA Total: 1,359.37

ACTM3010 - Robert Half International, Inc.
0 07/17/2024
Inv 0225551C

Line Item Date	Line Item Description

Check Number	Check Date		Amount
	06/06/2024	Professional Services - Temporary Staffing - May 2024	5,851.52
	Inv 0225551C Total		5,851.52
0 Total:			5,851.52
ACTM3010 - Robert Half International, Inc. Total:			5,851.52
JANSLNAS - Salinas, Juan			
319352	07/17/2024		
	Inv 06/19/2024		
	Line Item Date	Line Item Description	
	06/19/2024	Mileage reimbursement, 6/19/2024	8.17
	Inv 06/19/2024 Total		8.17
319352 Total:			8.17
JANSLNAS - Salinas, Juan Total:			8.17
SGVMC111 - San Gabriel Valley Medical Center			
319353	07/17/2024		
	Inv 921327		
	Line Item Date	Line Item Description	
	05/10/2024	Blood alcohol withdrawals for Medical Record #921327	48.00
	Inv 921327 Total		48.00
	Inv 921407		
	Line Item Date	Line Item Description	
	05/10/2024	Blood alcohol withdrawals for Medical Record #921407	48.00
	Inv 921407 Total		48.00
	Inv 922883		
	Line Item Date	Line Item Description	
	05/21/2024	Blood alcohol withdrawals for Medical Record #921327	48.00
	Inv 922883 Total		48.00
	Inv 923718		
	Line Item Date	Line Item Description	
	05/31/2024	Blood alcohol withdrawals for Medical Record #923718	48.00
	Inv 923718 Total		48.00
319353 Total:			192.00

SGVMC111 - San Gabriel Valley Medical Center Total: 192.00

FASP4010 - San Pedro, Frances G.
319354 07/17/2024
Inv 299124819

Line Item Date	Line Item Description	
05/23/2024	Parking Citation Refund: 299124819	111.24

Inv 299124819 Total 111.24

319354 Total: 111.24

FASP4010 - San Pedro, Frances G. Total: 111.24

RSCH6011 - Schneider, Richard
319355 07/17/2024
Inv DW0624-01

Line Item Date	Line Item Description	
06/17/2024	Residential rebate for Water Efficient (Energy Star) Dishwasher	500.00

Inv DW0624-01 Total 500.00

319355 Total: 500.00

RSCH6011 - Schneider, Richard Total: 500.00

SDSI0107 - SDS Security Design Systems
319356 07/17/2024
Inv 245356

Line Item Date	Line Item Description	
05/01/2024	FY23-24 Civic Center doors/ access security systems.	325.90

Inv 245356 Total 325.90

Inv 245357

Line Item Date	Line Item Description	
05/01/2024	FY23-24 Civic Center doors/ access security systems.	1,087.30

Inv 245357 Total 1,087.30

Inv 245358

Line Item Date	Line Item Description	
05/01/2024	FY23-24 Civic Center doors/ access security systems.	452.00

Inv 245358 Total 452.00

Inv 245359

Line Item Date Line Item Description

05/01/2024	FY23-24 Civic Center doors/ access security systems.	220.00
Inv 245359 Total		220.00

Inv 245467

Line Item Date	Line Item Description	
06/01/2024	Maintenance City Hall Access Control First Floor, NM 582	101.71
Inv 245467 Total		101.71

Inv 245660

Line Item Date	Line Item Description	
06/01/2024	Maintenance Council Chambers Access Control, NM 583	67.12
Inv 245660 Total		67.12

Inv 245661

Line Item Date	Line Item Description	
06/01/2024	Maintenance Service for yard Cameras, NM 618	29.15
Inv 245661 Total		29.15

Inv 245662

Line Item Date	Line Item Description	
06/01/2024	Maintenance City Hall Rear Gate Access Control, NM 586	45.66
Inv 245662 Total		45.66

Inv 245663

Line Item Date	Line Item Description	
06/01/2024	Maintenance Fire Dept. Gate Access Control	36.66
Inv 245663 Total		36.66

Inv 245664

Line Item Date	Line Item Description	
06/01/2024	Maintenance Service Easy Access Control Fire Dep. NM 584	77.14
Inv 245664 Total		77.14

319356 Total:	2,442.64
SDSI0107 - SDS Security Design Systems Total:	2,442.64

SEITECIN - SEITec, Inc.

319357 07/17/2024

Inv 1033-005-5

Line Item Date	Line Item Description	
06/04/2024	Huntington Dr Task Order #5	14,152.06

Inv 1033-005-5 Total 14,152.06

319357 Total: 14,152.06

SEITECIN - SEITec, Inc. Total: 14,152.06

SHRBSHP - Sherrill Inc.

0 07/17/2024

Inv INV-955000

Line Item Date	Line Item Description	
03/22/2024	Street Tree Supplies	3,251.49

Inv INV-955000 Total 3,251.49

Inv INV-955966

Line Item Date	Line Item Description	
03/26/2024	Street Tree Supplies	55.11

Inv INV-955966 Total 55.11

Inv INV-970178

Line Item Date	Line Item Description	
05/08/2024	Street Tree Supplies	81.56

Inv INV-970178 Total 81.56

Inv INV-974121

Line Item Date	Line Item Description	
05/21/2024	Street Tree Supplies	208.34

Inv INV-974121 Total 208.34

0 Total: 3,596.50

SHRBSHP - Sherrill Inc. Total: 3,596.50

MHSM4011 - Smith, Michael

319358 07/17/2024

Inv 03/14/2024

Line Item Date	Line Item Description	
06/25/2024	LASD Host Training Reimbursement for Po Smith 03/14/24	21.84

Inv 03/14/2024 Total 21.84

319358 Total: 21.84

MHSM4011 - Smith, Michael Total: 21.84

Check Number	Check Date		Amount
SPEC5011 - Spectrum Gas Products			
319359	07/17/2024		
Inv 00620787			
Line Item Date	Line Item Description		
06/20/2024	Oxygen Supplies		73.00
Inv 00620787 Total			73.00
319359 Total:			73.00
SPEC5011 - Spectrum Gas Products Total:			73.00
SPBK - Springbrook Holding Company, LLC			
0	07/17/2024		
Inv INV-017019			
Line Item Date	Line Item Description		
05/02/2024	Renewal of Subscription for FY 24-25		36,294.83
Inv INV-017019 Total			36,294.83
0 Total:			36,294.83
SPBK - Springbrook Holding Company, LLC Total:			36,294.83
SGMC2013 - St. George's Medical Clinic			
0	07/17/2024		
Inv 147140			
Line Item Date	Line Item Description		
05/16/2024	Pre-Employment and Physical Exams - May 2024		150.00
Inv 147140 Total			150.00
Inv 147282			
Line Item Date	Line Item Description		
05/15/2024	Pre-Employment and Physical Exams - May 2024		150.00
Inv 147282 Total			150.00
Inv 147630			
Line Item Date	Line Item Description		
05/03/2024	Pre-Employment and Physical Exams - May 2024		175.00
Inv 147630 Total			175.00
Inv 147645			
Line Item Date	Line Item Description		
05/06/2024	Pre-Employment and Physical Exams - May 2024		175.00

Inv 147645 Total 175.00

Inv 147646

Line Item Date	Line Item Description	
05/06/2024	Pre-Employment and Physical Exams - May 2024	175.00

Inv 147646 Total 175.00

Inv 147702

Line Item Date	Line Item Description	
05/09/2024	Pre-Employment and Physical Exams - May 2024	175.00

Inv 147702 Total 175.00

Inv 147724

Line Item Date	Line Item Description	
05/10/2024	Pre-Employment and Physical Exams - May 2024	175.00

Inv 147724 Total 175.00

Inv 147731

Line Item Date	Line Item Description	
05/10/2024	Pre-Employment and Physical Exams - May 2024	175.00

Inv 147731 Total 175.00

Inv 147769

Line Item Date	Line Item Description	
05/14/2024	Pre-Employment and Physical Exams - May 2024	175.00

Inv 147769 Total 175.00

Inv 147905

Line Item Date	Line Item Description	
05/20/2024	Pre-Employment and Physical Exams - May 2024	75.00

Inv 147905 Total 75.00

Inv 147909

Line Item Date	Line Item Description	
05/20/2024	Pre-Employment and Physical Exams - May 2024	175.00

Inv 147909 Total 175.00

Inv 147918

Line Item Date	Line Item Description	
05/20/2024	Pre-Employment and Physical Exams - May 2024	175.00

Inv 147918 Total 175.00

Inv 148061

Line Item Date	Line Item Description	
05/28/2024	Pre-Employment and Physical Exams - May 2024	345.00

Inv 148061 Total 345.00

0 Total: 2,295.00

SGMC2013 - St. George's Medical Clinic Total: 2,295.00

STA5219 - Staples Business Advantage

0 07/17/2024

Inv 6002365381

Line Item Date	Line Item Description	
05/15/2024	Color coding labels, stampers, staplers, paper, rubber bands	140.33

Inv 6002365381 Total 140.33

Inv 6002414033

Line Item Date	Line Item Description	
05/16/2024	Office supplies for new Management Analyst	121.26

Inv 6002414033 Total 121.26

Inv 6002441399

Line Item Date	Line Item Description	
05/21/2024	DAR water supply	43.20

Inv 6002441399 Total 43.20

Inv 6002471538

Line Item Date	Line Item Description	
05/18/2024	Office Supplies for Yard Office	29.18
05/18/2024	Office Supplies for Yard Office	29.19

Inv 6002471538 Total 58.37

Inv 6002644088

Line Item Date	Line Item Description	
05/21/2024	DAR - Tissue and Sheet Paper	28.28

Inv 6002644088 Total 28.28

Inv 6002644091

Line Item Date	Line Item Description	
05/21/2024	DAR disinfecting spray for linen	107.24

Inv 6002644091 Total 107.24

Inv 6002730280

Line Item Date	Line Item Description	
05/23/2024	PD Office Supplies	591.29

Inv 6002730280 Total 591.29

Inv 6002785234

Line Item Date	Line Item Description	
05/23/2024	Dividers, folders, dry erase markers, labels, envelopes, tape	204.60

Inv 6002785234 Total 204.60

Inv 6002785236

Line Item Date	Line Item Description	
05/24/2024	Toner for Operations Manager	39.01

Inv 6002785236 Total 39.01

Inv 6003277182

Line Item Date	Line Item Description	
05/21/2024	DAR office supplies	160.73

Inv 6003277182 Total 160.73

Inv 6003797544

Line Item Date	Line Item Description	
05/31/2024	Badge holder, paper, labels, 3-hole punch, pens, post-its	197.10

Inv 6003797544 Total 197.10

Inv 6003981320

Line Item Date	Line Item Description	
06/02/2024	Water Dis. Garfield Res. Office Supplies	145.31

Inv 6003981320 Total 145.31

Inv 6004010789

Line Item Date	Line Item Description	
06/04/2024	file pockers, masks	93.66

Inv 6004010789 Total 93.66

Inv 6004010791

Line Item Date	Line Item Description	
06/04/2024	PD Office Supplies	478.29

Inv 6004010791 Total 478.29

Inv 6004066616

Line Item Date	Line Item Description	
06/05/2024	plastic envelopes	25.56

Inv 6004066616 Total 25.56

Inv 6004066617

Line Item Date	Line Item Description	
06/05/2024	PD Office Supplies	489.47

Inv 6004066617 Total 489.47

Inv 6004066618

Line Item Date	Line Item Description	
06/05/2024	Office Supplies for Department	41.28

Inv 6004066618 Total 41.28

Inv 6004066619

Line Item Date	Line Item Description	
06/05/2024	Plastic small cubby bin, post-its	35.09

Inv 6004066619 Total 35.09

Inv 6004066620

Line Item Date	Line Item Description	
06/05/2024	plastic storage drawers	44.84

Inv 6004066620 Total 44.84

Inv 6004066621

Line Item Date	Line Item Description	
06/05/2024	PD Office Supplies	493.36

Inv 6004066621 Total 493.36

Inv 6004123171

Line Item Date	Line Item Description	
06/06/2024	Office Supplies for Garfield Reservoir Staff	33.88

Inv 6004123171 Total 33.88

Inv 6004251920

Line Item Date	Line Item Description	
06/26/2024	Recreation office supplies	88.60

Inv 6004251920 Total 88.60

Inv 6004510217

Line Item Date	Line Item Description	
06/12/2024	Office Supplies for Department	70.37

Inv 6004510217 Total 70.37

Inv 6004510221

Line Item Date	Line Item Description	
06/11/2024	Office Supplies for Department	147.15

Inv 6004510221 Total 147.15

Inv 6004566965

Line Item Date	Line Item Description	
06/14/2024	HDMI cables	37.64

Inv 6004566965 Total 37.64

Inv 6004566966

Line Item Date	Line Item Description	
06/14/2024	Coffee, bubble mailers	41.20

Inv 6004566966 Total 41.20

Inv 6004622961

Line Item Date	Line Item Description	
06/15/2024	PD Office Supplies	123.40

Inv 6004622961 Total 123.40

Inv 6004622963

Line Item Date	Line Item Description	
06/15/2024	water, mouse pads, tabs, x-acto blade	61.30

Inv 6004622963 Total 61.30

Inv 6004855425

Line Item Date	Line Item Description	
06/19/2024	USB cable	14.92

Inv 6004855425 Total 14.92

Inv 6005171732

Line Item Date	Line Item Description	
06/26/2024	Camp Med ink.	116.82

Inv 6005171732 Total 116.82

Inv 6005171733

Line Item Date	Line Item Description	
06/25/2024	PD Office Supplies	168.01

Inv 6005171733 Total 168.01

Inv 6005452627

Line Item Date	Line Item Description	
06/24/2024	Office Supplies for Department	264.23

Inv 6005452627 Total 264.23

Inv 6005452629

Line Item Date	Line Item Description	
06/24/2024	Office Supplies for Department	885.24

Inv 6005452629 Total 885.24

Inv 6005452631

Line Item Date	Line Item Description	
06/24/2024	Office Supplies for Department	152.48

Inv 6005452631 Total 152.48

Inv 6005561583

Line Item Date	Line Item Description	
06/28/2024	Office Supplies	156.67

Inv 6005561583 Total 156.67

0 Total: 5,900.18

STA5219 - Staples Business Advantage Total: 5,900.18

SSDM5270 - Staudenmaier, Saida

319360 07/17/2024

Inv 69255262

Line Item Date	Line Item Description	
05/09/2024	Security Deposit Refund from 6/15/24 Community Room rental	294.00

Inv 69255262 Total 294.00

319360 Total: 294.00

SSDM5270 - Staudenmaier, Saida Total: 294.00

STSM1020 - Studio Spectrum, Inc.

0 07/17/2024

Inv 192788

Line Item Date	Line Item Description	
05/01/2024	Videp Production and Streaming Services for April 20224	7,385.00

Inv 192788 Total 7,385.00

Inv 192831

Line Item Date	Line Item Description	
06/01/2024	Videp Production and Streaming Services for May 2024	5,875.00

Inv 192831 Total 5,875.00

0 Total: 13,260.00

STSM1020 - Studio Spectrum, Inc. Total: 13,260.00

SUVA8022 - Sunset Vans Inc.

319361 07/17/2024

Inv 28195

Line Item Date	Line Item Description	
07/02/2024	60-day Ramp Inspection and Wheelchair Repairs for DAR 80&81	190.00

Inv 28195 Total 190.00

Inv 28196

Line Item Date	Line Item Description	
07/02/2024	60-day Ramp Inspection and Wheelchair Repairs for DAR 80&81	125.00

Inv 28196 Total 125.00

319361 Total: 315.00

SUVA8022 - Sunset Vans Inc. Total: 315.00

SCRR4010 - Superior Court of California, County of LA

319362 07/17/2024

Inv April 2024

Line Item Date	Line Item Description	
05/09/2024	Citations processed for the month of April 2024	6,744.50

Inv April 2024 Total 6,744.50

319362 Total: 6,744.50

SCRR4010 - Superior Court of California, County of LA Total: 6,744.50

MTEU8011 - Teutimez, Matthew

319363 07/17/2024

Inv 2024AprMT

Line Item Date	Line Item Description	
04/23/2024	Sustainability Grant - Presentation/Activity on Indigenous Susta	500.00
04/23/2024	Sustainability Grant - Presentation/Activity on Indigenous Susta	500.00

Inv 2024AprMT Total 1,000.00

319363 Total: 1,000.00

MTEU8011 - Teutimez, Matthew Total: 1,000.00

COBR7131 - The Advantage Group

0 07/17/2024

Inv 172571

Line Item Date	Line Item Description	
06/05/2024	HRA Administration Fee - June 2024	282.00

Inv 172571 Total 282.00

Inv July 2024

Line Item Date	Line Item Description	
06/21/2024	HRA Retiree Reimbursement - July 2024	16,371.04

Inv July 2024 Total 16,371.04

0 Total: 16,653.04

COBR7131 - The Advantage Group Total: 16,653.04

HAFR7000 - The Hartford

319364 07/17/2024

Inv 085030809549

Line Item Date	Line Item Description	
06/30/2024	Employee Life Insurance Benefit - June 2024	1,107.00

Inv 085030809549 Total 1,107.00

319364 Total: 1,107.00

HAFR7000 - The Hartford Total: 1,107.00

TLSI8011 - The Library Store

319365 07/17/2024

Inv 689785

Line Item Date	Line Item Description	
05/28/2024	Acrylic book easels	467.16

Inv 689785 Total 467.16

Inv 690256

Line Item Date	Line Item Description	
05/31/2024	Gatorfoam custom letters, numbers, punctuation, characters	683.73

Inv 690256 Total 683.73

319365 Total: 1,150.89

TLSI8011 - The Library Store Total: 1,150.89

PTSP2011 - The Print Spot
319366 07/17/2024
Inv 8003

Line Item Date	Line Item Description	
05/15/2024	Fremont Restriping Mailer Postcard	927.95

Inv 8003 Total 927.95

319366 Total: 927.95

PTSP2011 - The Print Spot Total: 927.95

AMTIR4 - The Reinalt-Thomas Corporation DBA
319367 07/17/2024
Inv 2070854

Line Item Date	Line Item Description	
05/13/2024	Replacement Tire	341.35

Inv 2070854 Total 341.35

319367 Total: 341.35

AMTIR4 - The Reinalt-Thomas Corporation DBA Total: 341.35

TAEV9224 - Total Access Elevator Corp
319368 07/17/2024
Inv 124389

Line Item Date	Line Item Description	
06/01/2024	Citywide Elevator Repairs & Services - June FY 2023-24	700.00
06/01/2024	Citywide Elevator Repairs & Services - June FY 2023-24	880.00

Inv 124389 Total 1,580.00

319368 Total: 1,580.00

TAEV9224 - Total Access Elevator Corp Total: 1,580.00

TRA5998 - Transtech Engineers, Inc.
319369 07/17/2024
Inv 20243419

Line Item Date	Line Item Description	
05/31/2024	Building officials and plan check services.	33,765.50

Inv 20243419 Total 33,765.50

319369 Total:		33,765.50
TRA5998 - Transtech Engineers, Inc. Total:		33,765.50
RMSF8025 - Trapeze Software Group, Inc.		
0	07/17/2024	
Inv RMSMA00002474		
Line Item Date	Line Item Description	
05/21/2024	Licensing, Hosting, and Technical Support Fees	1,848.00
Inv RMSMA00002474 Total		1,848.00
0 Total:		1,848.00
RMSF8025 - Trapeze Software Group, Inc. Total:		1,848.00
TRIPEPIS - Tripepi, Smith and Associates, Inc.		
319370	07/17/2024	
Inv 12395		
Line Item Date	Line Item Description	
04/30/2024	Prepare Impartial Informational Material for Ballot Measure.	9,866.67
Inv 12395 Total		9,866.67
Inv 12396		
Line Item Date	Line Item Description	
05/31/2024	Prepare Impartial Informational Material for Ballot Measure.	9,866.67
Inv 12396 Total		9,866.67
319370 Total:		19,733.34
TRIPEPIS - Tripepi, Smith and Associates, Inc. Total:		19,733.34
ETSA6011 - Tsay, Emily		
319371	07/17/2024	
Inv DW0624-02		
Line Item Date	Line Item Description	
06/20/2024	Residential Rebate for Water Efficient (Energy Star) Dishwasher	500.00
Inv DW0624-02 Total		500.00
319371 Total:		500.00
ETSA6011 - Tsay, Emily Total:		500.00

UND6710 - Underground Service Alert/SC

319372 07/17/2024

Inv 23-2425224

Line Item Date	Line Item Description	
04/01/2024	Underground Service Alert Fee	57.68

Inv 23-2425224 Total 57.68

Inv 23-2425605

Line Item Date	Line Item Description	
05/01/2024	Underground Service Alert Fee	57.68

Inv 23-2425605 Total 57.68

Inv 23-2425987

Line Item Date	Line Item Description	
06/01/2024	Underground Service Alert Fee	57.68

Inv 23-2425987 Total 57.68

Inv 320240708

Line Item Date	Line Item Description	
04/01/2024	Underground Service Alert Fee	183.25

Inv 320240708 Total 183.25

Inv 420240714

Line Item Date	Line Item Description	
05/01/2024	Underground Service Alert Fee	123.75

Inv 420240714 Total 123.75

Inv 520240712

Line Item Date	Line Item Description	
06/01/2024	Underground Service Alert Fee	137.15

Inv 520240712 Total 137.15

319372 Total: 617.19

UND6710 - Underground Service Alert/SC Total: 617.19

UNDRWDFF - Underwood Family Farms

319373 07/17/2024

Inv 04619

Line Item Date	Line Item Description	
06/26/2024	Summer Camp Med Field Trip	975.00

Inv 04619 Total 975.00

319373 Total:		975.00
UNDRWDFF - Underwood Family Farms Total:		975.00

UQMS8010 - Unique Management Services, Inc.

0 07/17/2024

Inv 6126660

Line Item Date	Line Item Description	
06/01/2024	Library Agency Recovery Services - FY2023-2024	314.55
Inv 6126660 Total		314.55
0 Total:		314.55
UQMS8010 - Unique Management Services, Inc. Total:		314.55

UPP7789 - Upper San Gabriel Valley MWD

319374 07/17/2024

Inv 2/04-24

Line Item Date	Line Item Description	
05/15/2024	Water Purchased from MWD April 2024	93.33
Inv 2/04-24 Total		93.33

Inv 2/05-24

Line Item Date	Line Item Description	
06/17/2024	Water Purchased from MWD May 2024	93.33
Inv 2/05-24 Total		93.33

Inv SoPas-5.22.24

Line Item Date	Line Item Description	
05/29/2024	Co-funding for MWD water conservation rebates for April 2024.	1,660.00
Inv SoPas-5.22.24 Total		1,660.00

Inv SoPas-6.10.24

Line Item Date	Line Item Description	
06/10/2024	Co-funding for MWD water conservation rebates for May 2024.	10,495.00
Inv SoPas-6.10.24 Total		10,495.00
319374 Total:		12,341.66
UPP7789 - Upper San Gabriel Valley MWD Total:		12,341.66

Check Number	Check Date		Amount
VALD4011 - Valdez, Catalina			
319375	07/17/2024		
Inv	05/23/2024		
Line Item Date	Line Item Description		
06/25/2024	Crime Tracer Training Reimbursement For Det. Valdez 05/23/24		33.62
Inv 05/23/2024 Total			33.62
319375 Total:			33.62
VALD4011 - Valdez, Catalina Total:			33.62
TRIOVLLY - Valley Services, Inc.			
319376	07/17/2024		
Inv	A704200751		
Line Item Date	Line Item Description		
06/27/2024	On-Site Meal Program and Home Delivery - March		1,670.42
Inv A704200751 Total			1,670.42
Inv	A704200761		
Line Item Date	Line Item Description		
06/27/2024	On-Site Meal Program and Home Delivery - April		1,917.89
Inv A704200761 Total			1,917.89
Inv	A704200771		
Line Item Date	Line Item Description		
06/27/2024	On-Site Meal Program and Home Delivery - May		1,856.02
Inv A704200771 Total			1,856.02
319376 Total:			5,444.33
TRIOVLLY - Valley Services, Inc. Total:			5,444.33
MZVZT - Van Zandt, Maizon			
319377	07/17/2024		
Inv	06/12/2024		
Line Item Date	Line Item Description		
06/12/2024	Mileage reimbursement, 6/12/2024		4.42
Inv 06/12/2024 Total			4.42
Inv	5/18/2024		
Line Item Date	Line Item Description		
05/18/2024	Mileage Reimbursement for Staff, 5/18/2024		4.42
Inv 5/18/2024 Total			4.42

319377 Total:		8.84
MZVZT - Van Zandt, Maizon Total:		8.84

VERW6711 - Verizon Wireless

319378	07/17/2024	
Inv 9965538286		
Line Item Date	Line Item Description	
06/01/2024	AN 542443342-00001 Services for 5/2 - 6/1/24	52.33
Inv 9965538286 Total		52.33
319378 Total:		52.33
VERW6711 - Verizon Wireless Total:		52.33

VTMS4011 - Vital Medical Services, LLC

319379	07/17/2024	
Inv 4420		
Line Item Date	Line Item Description	
04/30/2024	On-site blood alcohol withdrawals/med clearance	651.00
Inv 4420 Total		651.00
319379 Total:		651.00
VTMS4011 - Vital Medical Services, LLC Total:		651.00

VUL6601 - Vulcan Materials Company

0	07/17/2024	
Inv 74033018		
Line Item Date	Line Item Description	
06/14/2024	Cold Mix for Street Division	2,593.91
Inv 74033018 Total		2,593.91
Inv 74044694		
Line Item Date	Line Item Description	
06/26/2024	Base to backfill water excavations	495.41
Inv 74044694 Total		495.41
Inv 74044695		
Line Item Date	Line Item Description	
06/26/2024	Sand to backfill water excavations	189.75

Inv 74044695 Total 189.75

Inv 74044696

Line Item Date	Line Item Description	
06/26/2024	Asphalt to repair street after water excavations	1,477.12

Inv 74044696 Total 1,477.12

0 Total: 4,756.19

VUL6601 - Vulcan Materials Company Total: 4,756.19

WES4152 - West Coast Arborists, Inc.

0 07/17/2024

Inv 214861

Line Item Date	Line Item Description	
05/15/2024	Urban Forestry Services	2,910.00

Inv 214861 Total 2,910.00

Inv 214887

Line Item Date	Line Item Description	
05/15/2024	Urban Forestry Services	9,720.00
05/15/2024	Urban Forestry Services	424.00

Inv 214887 Total 10,144.00

Inv 214888

Line Item Date	Line Item Description	
05/15/2024	Urban Forestry Services	424.00

Inv 214888 Total 424.00

Inv 215076

Line Item Date	Line Item Description	
05/31/2024	Urban Forestry Services	2,210.00

Inv 215076 Total 2,210.00

Inv 215979

Line Item Date	Line Item Description	
06/15/2024	Citywide Urban Forestry Services - Pruning and removals	9,415.00
06/15/2024	Citywide Urban Forestry Services - Pruning and removals	575.00
06/15/2024	Citywide Urban Forestry Services - Pruning and removals	4,860.00

Inv 215979 Total 14,850.00

0 Total: 30,538.00

WES4152 - West Coast Arborists, Inc. Total: 30,538.00

WLHD8020 - Westlake Hardware

0 07/17/2024

Inv 14304570

Line Item Date	Line Item Description	
05/07/2024	Paint	52.52

Inv 14304570 Total 52.52

Inv 14304647

Line Item Date	Line Item Description	
05/07/2024	Keys	9.89

Inv 14304647 Total 9.89

Inv 14304796

Line Item Date	Line Item Description	
06/04/2024	Material for Council Chamber Restrooms	57.30

Inv 14304796 Total 57.30

Inv 14304798

Line Item Date	Line Item Description	
06/04/2024	Work Station line item - Admin (Yard)	30.83

Inv 14304798 Total 30.83

Inv 14304802

Line Item Date	Line Item Description	
06/05/2024	Material for Library Plugs	110.14

Inv 14304802 Total 110.14

Inv 14304803

Line Item Date	Line Item Description	
06/05/2024	Material for Street Trees	124.01

Inv 14304803 Total 124.01

Inv 14304804

Line Item Date	Line Item Description	
06/05/2024	Mulch for El Cerrito Circle	792.48

Inv 14304804 Total 792.48

Inv 14304805

Line Item Date	Line Item Description	
06/05/2024	Paint for Front Office (Yard)	120.48

Inv 14304805 Total 120.48

Inv 14304808

Line Item Date	Line Item Description	
06/06/2024	Water distribution supplies	1,085.19

Inv 14304808 Total 1,085.19

Inv 14304809

Line Item Date	Line Item Description	
06/06/2024	Water production supplies	295.14

Inv 14304809 Total 295.14

Inv 14304810

Line Item Date	Line Item Description	
06/06/2024	Electric blower for water production	362.72

Inv 14304810 Total 362.72

0 Total: 3,040.70

WLHD8020 - Westlake Hardware Total: 3,040.70

PUFG8267 - Wong, Pauline Sam

0 07/17/2024

Inv AdultWalkInJune

Line Item Date	Line Item Description	
07/02/2024	Adult Line Dance-Contract Instructor	13.00

Inv AdultWalkInJune Total 13.00

Inv SeniorWalkin

Line Item Date	Line Item Description	
07/02/2024	Senior Line Dance-Contract Instructor	188.00

Inv SeniorWalkin Total 188.00

0 Total: 201.00

PUFG8267 - Wong, Pauline Sam Total: 201.00

GRA1244 - Woods Maintenance Services, Inc.

319380 07/17/2024

Inv 16771

Line Item Date	Line Item Description	
06/03/2024	Homeless Ecampment Cleanup, Stoney Dr. and Nature Park	839.93

Inv 16771 Total 839.93

Inv SPAS0524

Line Item Date	Line Item Description	
06/04/2024	Citywide Graffiti Removal Services April 2024 FY23-24	1,881.00

Inv SPAS0524 Total 1,881.00

319380 Total: 2,720.93

GRA1244 - Woods Maintenance Services, Inc. Total: 2,720.93

CONYEE - Yee, Connie

0 07/17/2024

Inv FFJuneMo

Line Item Date	Line Item Description	
07/02/2024	June Functional Fitness monthly-Senior Contract Instructor	48.00

Inv FFJuneMo Total 48.00

Inv FFJuneWalkin

Line Item Date	Line Item Description	
07/02/2024	June Functional Fitness WalkIn-Senior Contract Instructor	420.00

Inv FFJuneWalkin Total 420.00

Inv HIITJune

Line Item Date	Line Item Description	
07/02/2024	June HIIT class- Adult Contract Instructor	94.90

Inv HIITJune Total 94.90

0 Total: 562.90

CONYEE - Yee, Connie Total: 562.90

JAMZRTE - Zarate, Jaime

319381 07/17/2024

Inv 004

Line Item Date	Line Item Description	
05/30/2024	Wheels	1,100.00

Inv 004 Total 1,100.00

319381 Total: 1,100.00

JAMZRTE - Zarate, Jaime Total: 1,100.00

ZOLL8021 - Zoll Medical Corporation

Check Number	Check Date	Amount
0	07/17/2024	
Inv 3993659		
Line Item Date	Line Item Description	
06/18/2024	Fire - Medical Supplies - ECG Electrodes, Cable	2,480.89
Inv 3993659 Total		2,480.89
0 Total:		2,480.89
ZOLL8021 - Zoll Medical Corporation Total:		2,480.89
Total:		2,962,149.77

City of
SOUTH PASADENA

Online Payment Log			
Date	**Vendor**	**Amount**	**Description**
6/20/2024	UMPQUA Bank	$31,753.32	Online Payment for May 2024 Citywide Credit Card Charges.
6/25/2024	So Cal Edison	$23,538.08	Online Payment for various City Owned Electric Accounts.
7/2/2024	So Cal Gas	$699.96	Online Payment for various City Owned Gas Accounts 5/13/24-06/12/24.
Total:		***$55,991.36***	

City of
SOUTH PASADENA

May 2024 Credit Card Expense Summary		
Date	**Description**	**Amount**
5/8/2024	American Planning Asso. (APA) - Professional Membership for Braulio Madrid	$101.00
5/8/2024	American Planning Asso. (APA) - Professional Membership for Tatianna Marin	$116.50
5/9/2024	Zoom - Zoom for Community Development	$17.19
5/9/2024	American Planning Asso. (APA) - Professional Membership for Matt Chang	$484.00
5/9/2024	American Planning Asso. (APA) - Professional Membership for Dean Flores	$572.00
5/10/2024	American Planning Asso. (APA) - Professional Membership for Angelica Frausto-Lupo	$622.00
5/2/2024	Chevron - Car Wash for CD Vehicle	$6.00
5/3/2024	Arco - Fuel for CD Vehicle	$69.13
5/15/2024	Pavilions - Finance Budget Outreach	$26.68
5/23/2024	Gus's BBQ - Working Lunch - Commissioner	$148.04
5/23/2024	Habit - E Team - Budget Meeting	$45.46
5/31/2024	Panera - Working Lunch - Finance	$94.33
5/5/2024	Marriott - SCAG 2024 Regional Conf - Zneimer	$292.60
5/6/2024	Constant Contact - Subscription	$232.00
5/2/2024	TTIFLOORCARE.COM - Vacuum Cleaner & Accessories	$443.17
5/2/2024	TTIFLOORCARE.COM - Vacuum Cleaner Replacement Parts	$72.71
5/3/2024	GOTPRINT.COM - Reprinting Autorenewal Bookmarks	$57.44
5/3/2024	AMER LIB ASSOC-CAREER - Grant-funded Meeting Attendance	$470.00
5/3/2024	AMERLIBASSOC ECOMMERCE - ALA Membership Dues	$81.00
5/6/2024	ZOOM - Zoom account annual fee for Library	$161.14
5/23/2024	CRITERION.COM - DVDs for Library Collection	$262.08
5/24/2024	Canva - Graphic Design Annual Fee	$119.40
5/29/2024	DISPLAYS2GO - Plexi Magazine Book Displays	$131.98
5/31/2024	Eventbrite - Event Posting Fee	$9.99
5/1/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.31
5/1/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.23
5/1/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$21.56
5/1/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$15.08
5/1/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$26.52
5/2/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$23.18
5/2/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$14.21
5/2/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.80
5/2/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$22.36
5/2/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$23.40
5/3/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$17.15
5/3/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.29
5/3/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$22.05
5/3/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$0.49
5/3/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.52
5/3/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$21.84
5/3/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.40
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$5.39
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.66
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.32
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$27.44
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.27
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$17.00
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.92

5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$15.08
5/5/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.48
5/6/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.74
5/6/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.72
5/6/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.92
5/7/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.10
5/7/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$17.15
5/7/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$24.96
5/7/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$24.44
5/7/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$21.50
5/7/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$5.20
5/8/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.21
5/8/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$5.72
5/8/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.80
5/8/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.29
5/9/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.37
5/9/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.31
5/9/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$29.67
5/9/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.84
5/9/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$14.04
5/9/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.92
5/9/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$24.50
5/10/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.35
5/10/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.82
5/10/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$30.38
5/10/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$30.16
5/10/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$18.72
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$1.89
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.02
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$1.89
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$15.05
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.28
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.74
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.17
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$19.11
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.65
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.92
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$21.84
5/12/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$20.50
5/13/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$4.41
5/13/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.89
5/13/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.43
5/14/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.78
5/14/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.25
5/14/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$4.90
5/14/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$18.20
5/14/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$31.20
5/14/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$22.00
5/15/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$2.94
5/15/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$15.68
5/15/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.76
5/15/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$1.96
5/15/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$22.36
5/16/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.45
5/16/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.76

5/16/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$20.28
5/17/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$20.58
5/17/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$25.48
5/17/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.58
5/17/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.76
5/17/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$22.05
5/17/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.52
5/17/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$5.20
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.76
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$15.68
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.76
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$3.64
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$21.56
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$18.62
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.81
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.64
5/19/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$2.60
5/20/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.66
5/20/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.72
5/20/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.86
5/20/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$2.60
5/20/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$3.64
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.72
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$5.88
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$24.50
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.44
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$23.52
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.48
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$1.04
5/21/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.52
5/22/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$14.70
5/22/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.34
5/22/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.17
5/22/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$5.20
5/23/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$14.70
5/23/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.34
5/23/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$18.50
5/23/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.84
5/24/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$27.44
5/24/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.17
5/24/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.33
5/24/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$21.84
5/24/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.96
5/24/2024	WWW.MADD.ORG - 2024 MADD Awards	$325.00
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.30
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.84
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.35
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$19.61
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.80
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$11.27
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$17.15
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.84
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.66
5/26/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.88
5/27/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.86

5/27/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.31
5/27/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$33.80
5/28/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$9.80
5/28/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$19.60
5/28/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.25
5/28/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$17.22
5/28/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.00
5/28/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$10.40
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.37
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.25
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$20.09
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.25
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$18.20
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.80
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$17.16
5/29/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.76
5/30/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.84
5/30/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$13.23
5/30/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.33
5/30/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$22.88
5/30/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$14.56
5/30/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$7.28
5/30/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$6.24
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$15.19
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.17
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$8.33
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$12.74
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$22.50
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$15.08
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$4.68
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$16.12
5/31/2024	Tesla Inc Supercharge - PD Electric Vehicle Charging	$26.00
5/2/2024	CHEVRON - Fuel for Motor Officers	$26.08
5/2/2024	CHEVRON - Fuel for Motor Officers	$21.12
5/5/2024	CHEVRON - Fuel for Motor Officers	$32.52
5/5/2024	CHEVRON - Fuel for Motor Officers	$22.50
5/8/2024	CHEVRON - Fuel for Motor Officers	$21.03
5/8/2024	CHEVRON - Fuel for Motor Officers	$25.31
5/10/2024	CHEVRON - Fuel for Motor Officers	$24.18
5/10/2024	CHEVRON - Fuel for Motor Officers	$25.32
5/13/2024	CHEVRON - Fuel for Motor Officers	$31.88
5/14/2024	CHEVRON - Fuel for Motor Officers	$21.90
5/15/2024	CHEVRON - Fuel for Motor Officers	$30.08
5/16/2024	CHEVRON - Fuel for Motor Officers	$28.68
5/19/2024	CHEVRON - Fuel for Motor Officers	$27.25
5/19/2024	CHEVRON - Fuel for Motor Officers	$22.74
5/20/2024	CHEVRON - Fuel for Motor Officers	$27.73
5/22/2024	CHEVRON - Fuel for Motor Officers	$24.36
5/23/2024	CHEVRON - Fuel for Motor Officers	$20.51
5/23/2024	CHEVRON - Fuel for Motor Officers	$32.73
5/26/2024	CHEVRON - Fuel for Motor Officers	$21.33
5/26/2024	CHEVRON - Fuel for Motor Officers	$27.21
5/28/2024	CHEVRON - Fuel for Motor Officers	$30.26
5/30/2024	CHEVRON - Fuel for Motor Officers	$24.78
5/30/2024	CHEVRON - Fuel for Motor Officers	$26.12

5/2/2024	PSI Water Technologies-Pumps required to Repair Water Equipment (Urgent)	$4,785.29
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/2/2024	WWW.GOMSA.NET - MSA Los Angeles Membership Training	$30.90
5/5/2024	ZOOM - LD Acct used by Admin/Engineering	$322.29
5/8/2024	BNP MEDIA - ENR Subscription for Water Capacity Rates	$99.99
5/15/2024	SGVWA - Quarterly Meeting Fees for 2 Attendees	$60.00
5/19/2024	PASADENA - SO CAL BASE - CNG Fuel for Unit 6	$75.96
5/19/2024	PASADENA - SO CAL BASE - CNG Fuel for Unit 24	$59.31
5/19/2024	PASADENA - SO CAL BASE - CNG Fuel for Unit 25	$69.97
5/26/2024	PASADENA - SO CAL BASE - CNG Fuel for Unit 13	$28.99
5/26/2024	PASADENA - SO CAL BASE - CNG Fuel for Unit 24	$41.01
5/8/2024	CSA Service Solutions LLC - Ambulance Equipment Annuity Contract	$771.75
5/9/2024	Discountmugs.com - Community Emergency Response Training (CERT) Supplies	$417.85
5/16/2024	The Ink Spot - Community Emergency Response Training (CERT) Supplies	$130.00
5/22/2024	Vital Detail Supplies - Vehicle Maintenance for Chief Vehicle	$1,065.09
5/26/2024	AutoZone - Vehicle Maintenance for Chief Vehicle	$27.44
5/26/2024	Valvoline - Vehicle Maintenance for Chief Vehicle	$247.96
5/29/2024	Chevron - Fuel for Chief Vehicle	$66.27
5/30/2024	2 Hot Activewear - Class A Uniform	$319.83
5/2/2024	Wristband.com - Camp Med Supplies	$95.00
5/2/2024	LA Pop UP Mini Golf - Camp Med In-House Field Trip	$100.00
5/3/2024	Clean Energy - CNG Fuel	$2.61
5/5/2024	Clean Energy - CNG Fuel for Van 78 & 79	$133.70
5/9/2024	Clean Energy - CNG Fuel for Van 79	$45.41
5/12/2024	Clean Energy - CNG Fuel for Van 79	$55.04
5/14/2024	Grocery outlet - Camp Med Snacks	$271.22
5/16/2024	Clean Energy - CNG Fuel for Van 79	$64.75
5/19/2024	Clean Energy - CNG Fuel for Van 79	$67.45
5/22/2024	Swank Motion Pictures - Movie Licensing Fee for Movie in the Park 6.14.2024	$685.00
5/23/2024	The sauce Creative Services Corp - Facilities Brochures	$216.91
5/23/2024	Clean Energy - CNG Fuel for Van 79	$47.08
5/26/2024	Clean Energy - CNG Fuel for Van 79	$54.69
5/1/2024	Pavilions - Senior Center Tea Party	$111.98
5/1/2024	Yum Yum Donuts - Coffee and Treats Event	$79.96
5/1/2024	EZ Cater - Volunteer Breakfast Seniors	$463.05
5/2/2024	Clean Energy - CNG Fuel	$2.62
5/2/2024	Clean Energy - CNG Fuel	$2.62
5/2/2024	Clean Energy - CNG Fuel	$0.28
5/2/2024	Clean Energy - CNG Fuel	$0.33
5/2/2024	Pasadena - So Cal Base - CNG Fuel	$14.46
5/2/2024	Pasadena - So Cal Base - CNG Fuel	$2.04
5/2/2024	Gigsalad.com - Senior Center Entertainment	$322.00
5/5/2024	Netflix.com - Senior Center Movies	$15.49
5/5/2024	O'Reilly Auto Parts - DAR Van Battery	$180.41
5/8/2024	ACE Hardware - DAR Supplies	$10.57
5/9/2024	Smart & Final - Mother's Day Event Supplies	$148.41
5/9/2024	Sunrise Wholesale Flowers - Mother's Day Event Supplies	$65.70

5/9/2024	Daniel Vera - Mothers Day Event Performer	$125.00
5/10/2024	Pavilions - Mother's Day Event Supplies and Raffle Prizes	$159.90
5/14/2024	So Cal Mobile Maintenance - CNG Tank Certification	$600.00
5/17/2024	U.S. Language Services LLC - Flier Translation	$109.08
5/23/2024	ACE Hardware - Building Supplies for Senior Center	$62.82
5/22/2024	Costco - Senior Center Nutrition Program Supplies	$11.98
5/24/2024	ACE Hardware - Supplies	$8.37
5/26/2024	Sam's Club - Senior Center Nutrition Program Supplies	$99.35
5/27/2024	Sam's Club - Senior Center Nutrition Program Supplies	$28.92
5/30/2024	EZ Cater Subway - Senior Network Lunch	$424.50
5/31/2024	Smart & Final - Senior Coffee and Treats Event	$209.38
5/2/2024	Amazon - Office Supplies	$58.98
5/3/2024	Mammas Brick Oven - City Council Meeting Dinner 5/1/24	$93.43
5/3/2024	La Fiesta Grande - Rater Lunch for Management Analyst PD	$50.98
5/3/2024	The Habit - City Council Meeting Dinner 5/1/24	$38.96
5/7/2024	Cafe X2O - Rater Lunch for HR Analyst Panelist	$51.27
5/10/2024	Domino's - Working Lunch Meeting	$42.14
5/16/2024	CALPELRA - Membership Renewal	$380.00
5/17/2024	Gus's BBQ - Working Lunch Meeting	$153.30
5/17/2024	The Habit - City Council Meeting Dinner 5/15/24	$150.61
5/17/2024	The Habit - City Council Meeting Dinner 5/15/24	$45.46
5/17/2024	NRPA - Job AD for Community Services Director	$780.00
5/19/2024	Costco - City Council Meeting Supplies	$58.85
5/19/2024	CPRS - Job AD for Community Services Director	$75.00
5/19/2024	CPRS - Job AD for Community Services Director	$10.71
5/21/2024	Costco - City Council Meeting Supplies	$120.83
5/22/2024	LinkedIn - Job AD for Community Services Director	$594.34
5/22/2024	IIMC - Membership Renewal for Deputy City Clerk	$225.00
5/22/2024	IIMC - Membership Renewal for Deputy City Clerk	$225.00
5/23/2024	U.S. CAD - Renewal of Subscriptions	$1,428.00
5/24/2024	Pavilions - Commissioner Congress Supplies	$153.91
5/26/2024	CCMF - Membership Renewal	$400.00
5/27/2024	Zoom - Renewal of Subscription	$591.14
5/30/2024	The Munch - City Council Meeting 5/29/24	$158.70
5/31/2024	The Habit - City Council Meeting 5/29/24	$38.96
5/5/2024	Gaylord Texan - Police Officer Conference Expense	$1,721.35
5/9/2024	Mike and Annes Inc - Meeting with Finance Commission Chair	$94.38
5/10/2024	Pavilions - Meeting Refreshments	$10.18
5/10/2024	La Monarca Bakery - Meeting Refreshments	$62.10
5/10/2024	La Monarca Bakery - Meeting Refreshments	$34.50
5/19/2024	SmartDraw Software - Cad RMS Software	$495.00
5/19/2024	Duo.com - PD Software	$1,440.00
5/30/2024	Mammas Brick Oven - Finance Commission and Council Joint Meeting Dinner	$154.27
Total:		***$31,753.32***

Accounts Payable

Void Check Proof List

User: ealvarez
Printed: 06/26/2024 - 11:20AM
Batch: 00003.06.2024

Account Number	Amount	Invoice No	Inv Date	Description	Reference	Task Label	Type	PONumber	Close PO?	Line Item
Vendor: ATSS6010	Athens Services									
Check No: 319068	Check Date: 06/05/2024									
	2,510.79	16035310	01/01/2024	2654- Bus Barrel Trash Collection (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	941.54	16847774	05/01/2024	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	941.54	15848882	12/01/2023	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	941.54	15425812	09/30/2023	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	941.54	16250920	02/01/2024	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	2,510.79	15656956	11/01/2023	2654 – Bus Barrel Trash Collection (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	941.54	15656953	11/01/2023	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	2,510.79	16431527	03/01/2024	2654- Bus Barrel Trash Collection (July 2023- April 2024				24298	No	1
205-8030-8024-8180-000										
	941.54	16035308	01/01/2024	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	2,510.79	16627048	04/01/2024	2654- Bus Barrel Trash Collection (July 2023- April 2024)				24298	No	1
205-8030-8024-8180-000										
	2,510.79	15848884	12/01/2023	2654 – Bus Barrel Trash Collection (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	2,510.79	15214189	08/31/2023	2654 – Bus Barrel Trash Collection (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	941.54	16431525	03/01/2024	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
	941.54	15214188	08/31/2023	2624- Sweeping for Mission Meridian Garage (July2023-April2024)				24298	No	1
205-8030-8024-8180-000										
	2,510.79	15425813	09/30/2023	2654 – Bus Barrel Trash Collection (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										

Account Number	Amount	Invoice No	Inv Date	Description	Reference	Task Label	Type	PONumber	Close PO?	Line Item
205-8030-8024-8180-000	2,510.79	16250922	02/01/2024	2654 – Bus Barrel Trash Collection (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000	941.54	16627046	04/01/2024	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000	2,510.79	16847776	05/01/2024	2654- Bus Barrel Trash Collection (July 2023- April 2024)				24298	No	1
205-8030-8024-8180-000	941.54	14998237	07/31/2023	2624-Sweeping for Mission Meridian Garage (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000	2,510.79	14998238	07/31/2023	2654 – Bus Barrel Trash Collection (July 2023-April 2024)				24298	No	1
205-8030-8024-8180-000										
Check Total:	34,523.30									
Vendor Total:	34,523.30									
Report Total:	34,523.30									

Payroll

Payroll Summary Report

Payroll Date:	**7/1/2024**	**Off-Cycle**		
Checks			$	26,428.96
Direct Deposits			$	-
IRS Payments			$	10,970.63
EDD - State of CA			$	3,574.71
PERS Pension			$	-
Deferred Comp			$	-
PERS Health			$	-
		Subtotal:	**$**	**40,974.30**

Payroll Date:	**7/2/2024**	**Off-Cycle**		
Checks			$	625.92
Direct Deposits			$	-
IRS Payments			$	13.88
EDD - State of CA			$	-
PERS Pension			$	-
Deferred Comp			$	-
PERS Health			$	-
		Subtotal:	**$**	**639.80**

Payroll Date:	**7/3/2024**	**Off-Cycle**		
Checks			$	-
Direct Deposits			$	6,702.35
IRS Payments			$	1,880.27
EDD - State of CA			$	691.77
PERS Pension			$	-
Deferred Comp			$	-
PERS Health			$	-
		Subtotal:	**$**	**9,274.39**

Payroll Date:	**7/5/2024**	**Regular**		
Checks			$	2,669.62
Direct Deposits			$	576,773.51
IRS Payments			$	122,877.13
EDD - State of CA			$	37,901.81
PERS Pension			$	146,635.60
Deferred Comp			$	32,185.20
PERS Health			$	-
		Subtotal:	**$**	**919,042.87**
		Grand Total:	**$**	**969,931.36**

City Council Agenda Report

ITEM NO. 8

DATE: July 17, 2024

FROM: Sheila Pautsch, Acting City Manager

PREPARED BY: Luis Frausto, Acting Deputy City Manager
Amber Tardif, Deputy City Clerk

SUBJECT: **CONSIDERATION OF APPROVAL OF SPECIAL CITY COUNCIL MEETING FOR MAY 29, 2024, AND A SPECIAL CITY COUNCIL HOUSING AUTHORITY MEETING MINUTES FOR MAY 29, 2024**

Recommendation
It is recommended that the City Council consider the approval of the minutes for the Special City Council Meeting for May 29, 2024, and a Special City Council Housing Authority Meeting for May 29, 2024.

Executive Summary
Attached for the City Council's consideration and approval are meeting minutes for various meetings as listed on the agenda and hereby included as attachments to this staff report.

Background
The City Clerk's Division is responsible for producing meeting minutes for the City Council meetings. Meeting minutes are used as the official record of the actions taken by the City at the direction of the City Council.

Fiscal Impact
There is no fiscal impact anticipated as Division staff is facilitating the work related to this project.

Key Performace Indicators and Strategic Plan
This item aligns with the Management Services Department's Key Performance Indicator to provide quick access to information and accountability, ensuring public transparency.

Attachment:
Attachment No. 1 - 2024-0529 Special City Council Meeting Minutes.docx
Attachment No. 2 - 2024-0529 Special Housing Authority.docx

CITY OF SOUTH PASADENA
CITY COUNCIL

M I N U T E S
WEDNESDAY, MAY 29, 2024, AT 7:01 P.M.

CALL TO ORDER:

The Special Meeting of the South Pasadena City Council was called to order by Mayor Zneimer on Wednesday, May 29, 2024, at 7:10 P.M. in the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, California 91030.

ROLL CALL:

PRESENT	Mayor	Evelyn G. Zneimer
	Mayor Pro Tem	Jack Donovan
	Councilmember	Jon Primuth
	Councilmember	Michael A. Cacciotti
	Councilmember	Janet Braun
ABSENT	None.	

Mark Perez, Deputy City Clerk, announced a quorum.

CITY STAFF PRESENT:

Arminé Chaparyan, City Manager; Roxanne Diaz, City Attorney; Mark Perez, Deputy City Clerk were present at Roll Call. Other staff members presented reports or responded to questions as indicated in the minutes.

PUBLIC HEARING

1. CONSIDERATION OF A RESOLUTION AMENDING THE DOWNTOWN SPECIFIC PLAN, A RESOLUTION TO MAKE FINDINGS FOR GOVERNMENT CODE SECTION 65583.2(G), AND AN ORDINANCE TO AMEND THE ZONING CODE TO IMPLEMENT THE CITY'S 2021-2029 (6TH CYCLE) HOUSING ELEMENT

Recommendation

It is recommended that the City Council open the Public Hearing, receive public testimony on the project, and then:

1. Adopt a Resolution to amend certain text portions of the Downtown Specific Plan to implement the 2021-2029 Housing Element including revisions to incorporate a twenty dwelling unit per acre minimum density for Housing Element inventory sites, clarify that 100% residential projects are permitted in the Downtown Specific Plan area, require certain mixed use projects to include a minimum of fifty percent residential square footage, and provide additional incentives for projects that include at least twenty percent of the residential units reserved for lower income households, specifically, an exemption from public art requirements; and
2. Adopt a Resolution to make the required findings in Government Code Section 65583.2(g); and
3. Introduce by title only and waive full reading of an Ordinance to approve a Zoning Text Amendment to implement the 2021-2029 Housing Element including revisions to establish a minimum density of twenty dwelling units per acre for sites on the Housing Element inventory (Housing Element Table VI-50), including those in the RM (Residential Medium) zone, providing additional incentives for projects that include at least twenty percent of the residential units reserved for lower income households, and clarifying that employee housing is allowed within existing single family residences located in the Residential Medium (RM) and Residential.

Senior Planner Ben Jarvis gave a presentation and responded to questions from the City Council.

The mayor opened the public hearing at 7:21 P.M.

In Person Public Comment:
Anne Bagasao asked the Council to adopt the Housing Element Ordinance.

Rachel Russel asked the Council to adopt the Housing Element Ordinance.

Zoom Public Comment:
Tzasna Perez commented on the annual rent increases.

Marcus Batista commented on the annual rent increases.

The mayor closed the public hearing at 7:29 P.M.

The Council provided direction to staff to bring back a tighter timeline for rent stabilization.

City Attorney David Snow spoke on the letter he received from the HCD.

COUNCIL ACTION AND MOTION

A motion was made by Councilmember Cacciotti, seconded by Councilmember Braun, and approved by roll call vote to approve Item No. 1 as presented. The motion carried 5-0, by the following vote:

AYES:	Braun, Cacciotti, Donovan, Primuth, Mayor Zneimer
NOES:	None.
ABSENT:	None.
ABSTAINED:	None.

Resolution Nos. 7850 and 7851 were adopted.

COUNCILMEMBER COMMUNICATIONS

Mayor Zneimer would like staff to research rent stabilization. The Mayor would like to know if staff cannot finish the drafting of a plan, a timeline, and completed project by August 1, 2024, can a memorandum be drafted to freeze a rent increase until December 31, 2024. Councilmember Cacciotti seconded the item to be agendized.

ADJOURNMENT

There being no further matters, Mayor Zneimer adjourned the meeting of the Special City Council Meeting at 7:47 P.M.
The City Council reconvened into Closed Session.

Respectfully submitted:

_____
Amber Tardif
Deputy City Clerk

APPROVED:

_____
Evelyn G. Zneimer
Mayor

ATTEST:

_____
Amber Tardif
Deputy City Clerk

Approved at City Council Meeting:

DRAFT

CITY OF SOUTH PASADENA
CITY COUNCIL
HOUSING AUTHORITY – BOARD OF DIRECTORS

M I N U T E S
WEDNESDAY, May 29, 2024, AT 7:00 P.M.

CALL TO ORDER:

The Special Meeting of the South Pasadena Housing Authority Board of Directors was called to order by Mayor Zneimer on Wednesday, May 29, 2024, at 7:08 P.M. in the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, California 91030.

ROLL CALL:

PRESENT	Mayor/Chair	Evelyn G. Zneimer
	Mayor Pro Tem/Vice Chair	Jack Donovan
	Councilmember/Authority Member	Jon Primuth
	Councilmember/Authority Member	Michael A. Cacciotti
	Councilmember/Authority Member	Janet Braun
ABSENT	None.	

Mark Perez, Deputy City Clerk, announced a quorum.

CITY STAFF PRESENT:

Arminé Chaparyan, City Manager/Executive Director; Roxanne Diaz, City Attorney; Mark Perez, Deputy City Clerk were present at Roll Call. Other staff members presented reports or responded to questions as indicated in the minutes.

PUBLIC COMMENT

None.

CONSENT CALENDAR

1. CONSIDERATION OF APPROVAL AND AUTHORIZATION OF EXECUTION OF THE LEASE AGREEMENT FOR THE RENTAL PROPERTY AT 308 SAN PASCUAL AVENUE

Recommendation

It is recommended that the City Council, serving as the Board of Directors of the South Pasadena Housing Authority:

1. Approve the South Pasadena Housing Authority Public Housing 2024 Lease Agreement for low to moderate income rental property at 308 San Pascual Avenue; and
2. Authorize and direct the City Manager, serving as the Executive Director of the South Pasadena Housing Authority, to enter into the lease agreement for the South Pasadena Housing Authority owned property at 308 San Pascual Avenue.

COUNCIL ACTION AND MOTION

A motion was made by Authority Member Braun, seconded by Authority Member Cacciotti, and approved by roll call vote to approve Item No. 1 as presented. The motion carried 5-0, by the following vote:

AYES:	Braun, Cacciotti, Donovan, Primuth, Chair Zneimer
NOES:	None.
ABSENT:	None.
ABSTAINED:	None.

ADJOURNMENT

There being no further matters, Chair Zneimer adjourned the meeting of the Housing Authority Board of Directors at 7:10 P.M.

Respectfully submitted:

_____

Amber Tardif
Deputy City Clerk

DRAFT

APPROVED:

_____
Evelyn G. Zneimer
Mayor/Chair

ATTEST:

_____
Amber Tardif
Deputy City Clerk

Approved at City Council Meeting:

DRAFT

City Council Agenda Report

ITEM NO. 9

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: Roxanne Diaz, City Attorney
Stephanie Cao, Assistant City Attorney

SUBJECT: **CONSIDERATION OF ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, AMENDING CHAPTER 36 (ZONING) OF THE CITY CODE OF THE CITY OF SOUTH PASADENA TO UPDATE SIGN REGULATIONS RELATED TO SIGNS ON PUBLIC PROPERTY AND APPROVING A CEQA EXEMPTION DETERMINATION**

Recommendation

It is recommended that the City Council adopt the ordinance amending Chapter 36 of the City Code updating the sign regulations related to signs on public property.

Executive Summary

On June 18, 2024 the City Council considered an ordinance amending the City's sign regulations to establish new regulations for temporary signs posted during election periods as well as a regulation related to signs on public property. After City Council discussion and questions, the City Attorney was requested to revise the proposed ordinance. On June 27, 2024, the City Council discussed the revisions and moved forward with the introduction of the ordinance only as it related to the provision regarding signs on public property.

Analysis

On June 18, 2024, the City Council considered an ordinance amending the City's sign regulations to establish new regulations for temporary signs posted during election periods as well regulations related to signs on public property. After City Council discussion, the City Attorney was directed to make amendments to the proposed ordinance. Specifically, to remove the provision that permitted only one temporary sign on a parcel. The second revision was to allow temporary signs to be displayed on the parkway that is adjacent to one's property, even thought that parkway is a "public parkway".

On June 27, 2024, after receiving public testimony and after a robust City Council discussion, the City Council decided only to adopt that section of the proposed ordinance that pertained to signs on public property. As explained by the City Attorney, the proposed new section is a typical provision contained in many city municipal codes that prohibits a person from attaching, painting, placing or otherwise maintaining any sign, notice, placard, poster, banner or other device calculated to attract the attention of the public on public property such as utility boxes or poles, traffic control devices, trees, sign posts, etc.

As for the provisions regarding temporary signs during the election period, the City Council determined not to consider the revision at this time.

Fiscal Impact
Upon adoption of the ordinance, staff time would be required to update the City's Zoning Code to include this new provision. These costs are included in Community Development's operating budget.

Commission Review and Recommendation
The Planning Commission considered this item in a duly noticed Public Hearing on May 14, 2024. At the conclusion of the Public Hearing, and after considering the staff report, public testimony, and Commissioner discussion, the Planning Commission, in a 5-0 vote, adopted Resolution P.C. 24-07 recommending the City Council adopt the ordinance.

Public Notification
A public notice was previously held for this matter on June 18, 2024 and June 27, 2024. The Public Hearing was closed at the meeting of June 27, 2024.

Attachment:
Attachment No. 1 - Political Sign Ordinance

ORDINANCE NO.___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, AMENDING CHAPTER 36 (ZONING) OF THE CITY CODE OF THE CITY OF SOUTH PASADENA TO UPDATE SIGN REGULATIONS RELATED TO SIGNS ON PUBLIC PROPERTY AND APPROVING A CEQA EXEMPTION DETERMINATION

WHEREAS, without adequate regulation, signage can endanger the public, distract drivers, create confusion, and foster a negative image of the City on the part of the public. Moreover, excessive signage can damage view corridors, diminish property values, and detrimentally effect the quality of life of City residents and visitors; and

WHEREAS, this Ordinance updates the City's regulations for signs on public property. This Ordinance does not adopt or amend any ordinance or regulation that regulates or prohibits the use of any on-premises advertising display that is more restrictive than existing law; and

WHEREAS, in developing this Ordinance, the City Council has been mindful of developments in the law since the last amendment of the sign regulations. The City Council intends that this Ordinance continue the City's long-standing practice of regulating signage to advance the City's interests in traffic safety and community aesthetics; and

WHEREAS, the sign regulations imposed under this Ordinance are a matter of citywide importance and are not directed towards any particular business or property owner; and

WHEREAS, on May 14, 2024, the South Pasadena Planning Commission considered this Ordinance at a duly noticed public hearing, as prescribed by law, at which time the City Staff and interested persons had an opportunity to and did testify either in support or opposition to this matter; and

WHEREAS, at the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 24-07 recommending that the City Council adopt an Ordinance substantially as set forth herein; and

WHEREAS, on June 18, 2024 and June 27, 2024, the City Council, at a public meeting, considered the Ordinance at a duly noticed public hearing, as prescribed by law, at which time the City Staff and interested persons had an opportunity to and did testify either in support or opposition to this matter; and,

WHEREAS, following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds the foregoing recitals and their findings to be true and correct, and hereby incorporates such recitals and their findings into this Ordinance.

SECTION 2: ZONING AMENDMENT FINDINGS. South Pasadena Municipal Code (SPMC) Section 36.620.070(B) stipulates that Zoning Amendments and Zoning Map Amendments may be approved if the following findings are made:

1. *Findings required for all Zoning Code/Map amendments;*
   a. *The proposed amendment is consistent with the actions, goals, objectives, policies, and programs of the General Plan;*

   The proposed ZTA is consistent with and supports the following General Plan actions, goals, objectives, policies, and programs:

General Plan Policy P1.1:	*Maximize the interrelationship between the City's natural and built infrastructure to benefit people, wildlife, and the economy;*
General Plan Policy P5.21:	*Maximize the economic efficiency and productivity of all park design, construction, and maintenance; and*
General Plan Action A5.21a:	*Expand the function of parks and open spaces beyond recreation, to store and clean water, filter air, help improve public health, and provide habitat and connectivity to increase biodiversity, in essence to become green infrastructure.*

As the proposed Zone Text Amendment is consistent with the General Plan policies, goals, and programs listed above, therefore, the City Council can make this finding in support of the ZTA.

b. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City*

The ZTA would not be detrimental to the public interest, health, safety, convenience or general welfare of the City because, without adequate regulation, signage can endanger the public, distract drivers, create confusion, and foster a negative image of the City on the part of the public. Moreover, excessive signage can damage view corridors, diminish property values, and detrimentally effect the quality of life of City residents and visitors. Therefore, the City Council can make this finding.

2. *The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed ZTA is internally consistent with other applicable provisions of the Zoning Code. While the ZTA would update the City's regulations for signs on public property and for temporary signs, all other provisions of the Municipal Code would remain in force. Therefore, the City Council can make this finding.

3. *Additional finding for Zoning Map amendments. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.*

The proposed ZTA does not include a Zoning Map Amendment. Therefore, this finding does not apply.

SECTION 3. A new Section 36.320.045 ("Public Property") is hereby added to Division 36.320 ("Signs") of Article 3 ("Site Planning and General Development Standards") of Chapter 36 ("Zoning") of the City Code of the City of South Pasadena to read as follows:

"36.320.045. Signs on Public Property. No person shall construct, erect, attach, place, paint or otherwise maintain any sign, notice, placard, poster, sticker, banner, advertising, or other device calculated to attract the attention of the public, on any public property, utility pole, utility box, tree, sign post, traffic signal or other official traffic control device, or within the public right-of-way, except for a City-owned sign or as otherwise provided in this Division. If so

placed in violation of this Section, the Director of Public Works or any authorized representative thereof, may cause its removal."

SECTION 4. CEQA. The City Council finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment because the adoption of this Ordinance will update existing regulations for signs on public property and for temporary signs. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

SECTION 5. Severability. If any section subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

SECTION 6. This Ordinance shall take effect thirty (30) days after its final passage, and within fifteen (15) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED, APPROVED AND ADOPTED ON this 17th day of July, 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

Evelyn G. Zneimer, Mayor

ATTEST:

Amber Tardif, Deputy City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney

CITY OF SOUTH PASADENA

CITY CLERK'S DIVISION

CERTIFICATION OF ORDINANCE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH PASADENA)

I, Mark Perez, Deputy City Clerk of the City of South Pasadena, do hereby certify that Ordinance No. _____, was duly and regularly approved and adopted at a Regular meeting of the City Council on this 17th day of July, 2024, by the following votes as the same appears on file and of record in the Office of the City Clerk.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Amber Tardif
Deputy City Clerk

City Council Agenda Report

ITEM NO. 10

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: Brian Solinsky, Acting City Manager
Tanya Brittin, Police Clerk II

SUBJECT: **CONSIDERATION OF APPROVAL OF A PROPOSED THREE-YEAR SERVICES AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. FOR CROSSING GUARD SERVICES IN THE AMOUNT NOT-TO-EXCEED $349,587 FOR FISCAL YEAR 2024-2025, $367,046 FOR FISCAL YEAR 2025-2026, AND $385,212 FOR FISCAL YEAR 2026-2027 FOR A COMBINED THREE-YEAR TOTAL CONTRACT AMOUNT OF $1,101,845**

Recommendation

It is recommended that the City Council:

1. Approve the proposed three-year Contract Services Agreement with All City Management Services, Inc. for crossing guard services in an amount not-to-exceed $349,587 for Fiscal Year (FY) 2024-2025 with a 5% contract escalator for subsequent contract term (Fiscal Years: 2025-2026, 2026-2027); and
2. Approve the transfer of $19,579 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund crossing guard services for FY 2024-2025 for a total of $349,587; and
3. Approve the transfer of $17,459 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund crossing guard services for FY 2025-2026 for a total of $367,046; and
4. Approve the transfer of $18,166 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund crossing guard services for FY 2026-2027 for a total of $385,212.

Background

The Police Department has prioritized the safety and protection of our students and families amidst increased pedestrian, bicycle, and vehicular traffic. Crossing guards play a crucial role in the community by ensuring the safety of pedestrians and bicyclists, providing a visible presence to drivers, and teaching safe street-crossing practices.

The City of South Pasadena (City) has historically provided crossing guards for students and families traveling to and from school campuses within the South Pasadena Unified School District (SPUSD). It is important to note that SPUSD does not financially contribute to the provision of these services.

Currently, eleven (11) crossing guards are deployed at the following ten (10) locations:

Location	School
Marengo Avenue and Rollin Street	Marengo Elementary
Marengo Avenue and Monterey Road	Marengo Elementary
Marengo Avenue and Mission Street	Marengo Elementary
Marengo Avenue and Oak Street	Marengo Elementary
Marengo Avenue and Huntington Drive (two crossing guards; signalized intersection)	Marengo Elementary; shares hours with South Pasadena Middle School
Marengo Avenue and Bank Street	Marengo Elementary
Via Del Rey and Camino Cerrado	Monterey Hills Elementary
Fair Oaks Avenue and Oak Street (signalized intersection)	South Pasadena Middle School
Pasadena Avenue and El Centro Street	Arroyo Vista School
El Centro Street and Cawston Street	Arroyo Vista School

All City Management Services, Inc (ACMS) has provided crossing guard services to the City of South Pasadena since 2016. With over 38 years of experience, ACMS is a family-established business that supplies school crossing guard services before, during, and after school hours. Headquartered in California, ACMS works with over 200 cities and school districts in California, as well as nationally beginning in 2012. The current contract with ACMS expires on June 30, 2024.

Analysis

In anticipation of the ACMS contract expiration, staff conducted a thorough search for crossing guard service providers. The research indicated that there were limited options available. The Department received and reviewed proposals from ACMS and Belcher Enterprise, LLC (BE) for a one-year crossing guard services contract. American Guard Services (AGS) no longer offers crossing guard services.

Vendor	Hourly Billing Rate	Projected Hours	Cost
All City Management Services	$34.64	10,092	$349,586.88
Belcher Enterprise, LLC	$30.00	10,092	$302,760.00
American Guard Services	N/A	N/A	N/A

BE was contacted and provided the Department with a proposed one-year Contract Services Agreement along with a list of Police Departments with which BE currently has contracts. Those Police Departments are as follows: Redlands, La Canada Flintridge, City of Bell, City of Maywood, and Diamond Bar. Staff contacted the agencies listed. Staff learned that La Canada Flintridge and Diamond Bar did not have contracts with BE. In addition, BE only provided part-time services to the City of Maywood, and for a limited duration. The City of Maywood chose not to continue contracting with BE. The City of Bell and Redlands were unresponsive.

ACMS is a full-service crossing guard contractor, managing the screening, recruitment, staffing, equipment, payroll, and supervision of their crossing guards. ACMS has continued to provide reliable and quality service to the City of South Pasadena for the past 8 years. Within the San Gabriel Valley, the following municipalities are also contracted with ACMS: Pasadena, City of San Gabriel, El Monte, Baldwin Park, San Marino, Rosemead and Alhambra.

Proposed Contract with ACMS
The proposed contract with ACMS provides school crossing guard services at 10 locations, with 2 crossing guards placed at Marengo Avenue and Huntington Drive, totaling 11 crossing guards. At an average of 4.5 hours per day, the total projected hours for the traditional school calendar are 9,180. At an average of 6 hours per day, the total projected hours for summer school are 912.The total hours for both traditional and summer school are 10,092.

Due to hiring challenges and the recent implementation of Assembly Bill 1228, which increased the minimum wage for all Fast-Food employees in California to $20.00 per hour, ACMS raised the current hourly rate of $32.70 for FY 2023-2024 to $34.64 for FY 2024-2025, $36.37 for FY 2025-2026, and $38.17 for FY 2026-2027. The hourly rate incorporates the current minimum wage rate of $16.00 per hour, in addition to payroll fees (employer taxes, liability insurance and workers' compensation). The total projected annual cost is $349,587 for the FY 2024-2025. The total projected annual cost is $367,046 for FY 2025-2026. Lastly, the total projected annual cost is $385,212 for the FY 2026-2027. The rate of increase is 5% each FY.

Fiscal Impact
The projected cost of the three-year Contract Services Agreement with All City Management Services, Inc. for crossing guard services is as follows:

Fiscal Year	Traditional School Projected Cost	Summer School Projected Cost	Total Projected Cost
2024-2025	$317,995	$31,592	$349,587
2025-2026	$333,877	$33,169	$367,046
2026-2027	$350,401	$34,811	$385,212

The FY 2023-2024 Adopted Budget includes an appropriation of $330,008 for crossing guard services in account 101-4010-4011-8180 (Contract Services). The Department is requesting a transfer of $19,579 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund crossing guard services for FY 2024-2025 for a total of $349,587 as part of the Proposed FY 2024-25 Budget; and will request a transfer of $17,459 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund FY 2025-2026 as part of that year's budget, for a total of $367,046; and a transfer of $18,166 from General Fund reserves to Account No. 101-4010-4011-8180 (Contract Services) to fund Fiscal year 2026-2027 as part of that year's fiscal year budget for a total of $385,212. The combined three-year total contract amount is $1,101,845.

Key Performace Indicators and Strategic Plan
This item is in line with the Strategic Plan priority 4f under the mobility Master Plan for updated mobility, walkability, and neighborhood traffic management.

Commission Review and Recommendation

This item was not reviewed by the Public Safety Commission.

Attachment:
Attachment No. 1 - Belcher Enterprise, LLC - Security Services Agreement
Attachment No. 2 - All City Management Services - Client Worksheet 2024-2027
Attachment No. 3 - All City Management Services - Agreement for Crossing Guard Services 2024-2027

BELCHER ENTERPRISE, LLC
285 SOUTH ATLANTIC BLVD
LOS ANGELES, CA 90022
Phone: (949) 212-7234

SECURITY SERVICES AGREEMENT

This Crossing Guard Services Agreement ("Agreement) is made on **03-29-24** by and between Belcher Enterprise, LLC. ("BE") and **South Pasadena Police Dept**, its partners, affiliates, divisions, subsidiaries, agents, or consultants ("Client"). Together, BE and Client may be referred to as Party or Parties herein.

THE PARTIES AGREE AS FOLLOWS:

1. **LOCATION**: Client requests that BE furnish BE crossing guards and security personnel ("Crossing Guards")and related equipment to Client at Client's premises as set forth on **Exhibit A** ("Premises").

2. **POST ORDERS AND SCOPE OF SERVICES**:

   2.1 Services. As this Agreement defines, BE shall provide Crossing Guard services and/or security monitoring services ("Crossing Guard Services") to the Client in compliance and conformity with this Agreement, including any Exhibits attached hereto.

   2.2 Post Orders. The Crossing Guard Servicesto be rendered under this Agreement by BE shall be pursuant to the written operating procedures ("Post Orders") mutually agreed upon by Client and BE and attached hereto as **Exhibit B**.

   2.3 Modification to Post Orders. The Post Orders are subject to change as required by Client, and must be communicated to BE in writing and be consistent with the notices provision of this Agreement.

   2.4 Client's Failure to Inform BE/Out of Scope Requests by Client. If, at the request of Client, Crossing Guards are assigned duties by the Client other than those agreed to by BE in the Post Orders, Client shall assume any and all liability, arising therefrom. BE has the right to remove from service any officer who, in BE' sole discretion, is not qualified to perform the work assigned.

   2.5 Hours. See Schedule of Coverage attached hereto as **Exhibit C.**

3. PERSONNEL:

3.1 Authorization to Enter Premises. Client authorizes Crossing Guards to enter onto and into, Premises for the purpose of rendering Crossing Guard Services pursuant to this Agreement and for all other purposes and activities reasonably related to Crossing Guard Services. Client warrants and represents that (1) Client legally possesses Premises; or (2) that Client is authorized to enter into this Agreement and give BE authorization to enter Premises on behalf of the person or entity in legal possession of Premises.

3.2 Independent Contractor. It is understood and agreed that BE, in performing Crossing Guard Services described in this Agreement, shall be considered at all times and in every manner, an independent contractor of Client. Nothing in this Agreement, expressed or implied, is intended to or shall be construed to create, an employer/employee, co-employer, joint venture, partnership, or other business relationship between the Parties other than the contractual terms contained in this Agreement. All Crossing Guards and other personnel of BE are the employees or agents solely of BE, and not the Client. BE reserves the right to hire, suspend, discipline, or discharge any and all of its Crossing Guards and other personnel. If Client is dissatisfied with the services of a particular Crossing Guard, and if Client notifies BE, in writing, of its dissatisfaction, then so long as such dissatisfaction is reasonable, BE shall replace said Crossing Guard with another Crossing Guard upon receipt of such request. BE, its Crossing Guards, and its personnel are acting solely as an independent contractor for Client.

3.3 Non-Circumvention. Unless otherwise agreed to by the Parties, Client agrees not to employ, directly or indirectly, any person who has been employed by BE within one hundred eighty (180) days following BE' employment of such person. This mandate shall begin and apply based on the last known date of employment of said person based on said person's employment records with BE. In the event Client breaches this provision, then, in addition to any and all other remedies to which BE is entitled, Client agrees to pay BE the sum of Five Thousand Dollars ($5,000.00) per person to cover BE recruitment, screening and training costs.

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4. UNIFORMS:

4.1 Unless otherwise requested by Client, Client understands that Crossing Guards shall be equipped with conventional Crossing Guard uniforms or other appropriate attire to carry out Crossing Guard Services. The rates and charges as set forth in Section 5 of this Agreement are based upon Crossing Guards being equipped with conventional wearing apparel.

4.2 Uniforms and apparel are not designed as protective clothing, are not flame retardant or acid resistant, and do not provide barrier protection for chemicals or other hazardous materials.

5. BILLING, TERMS AND RATES:

5.1 Schedule of Charges and Billing Rates. The number of Crossing Guards, the times at which Crossing Guards shall render Crossing Guard Services to Client, the equipment to be furnished by BE, and the rates and amount to be paid by Clientfor such Crossing Guard Services and equipment are set forth in the Schedule of Charges for Security Services and Equipment which is attached hereto as **Exhibit D**. BE is providing such Crossing Guard Services and equipment subject to all of the terms and conditions thereof.

5.2 Billing. BE will provide invoices to Client on a weekly basis. Invoices will be dated by BE by the last day of each billing period and are due and payable in full, without any offset or deduction, upon receipt. Client shall not make any unilateral offsets or deductions. Client shall make all payments via ACH as set forth in **Exhibit E**. All amounts not paid within thirty (30) days of the date of invoice will be deemed overdue and will bear a late fee of one and one-half percent (1.5%) per month, but in no event greater than the maximum percentage allowed by law.

5.3 BE Notice Required for Potential Billing Increases. Client agrees that BE shall have the right to increase the hourly rates for Crossing Guard Services provided herein, including exhibits, at any time after the expiration of one (1) year from the date of this Agreement, upon giving Client written notice thirty (30) days in advance of the effective date of such increase. If Client desires not to pay such increased charge, Client must notify BE in writing ten (10) days prior to the effective date of any such increase. Failure by Client to give BE such notice shall be deemed an agreement by Client to the increased rates.

5.4 Legislative Changes. In the event that Crossing Guard Services are increased by virtue of any increase in local, state, or federal minimum wage rates, other government acts, including but not limited to, Federal or State mandated health care, regulation, or taxes, BE may increase its rates to reflect said increase. Any such increase would go into effect one full billing cycle after Client's receipt of written notification of said increase. In addition, upon mutual agreement by the Parties, the rates may be reasonably increased in the event of any strike or emergency condition which renders Crossing Guard Services more difficult to provide. In the event of any such increase, Client may, at Client's option, terminate this agreement by providing BE thirty (30) days written notice of Client's intent.

5.5 Additional Guards. Should BE and/or Client, at any time reasonably determine that additional Crossing Guards are required to properly and adequately perform said Crossing Guard Services, and Client, BE, or anyone authorized by Client agree with said determination for additional Crossing Guard Services, Client shall pay for said additional Crossing Guard Services according to the rates set forth in this Agreement or as otherwise determined by the Parties. If BE requests additional Crossing Guards and Client refuses such request, Client shall hold harmless and defend BE from any lawsuit, claims, or injuries that arise out of or allegedly resulted from the lack of additional Crossing Guards.

5.6 Strike Coverage. Due to the nature of labor disputes, this contract does not provide Crossing Guard coverage for strikes. Should the need arise to provide Client with strike coverage, a separate contract and pricing must be negotiated.

6. PROPERTY. Client acknowledges and agrees that all equipment furnished by BE pursuant to this Agreement shall be for the sole use of BE' Crossing Guards and/or personnel. Client further acknowledges and agrees that title and possession of said equipment shall remain with BE at all times, and that BE may enter onto and into Premises at any time for the purpose of removing any or all such equipment. Removal of any or all such equipment shall be without prejudice to the rights of BE in the collection of all amounts due by Client under this Agreement.

7. INDEMNIFICATION TO CLIENT. Client acknowledges that BE is not an insurer, and that Crossing Guard Services provided hereby does not constitute maximum security. The Crossing Guard Services are intended to serve only as a deterrent and act only as a degree of security to carry out the Post Orders. The amounts payable to BE under

this Agreement are not based upon the value of the Client's Premises/property or the property of others located in or about Premises. The Crossing Guard Services provided under this Agreement are solely for the benefit of Client and neither this Agreement nor any services rendered shall create or be deemed to create any rights in any other party as a third-party beneficiary, BE shall maintain Workers' Compensation Insurance covering its Crossing Guards and other personnel engaged in the furtherance of Crossing Guard Services under this Agreement. In addition, BE shall maintain its own Comprehensive General Liability and Automobile insurance coverage. **NOTWITHSTANDING THE ABOVE, HOWEVER, BE SHALL INDEMNIFY, DEFEND, AND HOLD CLIENT HARMLESS FROM AND AGAINST, ANY AND ALL LIABILITIES, LOSSES, DAMAGES, CLAIMS, OR CAUSES OF ACTION, AND ANY RELATED EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, THAT ARE CAUSED DIRECTLY BY THE NEGLIGENT OR INTENTIONAL ACT OR OMISSIONS TO ACT BY BE, ITS CROSSING GUARDCROSSING GUARDS, OFFICERS, DIRECTORS, AGENTS, REPRESENTATIVES, CONTRACTORS, AND/OR EMPLOYEES.BE ACKNOWLEDGES AND AGREES THAT BE'S DUTY TO DEFEND IS DISTINCT AND SEPARATE FROM BE' INDEMNITY OBLIGATION AND ACKNOWLEDGES AND AGREES TO DEFEND AND INDEMNIFY CLIENT ACCORDINGLY.**

FURTHER, SHOULD CLIENT SEEK INDEMINITY AND DEFENSE UNDER THIS PROVISION, CLIENT IS UNDER A DUTY TO COOPERATE WITH BE IN THE INVESTIGATION, PRODUCTION OF INFORMATION AND CONCLUSION OF THE MATTER. THIS DUTY INCLUDES, BUT IS NOT LIMITED TO, IF AVAILABLE, TO PROVIDING VIDEO FOOTAGE, INCIDENT REPORTS, STATEMENTS FROM WITNESSES, PICTURES, AMONG OTHER EVIDENCE AND INFORMATION REGARDING THE INCIDENT IN QUESTION. IN ADDITION, CLIENT'S DUTY TO COOPERATE EXTENDS TO PARTICIPATION IN ANY STATE OR FEDERAL LEGAL OR ADMINISTRATIVE PROCESS TO RESOLVE OR CONCLUDE THE INCIDENT IN QUESTION. ADDITIONALLY, CLIENT IS UNDER A DUTY TO REPORT ALL INCIDENTS TO WHICH CLIENT SEEKS INDEMNITY AND DEFENSE TO BE WITHIN A 90 DAY PERIOD THAT RUNS FROM THE DATE OF THE INCIDENT. FAILURE TO COMPLY WITH REPORTING AND PRODUCTION OF INFORMATION, REGARDING THE INCIDENT TO BE, WARRANTS BE' COMPLETE DENIAL OF COSTS FOR INDEMNITY AND DEFENSE TO CLIENT UNDER THIS PROVISION.

8. **INDEMNIFICATION TO BE.CLIENT SHALL INDEMNIFY, DEFEND, AND HOLD BE HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, LOSSES,**

DAMAGES, CLAIMS, OR CAUSES OF ACTION, AND ANY RELATED EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, THAT ARE CAUSED, DIRECTLY OR INDIRECTLY, BY CLIENT'S OFFICERS, DIRECTORS, AGENTS, REPRESENTATIVES, CONTRACTORS, AND/OR EMPLOYEES. BE SHALL NOT BE LIABLE FOR ANY CLAIM, DEMAND,OR LIABILITY RESULTING IN WHOLE OR IN PART FROM ANY NEGLIGENT ACT, INTENTIONAL OR WILLFUL MISCONDUCT OF CLIENT, OR ANY OF CLIENT'S OFFICERS, DIRECTORS, AGENTS, REPRESENTATIVES, CONTRACTORS, AND/OR EMPLOYEES. CLIENT ACKNOWLEDGES AND AGREES THAT CLIENT'S DUTY TO DEFEND IS DISTINCT AND SEPARATE FROM CLIENT'S INDEMNITY OBLIGATION AND ACKNOWLEDGES AND AGREES TO DEFEND AND INDEMNIFY BE ACCORDINGLY. THIS SECTION SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT.

9. **TERMINATION AND RIGHTS**.BE may terminate this Agreement if Client fails to pay any amount called for by this Agreement thirty (30) days after the payment is due and payable to BE, if Client fails to substantially perform any other provision in this Agreement within ten (10) business days after BE has requested, in writing, the performance thereof, or if any proceeding in bankruptcy or receivership of insolvency shall be commenced by or against Client or Client's property or if Client makes any assignment for the benefit of creditors. Should BE have valid justification to terminate this Agreement, it may cease rendering all services to Client, and BE shall be entitled to recover any existing amount due from Client and all other sums to which BE may be entitled under law. Further, should BE have valid justification to terminate this Agreement, BE shall be entitled to remove from Premises, all equipment furnished by BE located or installed at Premises. Removal of any such equipment or the cessation of any such services supplied by BE shall not constitute a breach of this Agreement by BE or a waiver by BE of any damages, legal or equitable, or any rights. Client has been granted the right to terminate this Agreement, with or without cause, upon thirty (30) days written notice to BE. Further, should BE file for bankruptcy or become insolvent, Client may terminate this Agreement upon immediate written notice by Client provided to BE.

10. **ATTORNEYS' FEES**. In any legal action, arbitration, or other proceeding brought to enforce or interpret the terms of this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees and costs. Likewise, should a dispute arise regarding tender of liability, indemnification or defense to the Company by third parties or the Client, the prevailing Party shall be entitled to recover reasonable attorneys' fees and costs.

11. **DISPUTE RESOLUTION; GOVERNING LAW**. The laws of the State of California shall govern this Agreement, in all of its aspects, including execution, performance, interpretation, and enforcement. All disputes arising under or in connection with this Agreement shall be submitted to Judicial Arbitration and Mediation Services, Inc. ("JAMS") or a successor organization for binding arbitration in Los Angeles County, California by a single arbitrator who shall be a former California Superior Court judge. The arbitrator shall be selected by JAMS in an impartial manner determined by JAMS. Except as may be otherwise provided herein, the arbitration shall be conducted under the California Arbitration Act, Code of Civil Procedure section 1280 et seq. The arbitrator shall have complete authority to render any and all relief, legal and equitable, appropriate under California law. The arbitrator shall award costs of the proceeding, including reasonable attorneys' fees, to the Party determined to have substantially prevailed. This Section will survive the termination or expiration of this Agreement.

12. **FORCE MAJEURE**. Neither Party shall be liable for any damages or other losses resulting from failure to perform its obligations under this Agreement where such failure is the result of a cause beyond the Party's reasonable control.

13. **CLIENT ACKNOWLEDGMENT**. Client acknowledges that Client has read and understands this Agreement and has entered into it freely and voluntarily based on Client's own judgment and not on any representations or promises other than those contained in this Agreement.

14. **INTEGRATION**. This Agreement fully supersedes any and all prior agreements or understandings between the Parties hereto or any of their respective affiliates with respect to the subject matter hereof, and no change in, modification of, or addition, amendment or supplement to this Agreement shall be valid unless set forth in writing and signed and dated by both Parties hereto subsequent to the execution of this Agreement. This Agreement's terms and conditions shall prevail should any contradiction arise between this Agreement and any content attached by BE.

15. **ENFORCEABILITY**. In the event any of the terms or provisions of this Agreement shall be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

16. **MODIFICATION**.This Agreement can only be modified by an agreement signed by the parties.

17. **WAIVER**.No waiver of a breach of any term(s)or condition(s) of this Agreement shall be construed to be a waiver of any succeeding breach of any other term(s) or condition(s) of this Agreement.

18. **INDEPENDENT COUNSEL**: The Parties agree that each Party, and such Party's counsel, have reviewed and revised this Agreement and any rule of construction to the effect that ambiguities areto be resolved against the drafting Party shall not apply in the interpretation of this Agreement or any amendment hereto or thereto or exhibits herein or therein.

19. **IMPLIED TERMS**.This Agreement contains no implied terms. Nothing herein shall be deemed to be for the benefit of any person, party, or entity not a party hereto.

20. **HEADINGS**.The section headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

21. **NOTICES**.Any notices, demands, or other communications required or desired to be given hereunder by any party hereto shall be in writing and shall be deemed to have been given if delivered personally, delivered by a reputable overnight courier, or sent by registered or certified mail with return receipt requested (deposited in postage prepaid) to the party at the address set forth at end of this Agreement (unless and until a party shall give notice of change of address and such new address shall be the place to which notices, demands, or other communications can be delivered or mailed).

22. Belcher Enterprise, LLC is an Equal Opportunity Employer and provides a drug-free workplace. All Clients are expected to comply with the regulations that pertain to both.

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BELCHER ENTERPRISE, LLC
285 SOUTH ATLANTIC BLVD
LOS ANGELES, CA 90022
Phone: (949) 212-7234

IN WITNESS WHEREOF, The Parties have caused this Agreement to be executed on its behalf by its duly authorized agent as of the day and year indicated below.

Address:
1422 Mission St
South Pasadena CA 91030

Address:
Belcher Enterprise, LLC.
285 South Atlantic Blvd,
Los Angeles CA 90022

Authorized Signature on behalf of Client

Authorized Signature on behalf of BE

Tanya Brittin
Name (Typed or Printed)

Joe Rodriguez
Name (Typed or Printed)

Police Clerk II/Acting Management Analyst
Title

Owner
Title

Date

Date

P: (626) 403-7291| F: (626) 403-7271
tbrittin@southpasadenaca.gov
Contact Info

BELCHER ENTERPRISE, LLC
285 SOUTH ATLANTIC BLVD
LOS ANGELES, CA 90022
Phone: (949) 212-7234

EXHIBITA – Premises

Address: TBD

Location: TBD

EXHIBIT B – Post Orders

TBD

EXHIBIT C – Schedule of Coverage

Schedule: TBD

BELCHER ENTERPRISE, LLC
285 SOUTH ATLANTIC BLVD
LOS ANGELES, CA 90022
Phone: (949) 212-7234

EXHIBIT D – Schedule of Charges for Security Services and Equipment

Crossing Guard Cost Per Hour	**$** 30	**Number of Crossing Guards**	11
Hours per Week	TBD	**Total Number of Weeks**	TBD
Notes			

Crossing Guard. The crossing guard rate is predicated on a single shift daily without the need for a split shift premium to be paid the crossing guard. If extra shifts are added this rate will change.

Overtime. The overtime rate is for each hour of service rendered by each Crossing Guard in excess of eight (8) hours on any single shift within a twenty-four (24) hour period or in excess of forty (40) hours in any single week For each Crossing Guard who is required to appear in court or at a deposition as a witnessas a result of an occurrence at Client's facility, BE shall bill Client at the overtime rate for the amount of hours the Crossing Guard is required to be present in court, plus parking charges and travel time to and from court.

Additional Service. BE, at its option, may accommodate requests for additional service. Any additional service must be requested at least seventy-two (72) hours prior to start time. Failure to give adequate notice [seventy-two (72) hours] will result in service being billed at overtime rates. All additional services rendered will be billed at a four (4) hour minimum regardless of notice.

Notice. If Client takes exception to any services performed hereunder, or claims that BE has failed to perform any services or with any invoice, such exception or claim must be submitted in writing to BE within five (5) business days of the invoice or date of services rendered as applicable, or the services in question shall be deemed accepted by Client.

Reasonable Expenses. Client shall reimburse BE for all reasonable expenses and the mileage cost traveled by guards for each mile beyond Premises and/or Post Order zone at the IRS mandated rate.

BELCHER ENTERPRISE, LLC
285 SOUTH ATLANTIC BLVD
LOS ANGELES, CA 90022
Phone: (949) 212-7234

EXHIBIT E – Client ACH Information

Client Name: _____
Banking Institution: _____
Bank Address: _____
Account Type: _____
Bank Routing Number: _____
Account Number: _____
Copy of Voided Check: ☐Yes

All City Management Services Inc.

Client Worksheet 2024 - 2025

Department: 1006108

Billing Rate for 2024 - 2025: $ 34.64

City of South Pasadena
1422 Mission St.
South Pasadena, CA 91030

KEY:
Traditional Calendar:
For sites with no regularly scheduled early release days, use 180 regular days

Sites with traditional calendar:

		45		144		$34.64	=	$224,467.20
10 Sites at	4.50 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		
		60		36		$34.64	=	$74,822.40
	6.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		
		3		180		$34.64	=	$18,705.60
1 Sites at	3.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		

Summer School 2025 (Estimation Only):

		48		19		$34.64	=	$31,591.68
8 Sites at	6.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		

AVERAGE DAILY HOURS	**4.64**		
TOTAL NUMBER OF SITES	**11.00**		
HOURS FOR TRADTIONAL	9,180.00	PROJECTED COST FOR TRADTIONAL	$317,995.20
HOURS FOR SUMMER	912.00	PROJECTED COST FOR SUMMER	$31,591.68
TOTAL PROJECTED HOURS	**10,092.00**	**TOTAL ANNUAL PROJECTED COST**	**$349,586.88**

All City Management Services Inc.

Client Worksheet 2025 - 2026

Department: 1006108

Billing Rate for 2025 - 2026: $ 36.37

City of South Pasadena
1422 Mission St.
South Pasadena, CA 91030

KEY:
Traditional Calendar:
For sites with no regularly scheduled early release days, use 180 regular days

Sites with traditional calendar:

		45		144		$36.37	=	$235,677.60
10 Sites at	4.50 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		
		60		36		$36.37	=	$78,559.20
	6.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		
		3		180		$36.37	=	$19,639.80
1 Sites at	3.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		

Summer School 2026 (Estimation Only):

		48		19		$36.37	=	$33,169.44
8 Sites at	6.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		

AVERAGE DAILY HOURS	**4.64**		
TOTAL NUMBER OF SITES	**11.00**		
HOURS FOR TRADTIONAL	9,180.00	PROJECTED COST FOR TRADTIONAL	$333,876.60
HOURS FOR SUMMER	912.00	PROJECTED COST FOR SUMMER	$33,169.44
TOTAL PROJECTED HOURS	**10,092.00**	**TOTAL ANNUAL PROJECTED COST**	**$367,046.04**

All City Management Services Inc.

Client Worksheet 2026 - 2027

Department: 1006108

Billing Rate for 2026 - 2027: $ 38.17

City of South Pasadena
1422 Mission St.
South Pasadena, CA 91030

KEY:
Traditional Calendar:
For sites with no regularly scheduled early release days, use 180 regular days

Sites with traditional calendar:

		45		144		$38.17	=	$247,341.60
10 Sites at	4.50 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		
		60		36		$38.17	=	$82,447.20
	6.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		
		3		180		$38.17	=	$20,611.80
1 Sites at	3.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		

Summer School 2027 (Estimation Only):

		48		19		$38.17	=	$34,811.04
8 Sites at	6.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		

AVERAGE DAILY HOURS	**4.64**		
TOTAL NUMBER OF SITES	**11.00**		
HOURS FOR TRADTIONAL	9,180.00	PROJECTED COST FOR TRADTIONAL	$350,400.60
HOURS FOR SUMMER	912.00	PROJECTED COST FOR SUMMER	$34,811.04
TOTAL PROJECTED HOURS	**10,092.00**	**TOTAL ANNUAL PROJECTED COST**	**$385,211.64**



AGREEMENT FOR CROSSING GUARD SERVICES

This AGREEMENT FOR CROSSING GUARD SERVICES (the "Agreement") is dated May 8, 2024 and is between the CITY OF SOUTH PASADENA (hereinafter called the "City"), and ALL CITY MANAGEMENT SERVICES, INC., a California corporation (hereinafter called the "Contractor").

WITNESSETH

The parties hereto have mutually covenanted and agreed as follows:

1. This Agreement is for a term which commences on or about July 1, 2024 and ends on June 30, 2027 and for such term thereafter as the parties may agree upon.

2. The Contractor will provide personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. Such personnel shall be herein referred to as a "Crossing Guard". The Contractor is an independent contractor and the Crossing Guards to be furnished by it shall at all times be its employees and not those of the City. Under no circumstances shall Contractor or its employees look to the City as an employer. Contractor shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Contractor's or any of its employees' previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Contractor specifically assumes the responsibility for making such a determination. Contractor shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers compensation, and other applicable federal and state taxes.

3. The City's representative in dealing with the Contractor shall be designated by the City of South Pasadena.

4. If, at any time during the contract period, the City questions the meaning of any item of this Agreement, the City may contact, the Contractor for interpretation of that item.

5. The City shall determine the locations where Crossing Guards shall be furnished by the Contractor. The Contractor shall provide at each designated location personnel properly trained as herein specified for the performance of duties as a Crossing Guard. The Contractor shall provide supervisory personnel to see that Crossing Guard activities are taking place at the required places and times, and in accordance with the terms of this Agreement.

6. The Contractor shall maintain adequate reserve personnel to be able to furnish alternate Crossing Guards in the event that any person fails to report for work at the assigned time and location and agrees to provide immediate replacement.

7. In the performance of its duties the Contractor and all employees of the Contractor shall conduct themselves in accordance with the conditions of this Agreement and all applicable laws of the state in which the Services are to be performed.

8. Persons provided by the Contractor as Crossing Guards shall be trained in all applicable laws of the state in which the Services are to be performed pertaining to general pedestrian safety in school crossing areas.

9. Crossing Guard Services (the "Services") shall be provided by the Contractor at the designated locations on all days in which school is in session in the area under City's jurisdiction. The Contractor also agrees to maintain communication with the designated schools to maintain proper scheduling.

10. The Contractor shall provide all Crossing Guards with apparel by which they are readily visible and easily recognized as Crossing Guards. Such apparel shall be uniform for all persons performing the duties of Crossing Guards and shall be worn at all times while performing said duties. This apparel must be appropriate for weather conditions. The Contractor shall also provide all Crossing Guards with hand-held Stop signs and any other safety equipment which may be necessary.

11. The Contractor shall maintain automobile insurance covering bodily injury and property damage for all activities under this Agreement in at least the minimum amounts required by State law for any automobiles used by the crossing guards. In addition, the Contractor shall at all times provide workers' compensation insurance covering its employees and shall provide City a Certificate of Insurance naming the City and its officials, officers and employees as additional insureds. Such insurance shall include commercial general liability with a combined single limit of not less than $2,000,000.00 per occurrence and in aggregate for property damage and bodily injury. Such insurance shall be primary with respect to any insurance maintained by the City and shall not call on the City's insurance contributions. Such insurance shall be endorsed for contractual liability and personal injury and shall include the City, its officers, agents and interest of the City. Such insurance shall not be canceled, reduced in coverage or limits or non-renewed except after thirty (30) days written notice has been given to the designee for the City of South Pasadena.

12. Contractor agrees to indemnify the City, its officers, employees, agents, and will hold and save each of them harmless from, any and all actions, claims for damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the intentional or negligent acts, errors or omissions of Contractor, its agents, employees, subcontractors, representatives or invitees, provided herein.

    a) Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses including attorney's fees incurred in connection herewith.

    b) Contractor will promptly pay any judgement rendered against the City, its officers, agents or employees for any such claims, damages, penalties, obligations or liabilities.

    c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the alleged intentional or negligent acts, errors or omissions of Contractor hereunder, Contractor agrees to pay City, its officers, agents, or employees, any and all costs and expenses incurred by the City, its officers agents or employees in such action or proceeding, including, but not limited to, reasonable attorney's fees.

13. Either party shall have the right to terminate this Agreement by giving sixty (60) days written notice to the other party.

14. The Contractor shall not have the right to assign this Agreement to any other person or entity except with the prior written consent of the City.

15. The City agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Thirty-four Dollars and Sixty-four Cents **($34.64)** per hour, per Crossing Guard during the 2024-2025 school year up to a maximum amount of $349,587.00. This pricing is based on a minimum of eleven (11) sites and upon a projected 10,092 billing hours, unless Contractor fails to perform service.

The City agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Thirty-six Dollars and Thirty-seven Cents **($36.37)** per hour, per Crossing Guard during the 2025-2026 school year up to a maximum amount of $367,046.00 based on a minimum of eleven (11) sites and upon a projected 10,092 billing hours, unless Contractor fails to perform service.

The City agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Thirty-eight Dollars and Seventeen Cents **($38.17)** per hour, per Crossing Guard during the 2026-2027 school year up to a maximum amount of $385,212.00. This pricing is based on a minimum of eleven (11) sites and upon a projected 10,092 billing hours, unless Contractor fails to perform service.

Contractor may request a price increase during the term as a result of any legally-mandated increases in wages or benefits imposed in the state or municipality in which the Services are to be performed and to which Contractor's employees would be subject. Contractor shall provide City with 60 days-notice of its request to increase pricing. City agrees to review and respond to said notice within 30 days of receipt.

16. Contractor shall not assign any employee with previously earned California Public Employees Retirement System ("CalPERS') retirement benefits to provide services to the City, nor permit any of its employees to exceed 19 hours per week of service in the performance of this Agreement.

In the event that Contractor of any employee, agent, or subcontractor of Contractor providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Contractor shall indemnify, defend and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Contractor or its employees, agents or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

17. Payment is due within thirty (30) days of receipt of Contractor's properly prepared invoice. The invoice shall reflect the "split-shift premium" required by the California Department of Industrial Relations as applicable.

18. The City shall have an option to renew this Agreement. In the event this Agreement is extended beyond the end of the term set forth above, the compensation and terms for the Services shall be established by mutual consent of both parties.

19. This Agreement constitutes the complete and exclusive statement of the agreement among the parties with respect to the subject matter hereof and supersedes all prior written or oral statements among the parties, including any prior statements, warranties, or representations. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective heirs, administrators, executors, successors, and assigns. Each party hereto agrees that this Agreement will be governed by the law of the state in which the Services are to be performed, without regard to its conflicts of law provisions. Any amendments, modifications, or alterations to this Agreement must be in writing and signed by all parties. There will be no presumption against any party on the ground that such party was responsible for preparing this Agreement or any part of it. Each provision of this Agreement is severable from the other provisions. If any provision of this Agreement is declared invalid or contrary to existing law, the inoperability of that provision will have no effect on the remaining provisions of the Agreement which will continue in full force and effect.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

CITY	**CONTRACTOR**
City of South Pasadena	**All City Management Services, Inc.**
By_____ Signature	By_____ D. Farwell, Corporate Secretary
_____ Print Name and Title	
Date_____	Date_____

City Council Agenda Report

ITEM NO. 11

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: John Downs, Finance Department Director

SUBJECT: **CONSIDERATION OF APPROVAL OF THE FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH MV CHENG AND ASSOCIATES, INC., FOR TEMPORARY STAFFING SERVICES, AT A COST OF $65,000, FOR A NEW TOTAL NOT-TO-EXCEED AMOUNT OF $499,000 AND TO AMEND THE TERMINATION DATE**

Recommendation

It is recommended that the City Council consider approval of the Fourth Amendment to the Professional Services Agreement with MV Cheng and Associates, Inc., in the amount of $65,000, for continued temporary staffing services, and for a new total not-to-exceed amount of $499,000 and to amend the termination date to December 31, 2024.

Executive Summary

The City's Finance Department has been utilizing the services MV Cheng & Associates Inc., for several years as the City continues to rebuild its Finance Department due to staff vacancies. Due to the recent turnover of key staff, the department needs assistance in completing the Fiscal Year end accounting close and audit, while staff wraps up the FY 2024-25 operating and capital budgets. The current agreement with MV Cheng expired on June 30, 2024, however, additional appropriation of funds, in the amount of $65,000 to the agreement is needed, to pay the vendor to continue providing services through December 31, 2024.

Background

MV Cheng & Associates, Inc. has provided temporary staffing for the Finance Department since July 2022 and staff has been instrumental in helping with Bank Reconciliations and general ledgers. The temporary staffing need in Finance is ongoing and has been instrumental in the Department becoming current with monthly reconciliations, daily accounting work, and year-end/audit preparation. The continued employment of existing temporary staffing would enable the Department to:

- Wrap up the Annual Comprehensive Financial Report (ACFR)
- Continue verifying Capital Assets
- Completing general accounting work
- Backfill for current vacancies

In working with MV Cheng and in prioritizing major accounting and budgeting tasks that lie ahead for the Finance Department, the Finance Director proposes to continue the existing

temporary staffing in Finance and their momentum and ongoing work and capacity building.

Analysis
The initial MV Cheng & Associates contract for Financial Consulting Services had a duration from October 24, 2022, through June 30, 2023, for a maximum amount of $115,200. The contract was then amended on January 18, 2023, to increase the contract amount to $344,000, followed by two more amendments, extending the term end date to June 30, 2024 and increasing the contract amount to $434,000.

However, as services are currently being provided, an amendment is required for the continuation of services and extend the current agreement through December 31, 2024. This will also provide the ability for the City to make payment for such services.

Staff recommends the approval of the Fourth Amendment to increase the contract amount in the amount by $65,000, for a new total not to exceed amount of $499,000 for continued and expanded temporary staffing services to tackle the priority areas listed above.

Fiscal Impact
The proposed amendment, if approved, will increase the contract total amount by $65,000, for a total contract not to exceed $499,000. The amendment amount will be funded with $39,000 from the General Fund, account 101-3010-3011-8170, $13,000 from the Sewer Fund, account 210-6010-6501-8170 and $13,000 from the Water Fund, account 500-3010-3012-8170.

Attachment:
Attachment No. 1 - MV Contract Amendment No. 4.pdf

FOURTH AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT WITH MV CHENG AND ASSOCIATES, INC.
FOR TEMPORARY CONSULTANT SERVICES

THIS FOURTH AMENDMENT ("Amendment") is made on this 17th day of July, 2024, by and between the CITY OF SOUTH PASADENA ("CITY") and MV Cheng & Associates, Inc. ("CONSULTANT").

RECITALS

WHEREAS, on July 12, 2022, the City entered an agreement with the Consultant MV Cheng & Associates, Inc., to provide Financial Consulting Services to the City of South Pasadena (City) for total maximum amount of $25,000; and

WHEREAS, on October 22, 2022, the City Council approved an Agreement in the amount not to exceed $115,200;

WHEREAS, on January 18, 2023, Amendment No. 1 was approved by the City Council to extend the termination date of the Agreement to August 31, 2023, in an amount not to exceed $199,400, bringing the aggregate total of Agreement and Amendments is a sum total of $344,000; and

WHEREAS, on October 4, 2023, Amendment No. 2 was approved by the City Council to extend the termination date of the Agreement to June 30, 2024, and

WHEREAS, on April 17, 2024, Amendment No. 3 was approved by the City Council to increase the contract in the amount not to exceed of $90,000, bringing the aggregate total of Agreement and Amendments to a sum total of $434,000.

WHEREAS, the CITY desires to execute an Amendment to increase the contract in the amount not to exceed of $65,000, bringing the aggregate total of Agreement and Amendments to a sum total of $499,000 and extend the termination date of the Agreement to December 31,2024.

NOW, THEREFORE, THE CITY AND THE CONTRACTOR AGREE AS FOLLOWS:

1. That Section 3.4 "Maximum Amount" of the Agreement is amended to read as follows:

   ""Maximum Amount": the highest total compensation and costs payable to the Consultant by the City under this Agreement. The Maximum

Amount under this Agreement is Four Hundred Ninty-Nine-Thousand Dollars ($499,000)."

2. That Section 3.6 “Termination Date” is amended to December 31, 2024.

3. That all other terms, conditions, and provisions of the Agreement to the extent not modified by this Amendment, shall remain in full force and effect.

“City” City of South Pasadena	“Consultant” MV Cheng & Associates, Inc.
By:_____ *Signature*	By:_____ *Signature*
Printed:	Printed:_____
Title: City Manager	Title:_____
Date:_____	Date:_____

Attest:

By:_____
Mark Perez,
Deputy City Clerk

Date:_____

Approved as to form:

By:_____
Roxanne M. Diaz,
City Attorney

Date:_____

City Council Agenda Report

ITEM NO. 12

DATE: July 17, 2024

FROM: Sheila Pautsch, Acting City Manager

PREPARED BY: Roxanne Diaz, City Attorney

SUBJECT: **CONSIDERATION OF A RESOLUTION TO DECLARE CERTAIN CITY-OWNED LAND LOCATED AT 435 FAIR OAKS (WAR MEMORIAL PARK) TO BE EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT AND FIND THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Recommendation

It is recommended that the City Council consider the adoption of a Resolution declaring that the real property owned by the City located at 435 Fair Oaks is exempt surplus land pursuant to Government Code Sections 54221(b) and 54221(f)()(J) and finding that such declaration is exempt from environmental review under the California Environmental Quality Act.

Executive Summary

The South Pasadena Tournament of Roses Association ("Association") has approached the City with regard to a potential long-term lease of a portion of the property at the War Memorial Park located at 435 Fair Oaks to construct and maintain a "Float Barn" for the Association's annual Rose Parade float. The Surplus Land Act, however, governs the disposition of surplus lands, including long-term leases, and requires cities to follow certain procedures before any disposition of City owned land. The proposed resolution is required in order to comply with the Surplus Land Act.

Analysis

The Surplus Land Act (Government Code sections 54220-54234; "SLA") requires local agencies to offer surplus land for sale or lease to affordable housing developers and certain other entities through a process described therein before selling or leasing the land or engaging in negotiations to dispose of the land. However, the SLA shall not apply to the disposition of land (sale or lease) if the properties are "exempt surplus land" as defined in Government Code section 54221, provided the City Council declares the properties exempt surplus land and the City provides notice to the California Department of Housing and Community Development ("HCD").

Government Code section 54221(f)(1)(J) defines exempt surplus land to include land that is subject to a valid legal restriction that is not imposed by the local agency and that makes housing prohibited. Valid legal restrictions include, but are not limited to, (i) existing constrains under ownership rights or contractual rights or obligations that prevent the use of the property for housing, if the rights or obligations were agreed to prior to September 30, 2019; (ii) existing

leases, or other contractual obligations or restrictions, if the terms were agreed to prior to September 30, 2019. Documentary evidence establishing the valid legal restriction includes but is not limited to, a contract, agreed, deed restriction or other writing that documents the valid legal restriction.

As discussed above, the Property contains a restriction in the Grant Deed that only permits the use of the Property for park purposes and specifically prohibits the construction or placement of housing on the Property. As such this is a valid legal restriction documented by the grant deed that contains the deed restriction agreed to by the parties in 1908.

The City Manager and City Attorney's Office reached out to HCD to request advice on whether the restriction in the grant deed qualifies as "exempt surplus land." HCD staff concurred that the Grant Deed, which prohibits any type of housing, technically qualifies as a valid legal restriction under Government Code Section 54221(f)(1)(J). Pursuant to the SLA and HCD's guidelines, the City is required to formally declare the Property as "exempt surplus land" supported by written findings before the City can take any action to dispose of the property, or in this case a portion of the Property. This determination must be provided to HCD for its review at least 30 days prior to disposition.

Following the adoption of this Resolution and if accepted by HCD, under Government Code Section 54222.3, the Property will no longer be subject to the Surplus Land Act.

Fiscal Impact
There is no fiscal impact in adopting this Resolution. If approved by HCD, the City and the Association may begin formal discussions regarding the use of a portion of the Property for the Float Barn. The costs associated with the Float Barn will be borne by the Association.

Commission Review and Recommendation
This item was not reviewed by a commission or board.

Environmental Analysis
With regard to the California Environmental Quality Act (Public Resources Code Section 21000 et. seq) ("CEQA"), City Staff has determined that the designation of the Property as exempt surplus land does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), because it is not a project as defined by the CEQA Guidelines.

Attachment:
Attachment No. 1 - Resolution-Exempt Surplus Land.pdf

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, DECLARING PURSUANT TO GOVERNMENT CODE SECTIONS 54221(b) and 54221(f)(1)(J) THAT CERTAIN REAL PROPERTY OWNED BY THE CITY LOCATED ON 435 FAIR OAKS AND IDENTIFIED AS APN 5317-019-900 IS EXEMPT SURPLUS LAND AND FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of South Pasadena ("City) is the owner in fee simple of certain real property located in the City located at 435 Fair Oaks Avenue and further described in Exhibit "A", attached hereto and made a part of hereof (the "Property");

WHEREAS, the City is required to comply with the Surplus Land Act, Government Code Sections 54220-54234 (the "Act") prior to taking any action to dispose of the Property;

WHEREAS, under the Act, surplus land is land owned in fee simple by the City for which the City Council takes formal action in a regular public meeting declaring the land is surplus and not necessary for the City's use. The Property, however, must be declared either "surplus" or "exempt surplus" land;

WHEREAS, pursuant to Government Code Section 54222.3, the Act shall not apply to the disposition of the Property if the Property is exempt surplus land, as defined in Government Code Section 54221(f)(1)(J);

WHEREAS, under the Act, any declaration that certain property is "exempt surplus" land must be declared such by the governing board of the local agency at a public meeting and supported by written findings before the local agency may take any action to dispose of it;

WHEREAS, the Property is zoned open space and was originally developed as a private park that was subsequently deeded to the City of South Pasadena on September 14, 1908 by the South Pasadena Realty and Improvement Company ("Company") pursuant to a grant deed for the consideration of Ten Dollars ($10.00) in gold coins from the City to Company ("Grant Deed"). A true and correct copy of the Grant Deed is set forth in Exhibit "B" attached hereto and made a part of hereof;

WHEREAS, as the Grant Deed contains certain restrictions regarding the use of the Property, namely that the Property is only to be used as a public park;

WHEREAS, the Grant Deed states that the conveyance to the City was "made and accepted upon each of the following conditions, which shall apply to and be binding upon the grantee, its successors and assigns, namely, that said premises shall be used for and perpetually kept and maintained as a public park, and for this purposes only;"

WHEREAS, the Grant Deed further states that "That no apartment, house, double house, flat, lodging house, hotel, or any other building or structure whatever shall be erected, placed or permitted on said premises or any part thereof;"

WHEREAS, these restrictions and conditions set forth in the Grant Deed "are covenants which shall run with said lands. . . ;"

WHEREAS, in light of the restrictions in the Grant Deed, housing of any type is prohibited on the Property;

WHEREAS, Government Code Section 54221(f)(1)(J) provides that "exempt surplus land" is surplus land that is subject to a valid legal restriction that is not imposed by the local agency and that makes housing prohibited;

WHEREAS, documentary evidence establishing this valid legal restriction includes but is not limited to a contract, agreement, deed restriction or other writing that documents the valid legal restriction;

WHEREAS, valid legal restrictions include but are not limited to "existing constraints under ownership rights . . . that prevent the use of the property for housing, if the rights or obligations were agreed to prior to September 30, 2019" as well as "other contractual obligations or restrictions, if the terms were agreed to prior to September 30, 2019;"

WHEREAS, the Grant Deed is documentary evidence that establishes the valid legal restriction that makes housing prohibited on the Property;

WHEREAS, the South Pasadena Tournament of Roses Association is a 501(c)(3) California non-profit public benefit corporation established for the purpose of constructing a self-built float entry in the annual New Year's Day Tournament of Roses Parade ("Rose Parade") for the City ("Association");

WHEREAS, the City has had a volunteer built float since the City first took part in the Rose Parade in 1893, and the City's float is the oldest continuous float in the Rose Parade since 1913 as well as the oldest Rose Parade entry of among "self-built" floats in the Rose Parade;

WHEREAS, float construction activities has been occurring in the City for well over 130 years and is an important recreational activity for City residents of all ages as well as volunteers from throughout the region in addition to visitors that come to the City specifically for this purpose;

WHEREAS, many studies show that participation in recreational activities is an important contributor to improving one's mental health and quality of life and are essential for strengthening and maintaining a healthy community as recreation brings people together;

WHEREAS, the Association has been conducting its recreational float construction activities completely outdoors under a make-shift tent on the southern portion of the Property on

the south side of the Oaklawn Bridge for almost twenty years. Notwithstanding, the open area is not ideal for the construction of the float and this area does not allow for the year-round storage of the equipment and tools utilized to build the float;

WHEREAS, the Association has proposed to build at its own cost a "float barn," which would be an enclosed building located at the rear of the Property behind the War Memorial Building wherein the City would lease to the Association a portion of the Property for such purpose; moreover, the construction of a float barn for the recreational activities therein would be a building and use consistent with park purposes;

WHEREAS, the City Council desires to declare that the Property is exempt surplus land pursuant to Government Code Section 54221(f)(1)(J);

WHEREAS, the Act provides that the City may dispose of property declared exempt surplus land without further regard to the requirements of the Act, except for the requirement to notify the California Department of Housing and Community Development ("HCD");

WHEREAS, prior to placing this Resolution on a public agenda for the City Council's review and determination, the City engaged HCD on or about February/March 2024 and provided HCD with the documentary evidence (i.e. the Grant Deed) and other information to support the findings that the Property is exempt surplus land pursuant to Government Code Section 54221(f)(1)(J);

WHEREAS, on March 15, 2024, HCD staff concurred that the Grant Deed, which prohibits any type of housing, technically qualifies as a valid legal restriction under Government Code Section 54221(f)(1)(J), and requested that the City submit an adopted resolution; and

WHEREAS, the Recitals herein and the accompanying staff report provides supporting information upon which the declaration and finding set forth in this Resolution are based and the report and its exhibits are incorporated herein as if set forth in full.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution and are incorporated herein.

Section 2. Pursuant to Government Code Sections 54221(b) and 54221(f)(1)(J), the City Council hereby declares that the Property is not necessary for the City's use and is exempt surplus land. As described in this Resolution, the Property is subject to a valid legal restriction that makes housing prohibited. Specifically, the Property was deeded to the City in 1908 pursuant to the Grant Deed, which conveyed the Property to be used for and perpetually maintained as a public park and specifically included a condition that prohibited the erection or placement of housing on the Property or any portion thereof.

Section 3. The City Council has reviewed this Resolution with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The City Council hereby finds that the City Council's designation of the Property as exempt surplus land does not have the potential for creating a significant negative effect on the environment and therefore the adoption of this Resolution is exempt from further review under CEQA because it is not a project as defined Section 15060(c)(3) of the State CEQA Guidelines.

Section 4. Staff of the City are hereby authorized and directed to provide a copy of this Resolution to HCD in the form and manner required by HCD at least 30 days prior to the disposition of the Property.

Section 5. The officers and staff of the City are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed.

Section 6. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of July, 2024.

_____
Evelyn G. Zneimer, Mayor

ATTEST:

_____
Mark Perez, Deputy City Clerk

APPROVED AS TO FORM:

_____
Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing Resolution No.____ was duly adopted by the City Council of the City of South Pasadena, California, at a Regular City Council meeting held on the 17th of July, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_____
Mark Perez, Deputy City Clerk

Exhibit A

Legal Description of Property

LOT 8 OF TRACT NO. 246, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5317-019-900

Exhibit B

Grant Deed

property, situated in the City of Pasadena, County of Los Angeles, State of California, described as follows:

Lot Twenty-two (22), of Creighton and Mercur's Subdivision in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 24 Page 8, Miscellaneous Records of said County.

To Have and to Hold to the said grantees, and to the survivor of them, his or her heirs or assigns forever.

Witness our hands This 24th day of November 1908.

Anton Riebandt
Julia Riebandt

State of Illinois)
County of Cook) ss. On this 2nd day of November 1908, before me, Frank S. McElhenie, a Notary Public in and for said County, personally appeared Anton Riebandt and Julia Riebandt, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

Witness my hand and Official Seal.

(Notarial Seal) Frank S. McElhenie, Notary Public in and for the County of Cook, State of Illinois

121 A full true and correct copy of original recorded at request of Grantee, Dec 5-1908 at 59 min past 1 P.M. #294
Copyist
89 H. J. Logan County Recorder By A. Rowlette Deputy

This Indenture, made the 14th day of September 1908, between South Pasadena Realty and Improvement Company, a corporation organized under the laws of the State of California, and having its principal place of business in the City of Los Angeles, in said State, the party of the first part, and the City of South Pasadena (a municipal corporation), the party of the second part.

Witnesseth: That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars in gold coin of the United States of America, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant unto

the said party of the second part, and to its successors and assigns forever, all that certain real property situate in the City of South Pasadena, County of Los Angeles, State of California, and particularly described as follows:-

All of Lots Seven (7) and Eight (8) of Dar Lawn Addition Tract, as per map of the same recorded in Map Book 11 page 53, Records of the County of Los Angeles, California.

Together with the water rights made appurtenant to said lands by the by-laws of the Marengo Water Company, as recorded in Book 6 pages 254 and following, of Miscellaneous Records in the office of the County Recorder of said Los Angeles County, and subject to all the provisions of said by-laws and particularly to articles Ten and Fifteen thereof, all of which are hereby made a part of this indenture as fully as if incorporated herein.

Together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold all and singular the said premises together with the appurtenances, unto the party of the second part and to its successors and assigns forever.

Provided, that this conveyance is made and accepted upon each of the following conditions, which shall apply to and be binding upon the grantee, its successors and assigns, namely;

That said premises shall be used for and perpetually kept and maintained as a public park, and for this purpose only. That no apartment house, double house, flat, lodging house or hotel, or any other building or structure whatever shall be erected, placed or permitted on said premises, or any part thereof.

Provided further that the said party of the second part does hereby covenant and agree, for

itself, its successors and assigns in interest in and to said property, that it shall not and will not, and that they shall not and will not use said property or any portion thereof for any purpose other than for park purposes, and parties of the second part agree; and by accepting this deed and exercising any rights thereunder, it shall be conclusively presumed to have agreed that all and singular the exceptions, reservations and conditions herein set forth shall be and are covenants which shall run with said land in favor of the party of the first part, its successors and assigns, and binding upon and against the party of the second part, its successors and assigns forever.

And it is further provided that the covenants above described shall operate and inure to and for the benefit of all of the adjoining lots and owners of the adjoining lots in said tract, their heirs, successors, executors, administrators or assigns, and that breach of any such covenants or the continuation of any such breach may be enjoined, abated or remedied by appropriate proceedings by any or either of such owners, their heirs, successors, executors, administrators or assigns.

Provided, however, that the breach of either or any of said conditions or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings; and provided also that each of the foregoing conditions shall remain at all times in full force and effect as against any owner of said premises, or any part thereof.

In Witness Whereof, the said corporation has caused these presents to be signed, executed and delivered under its corporate name and on its behalf by its President and its Secretary, and has caused its corporate seal to be affixed in attestation thereof this day and year first above written.

Corporate Seal South Pasadena Realty and Improvement Company

By J. M. Kellerman, Vice President

278 3522

By W. L. Nardison, Secretary.

State of California
County of Los Angeles } ss. On This 14th Day of September in the Year 1908, before me, E. A. Shapin, a Notary Public in and for said County of Los Angeles State of California, personally appeared J. M. Kellerman known to me to be the Vice-President, and W. L. Vardeman, known to me to be the Secretary of the Corporation described in and that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

Witness my hand and official seal.

(Notarial Seal) E. A. Shapin, Notary Public in and for the County of Los Angeles, State of California.

Los Angeles, Cal. Sept. 5-1908.

At a Special Meeting of the Directors of the South Pasadena Realty and Improvement Company, held at Room 7 Delmonte Building, in the said City of Los Angeles, this day (Monday, September 14-1908, at 2 o'clock P.M. at which meeting were present Directors, L. N. Green, J. M. Kellerman and W. L. Vardeman a majority of the Board. The following resolution presented by Luther C. Green, was upon motion unanimously adopted. That in consideration of the sum of Ten ($10.00) Dollars to the South Pasadena Realty and Improvement Company, in hand paid, the Vice President and Secretary were, and they are hereby authorized to execute and deliver a Deed of Bargain and Sale to the City of South Pasadena, a municipal corporation the following described lands and premises, to-wit:

All of Lots Seven (7) and Eight (8) of Oak Lawn Addition Tract, as per map of the same recorded in Map Book 11 Page 33 Records of the County of Los Angeles, California.

Together with the water rights made appurtenant to said lands by the By-laws of the Marengo Water Company, as recorded in Book

pages 254 and following, of Miscellaneous Records in the office of the County Recorder of said Los Angeles County, and subject to all the provisions of said by-laws and particularly to articles ten and fifteen thereof all of which are hereby made a part of this indenture as fully as if incorporated herein.

Together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders rents issues and profits thereof.

Corporate Seal. By W. L. Gardiner, Sec. of South Pasadena Realty & Improvement Company.

135 A full true and correct copy of original recorded at
Copyist request of Grantee, Dec 7-1908 at 58 min past 10 A.M. # 266
39 H. L. Logan County Recorder By A. Hewlett Deputy

Corporation Grant Deed.

The American Savings Bank, a corporation organized under the laws of the State of California and having its principal place of business at Los Angeles, California, the party of the first part, in consideration of Ten ($10) Dollars, does hereby grant to A. E. Davies, the party of the second part, all that real property situated in the County of Los Angeles, State of California, described as follows:- Lot Twenty-four (24) in Draper and Santerman Tract, as per map recorded in Book 8 page 93 Map Records of said County.

Subject to taxes for the fiscal year 1908-1909.

Provided, however, and this deed is made and accepted upon each of the following conditions, which shall apply to and be binding upon the second party, his heirs, executors, administrators and assigns, namely; That said premises shall be used for residence purposes only; that such residence shall cost and be of a value worth not less than Two Hundred ($200.00) Dollars and be located not less than twenty-five feet from the front line of said premises and shall face

City Council Agenda Report

ITEM NO. 13

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: H. Ted Gerber, Director of Public Works
Danielle Garcia, Management Analyst

SUBJECT: **CONSIDERATION OF APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH AKD CONSULTING TO PROVIDE A WESTSIDE RESERVOIR PRELIMINARY DESIGN REPORT**

Recommendation

It is recommended that the City Council Approve a Professional Services Agreement with AKD Consulting for the development of a Westside Reservoir Preliminary Design Report in the amount of $515,108, including a 15% contingency of $67,188.

Executive Summary

Staff recommends that the City proceed with developing a Preliminary Design Report for the Westside Reservoir, which is the next step in redesigning the reservoir site, so that this critical water system component can be reconstructed. This item approves a professional services agreement (Attachment 1) with an experienced project team that will develop the Preliminary Design Report.

Background

The Westside Reservoir was constructed in 1963. This two (2) million-gallon reservoir is vital to the operation of the City's water distribution system, providing necessary pressure for the largest pressure zone located in the center of the City, and also serves as a water storage facility for the Westside Pump Station, ensuring constant delivery of potable water to the residents of South Pasadena. The reservoir is located at 821 Glen Place, off of Gillette Crescent Street.

Due to the age of this reservoir, the City Council and Public Works Department sought to retain the services of a qualified consultant to provide a seismic and structural evaluation of the reservoir and determine if upgrades are required to bring the reservoir up to recent code standards, i.e., upgrade the reservoir or replacement. In 2022, the City of South Pasadena entered into an agreement with AKD Consulting to perform an internal and external visual condition assessment and structural analysis of the Westside Reservoir, with the purpose evaluating and analyzing the potential seismic and structural deficiencies. AKD was also tasked with providing recommendations for rehabilitation, if feasible, and advising the City on any adjustments to operating procedures necessary for safe use of the reservoir.

While the Westside Reservoir has serviced the City for nearly 60 years, AKD Consulting found the reservoir to be in poor/insufficient condition per the current code requirements. Therefore,

concluding and recommending that the City require significant improvements and replace the entire reservoir. This report is included as Attachment 2.

Analysis
The next step to replacement of the reservoir is developing a preferred configuration for the existing site, considering construction, a new reservoir, pump stations, and supporting building(s) and infrastructure, and providing this analysis in a Preliminary Design Report. This Preliminary Design Report will then be utilized as a road map for the full design of the reservoir and site. The City has engaged with AKD Consulting and a team of experienced subconsultants who will develop the Preliminary Design Report, addressing civil site planning, a preliminary structural analysis, mechanical and electrical engineering, surveying and mapping, instrumentation and controls integration, and preliminary cost estimates and quantities. The scope of work also includes project management, meetings, workshop and grants identification, as well as preparation of the draft and final Preliminary Design Reports.

The agreement with AKD Consulting includes a schedule for the draft report to be produced six (6) months from the start of the project, with a total expected completion time of nine (9) months. The scope includes three (3) hour community workshop to review the findings of the draft report.

Fiscal Impact
Adequate funding for this project has been adopted in the Fiscal Year (FY) 2023-2024 Budget under the Westside Reservoir CIP Project, with $550,000 appropriated to CIP Account No. 400-9000-9011-9409-000, funded with a transfer from the Water Enterprise Fund 500. The $550,000 has been proposed as a 'CIP carry over' re-appropriation in the FY 2024-2025 Budget, and therefore sufficient funding is available for use under continued FY 2023-2024 appropriations, or new appropriations in the FY 2024-2025 Budget.

Key Performace Indicators and Strategic Plan
This item aligns with the Strategic Plan goal to enhance community sustainability by investing in infrastructure, specifically City water resources.

Commission Review and Recommendation
Approval of this item was reviewed and recommended by the Public Works Commission.

Public Notification
The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City’s website.

Environmental Analysis
Replacement or reconstruction of existing utility systems and/or facilities involving negligible, or no expansion of capacity is exempt from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section requirements under Section 21084 of the Public Resources Code, in accordance with Article 19, Section 15302, Class (2) "replacement or reconstruction."

Attachment:
Attachment No. 1 - AKD Consulting Professional Services Agreement.docx
Attachment No. 2 - Westside Reservoir Seismic and Structural Analysis Report.pdf

PROFESSIONAL SERVICES AGREEMENT
FOR CONSULTANT SERVICES

(City of South Pasadena / AKD Consulting)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of South Pasadena, a California municipal corporation ("City"), and **AKD Consulting** ("Consultant").

2. RECITALS

2.1. City has determined that it requires the following professional services from a consultant: **Westside Reservoir Preliminary Design Report**.

2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

3. DEFINITIONS

3.1. "Scope of Services": **see Exhibit A**

3.2. "Agreement Administrator": The Agreement Administrator for this project is **H. Ted Gerber, Public Works Director**. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant.

3.3. "Approved Fee Schedule": Consultant's compensation rates are set forth in the fee schedule attached hereto as Exhibit B and incorporated herein by this reference. This

fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.4. "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is **Five Hundred and Fifteen Thousand, One Hundred and Eight Dollars ($515,108.00)**.

3.5. "Commencement Date": **July 18th, 2024**.

3.6. "Termination Date": **Until determined to be complete by the City of South Pasadena Public Works Director**.

4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 18 ("Termination") below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

5. CONSULTANT'S DUTIES

5.1. **Services**. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

5.5. **Professional Standards.** Consultant shall perform all work to the standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of

Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.

5.7. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. **Ashok K. Dhingra** shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

5.8. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.9. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.10. **Notification of Organizational Changes.** Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.

5.11. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

6. SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed in the Scope of Work, Exhibit A, and their billing rates identified in the Approved Fee Schedule, Exhibit B. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

6.4. **Compensation for Subcontractors.** City shall pay Consultant for work performed by its subcontractors, if any, only at Consultant's actual cost plus an approved mark-up as set forth in the Approved Fee Schedule, Exhibit B. Consultant shall be liable and accountable for any and all payments, compensation, and federal and state taxes to all subcontractors performing services under this Agreement. City shall not be liable for any payment, compensation, or federal and state taxes for any subcontractors.

7. COMPENSATION

7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount, the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification/position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.

7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

8. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Consultant shall defend, indemnify, and hold the City, tis elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

9. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material ("written products" herein) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

10. RELATIONSHIP OF PARTIES

10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

11. INDEMNIFICATION

11.1 **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officers, agents, employees and volunteers.

11.2 **Consultant to Indemnify City.** To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and defend City from and against any and all claims, losses, costs or expenses for any personal injury or property damage arising out of or in connection with Consultant's alleged negligence, recklessness or willful misconduct or other wrongful acts, errors or omissions of Consultant or failure to comply with any provision in this Agreement.

11.3 **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City.

11.4 **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.5 **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.

11.6 **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

11.7 **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.

11.8 **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

12. INSURANCE

12.1. **Insurance Required.** Consultant shall maintain insurance as described in this section and shall require all of its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:

- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must include the following reference: **Westside Reservoir Preliminary Design Report.**
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- City reserves the right to obtain a full certified copy of any Insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of the right to exercise later.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- Professional Liability Insurance: $2,000,000 per occurrence, $2,000,000 aggregate

- General Liability:
  - General Aggregate: $2,000,000
  - Products Comp/Op Aggregate $2,000,000
  - Personal & Advertising Injury $2,000,000
  - Each Occurrence $2,000,000
  - Fire Damage (any one fire) $ 100,000
  - Medical Expense (any 1 person) $ 10,000

- Workers' Compensation:
  - Workers' Compensation Statutory Limits
  - EL Each Accident $1,000,000
  - EL Disease - Policy Limit $1,000,000
  - EL Disease - Each Employee $1,000,000

- Automobile Liability
  - Any vehicle, combined single limit $1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, non-owned, and hired automobiles and, trucks.

12.7. Pr**ofessional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed $50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of South Pasadena must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions and Worker's Compensation, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of the Consultant's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.11. **Notices.** Contractor shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at

least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: **City of South Pasadena, Attn: Risk Management, 1414 Mission St., South Pasadena, CA 91030. Telephone: (626) 403-7230.**

12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.

12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.

City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

12.16. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration of this Agreement.

13. MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

14. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City

H. Ted Gerber
Public Works Director
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
Telephone: (626) 403-7240
Facsimile: (626) 403-7241

If to Consultant

Ashok K. Dhingra
AKD Consulting
3 Coral Cove Way
Dana Point, CA 92629-2735
Telephone: (909) 224-3160

With courtesy copy to:

Roxanne Diaz
South Pasadena City Attorney
Richards, Watson & Gershon
350 South Grand Avenue, 37th Floor
Los Angeles, CA 90071
Telephone: (213) 626-8484
Facsimile: (213) 626-0078

15. SURVIVING COVENANTS

The parties agree that the covenants contained in paragraph 5.11 (Records), paragraph 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnity), paragraph 12.8 (Claims-Made Policies), paragraph 13.2 (Consultant Cooperation in Defense of Claims), and paragraph 18.1 (Confidentiality) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

16. TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach of this Agreement upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

17. INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

18. GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment

actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"City"	"Consultant"
City of South Pasadena	AKD Consulting
By:_____	By:_____
Signature	*Signature*
Printed:_____	Printed:_____
Title:_____	Title:_____
Date:_____	Date:_____

Attest:

By:_____
Amber Tardif,
Deputy City Clerk

Date:_____

Approved as to form:

By:_____
Roxanne , City Attorney

Date:_____

EXHIBIT A

Scope of Work

Westside Reservoir Preliminary Design Report ("Project")

AKD Consulting

Subconsultants: Cordoba Corporation, Peterson Structural Engineers, ARC Engineering, Guida, & Control Automation Design

(1) Site Civil Master Planning

Two alternatives shall be prepared for a site analysis and discussions with the City to optimize the site, considering:

- The planned demolition of the existing reservoir, and construction of a new reservoir of same capacity as the existing reservoir (approximately 2 Million Gallons).
- A new pumping station to replace the existing pumping station.
- Pipelines and appurtenances.
- A building for City operational use, including potential workstations, along with the storage of materials such as pipelines, valves, and outdoor open space storage of materials like aggregates, sand, etc.
- Options for solar panel and battery storage.

Tasks include:

1. Consultant discussion of two Project layout alternatives, site functions, site constraints, current site challenges, operations, Project design advantages and disadvantages, site access, ingress and egress, and future beneficial uses of the site.
2. Presentation of Project site layout alternatives to the City, including alternative drawbacks, construction cost estimates, timelines, design impacts, construction impacts, and permitting requirements for each alternative.
3. Alternative site layouts shall include consideration of the reservoir, pumping station, piping and appurtenances, possible installation of solar panels and battery storage, City operational building(s), slopes, driveways, other structures, etc.
4. Preparation of design renderings and materials for the purposes of public meetings in coordination with the City. Renderings would accurately portray site aesthetics, views, and applicable City neighborhood impacts and sight lines.
5. Identification of other significant constructability factors.
6. Conducting brief evaluations of the top-preferred alternative design concept to ensure the alternative meets hydraulic needs of the distribution system (e.g., tank elevations etc.). This work will utilize prior information developed by Carollo Engineers and provided by

the City, including a part of the water master plan. No new hydraulic calculations are anticipated for this item.

7. Prepare materials and present design alternatives to the City.

(2) <u>Preliminary Structural Analysis and Alternatives Analysis Support</u>

Tasks include:

1. Consultant shall base the preliminary analysis on the seismic and geotechnical data provided in the previous Structural and Seismic Evaluation of Westside Reservoir by AKD Consulting, with geotechnical work conducted by Group Delta. Consultant has assumed that the foundations will be shallow spread footings. The design of deep foundations or piers is excluded from this task. Furthermore, Consultant shall:
    a. Determine the slosh wave height and make a recommendation on the freeboard.
    b. Identify the minimum dimensions for the structural elements of the tank, including the floor, wall footing, column footings, columns, core wall, and roof.
    c. Compare two reservoir types: (1) conventionally reinforced concrete and (2) prestressed concrete. Given the height/volume of the reservoir, the comparison is limited to circular reservoirs in order to handle the loads more efficiently.
    d. This task excludes any finite element analyses.
2. Consultant shall provide preliminary drawings of the preferred (selected) tank option. Drawings shall include plan views of the floor and roof, tank cross section, column layout, typical appurtenances, typical pipe penetration through the wall and the floor details (4 sheets total are planned):
    a. Consultant drawings shall be based on the tank dimensions identified for the site, which are a function of the hydraulic requirements for the service zone. Any analyses of the water demands in the service zone or hydraulic modeling are excluded from this task. The volume requirements for the tank shall be as provided by the City as part of the Civil scope above.
    b. Consultant shall include a discussion on the types of features that will be required on the tank to include an active mixer (limited to PAX, Tank Shark, Solar Bee) and on-site chemical injection, to address water quality (limited to CleanWater1, formerly USGI, and Solar Bee). Evaluation, analysis, interpretation of the City's water quality, computational fluid dynamic (CFD) models, and evaluation of the turnover rate of the tank are excluded from the scope of work.
3. Consultant shall provide preliminary drawings and details for the replacement of the existing pumping station.
    a. It is assumed that the replacement pumping station will be cast-in-place concrete and/or concrete masonry unit (CMU), depending on the final grade elevation around the pumping station. While it is assumed that the dimensions of the new pumping station will be similar to the existing pump station, Consultant understands that the City would like to evaluate increasing the footprint of the pump station, or

constructing a detached building, to accommodate workstation space for operations personnel. The new pump station roof is assumed to be a truss and standing seam metal roof with skylights and an access hatch (2 sheets total are planned).

b. Consultant has assumed the pumping station building will have one door, with adjacent louver openings, and skylights in the roof to access the pumps for future maintenance. The selection of these features is excluded, which will be deferred to the later design process by others.

c. Consultant has included the preliminary design of structural supports and connections for a mechanical hoist or bridge crane to facilitate future maintenance and lifting of heavy appurtenances, such as the pumps. The design and/or selection of the hoist/bridge crane product is excluded, which will be deferred to the later design process by others.

(3) <u>Mechanical and Electrical Engineering</u>

Tasks include:

1. Consultant shall evaluate the existing pumping station to understand existing mechanical and electrical systems. The new pumping station shall replace the existing pump station at the same location. The new pumping station shall include workstation space for City operations staff and indoor material storage, unless a detached building is recommended for this purpose.
2. Consultant shall perform a field investigation to verify existing conditions for mechanical and electrical systems.
3. Consultant shall provide the content for the Preliminary Design Report (PDR) based on field investigations and the information provided about the new reservoir and pumping station.
4. PDR shall include the following:
    a. Preliminary power plan for new equipment.
    b. Preliminary lighting plan.
    c. Electrical load calculations.
    d. Preliminary mechanical design drawings for the new pumping system.
    e. Evaluation of VFD’s
    f. Preliminary piping layout.
    g. Preliminary HVAC design for new operations building.
    h. These components are excluded from this task: existing underground utilities survey, short circuit and coordination study, and suggested upgrades to the existing electrical service – under an assumption that sufficient power is available on site for the included improvements.

(4) Survey and Mapping Services

The limits of the Project, as highlighted in the figure below, include the extents of the parcel owned by the City of South Pasadena known as APN 5310-030-915 and a 50-foot buffer around the City's property. In addition, the limits include the extents of the following streets: Glen Place, Gillette Crescent, and a section of Meridian Avenue.



Tasks include:

1. Aerial Photogrammetric Mapping and Control
    a. Control Surveys: Horizontal and vertical project control shall be established for the Project area. The survey control will be tied horizontally into the horizontal and vertical controls and datums to be provided. It is assumed that the horizontal datum will be the North American Datum of 1983 (NAD83), California Coordinate System, Zone 5 coordinates and the vertical datum will be the North American Vertical Datum of 1988 (NAVD88), and that sufficient control is within the project area. New survey controls to support the project shall be established outside of the anticipated construction area, where possible.
    b. Aerial Photogrammetric Surveys: Aerial photogrammetric mapping shall be obtained for the project limits defined above in accordance with photogrammetric mapping and CAD standards. Horizontal and vertical aerial control panels shall be set to meet aerial triangulation requirements and tied into the project control established for the project. A digital topographic map at a scale of 1" = 40' with a 1-foot contour interval shall be compiled over the project limits. The planimetric features shall be digitized to Caltrans mapping specifications and formatted to meet standards. Color digital orthophotography at a scale of 1" = 40' with a pixel ground resolution of 0.25 foot (200 pixels per inch) shall also be provided. The digital orthophotos will be georeferenced to the project horizontal datum.
2. Record Land Net Mapping
    a. Cadastral research shall be performed within the County of Los Angeles, and other applicable entities for existing centerline and right-of-way files and/or available

cadastral records in support of the record parcel line for the City's reservoir property. The record land net map shall include the record parcel lines and record centerlines of nearby or adjacent streets taken from the tract and parcel map information, as well as underlying cadastral and ownership information as recorded with the Los Angeles County assessor's offices.

3. The survey data shall be tied to available horizontal and vertical controls. The City shall provide access to the site during normal business hours (7 a.m. to 4 p.m., Monday through Friday). Encroachment permits shall be provided to Consultant, upon Consultant application, at no fee. Where special training is required, then the associated costs shall be billed as a separate cost per the hourly rate schedule included in Exhibit B.
4. This task excludes boundary surveys, topographic design surveys, right-of-way engineering, i.e. appraisal maps, legals and plats, right of way mapping, and utility research and mapping.

(5) Instrumentation, Controls, and Integration

Tasks include:

1. Consultant shall provide an evaluation of the existing instrumentation, controls, and integration system, its adequacy and its consistency with contemporary control systems, including engineering and guidance, to be included and summarized in the Preliminary Design Report.

(6) Preliminary Cost Estimates and Quantities

Tasks include:

1. Consultant shall provide a cost comparison of the two reservoir types and a cost estimate for the pumping station structure, including construction earthwork, piping, pumps, demolition, and other site work, estimated on a preliminary under one contract. Mixers and on-site chemical injection systems are excluded from estimates.

(7) Project Management, Meetings, Workshop and Grants Identification

Tasks include:

1. Preparation of the budget and schedule of deliverables by the Consultant and subconsultants. Monthly monitoring of budget and tasks and providing coordination of timely communication/correspondence to the Consultants' Project team members to meet the expected project schedule of nine (9) months.
2. Conducting two meetings per month, one virtual meeting and one in person meeting, including the Consultant project manager and City to report progress of work, obtain any information, and discuss items of interest on an ongoing basis.
3. One 3-hour community workshop, at a location determined by the City, to present the findings of the draft PDR.

4. Identification of potential grant programs compatible with the Project, with recommendations, timelines, requirements, and other pertinent information as available.

(8) Preparation of Draft and Final Preliminary Design Report

Delivery of the Draft Preliminary Design Report shall occur six (6) months from Notice to Proceed. It is expected that the Final Preliminary Design Report shall be complete within nine (9) months from Notice to Proceed, considering City review, community input, and other impacts to the Project schedule.

The Preliminary Design Report will include the following:

1. An overall site plan overlayed on the recently surveyed site documents, demonstrating all the comprehensive/master site planning elements, including the new reservoir, a new pumping station to replace the existing pumping station, pipelines and appurtenances, a building for operations staff along with the storage of materials such as pipelines and valves, as well as outdoor open space storage of materials like aggregates, sand, etc., and options for the installation of solar panel and battery storage.
2. A discussion on the type of tank, design requirements and preliminary drawings demonstrating the location of tank, foundation plan, roof plan and sections to show various structural elements.
3. A discussion on the type of structure for the pumping station, attached or detached staff workstation space, design requirements and preliminary drawings showing the location of pumping station, workstation space and sections to show various equipment and structural elements.
4. An evaluation of the civil site alternatives described in detail as well as the structural elements with a consideration of different materials for the reservoir and pumping station. An evaluation of the advantages and disadvantages of each alternative and the rationale for the selected alternative shall also be included.
5. A preliminary list of technical specifications, including demolition, civil work including earthwork, structural, mechanical, electrical and instrumentation, piping, etc. This list shall be in the form of a table of contents. Detailed specifications development shall be deferred to the later design process by others.
6. Preliminary construction cost estimates with an estimated duration of construction.
7. The items outlined above for various disciplines.
8. A discussion of project delivery options, including traditional design-bid-build as well as alternative delivery methods.
9. A review of potential grant programs compatible with the Project, with recommendations, timelines, requirements, and other pertinent information as available.
10. Submittal of a draft Preliminary Design Report to the City with an expected City review period of 30 days.

11. Submittal of a final Preliminary Design Report to the City by incorporating City's comments received on the draft PDR.

(9) Quality Assurance / Quality Control

All of the deliverables to the City shall undergo a Quality Assurance / Quality Control (QA/QC) process and be thoroughly reviewed prior to submittal. This includes draft as well as final submittals.

Exclusions

Site architecture, including waterproofing and flashing, as well as permit, bid, and construction support are specifically excluded from this scope.

EXHIBIT B

Project Fees and Hourly Billing Rates

All amounts are paid directly to Consultant, AKD Consulting, and no payments are made to subcontractors.

Scope Item No.	Description	Project Manager Hours	Admini-strative Assistant Hours	QA/QC Hours	Subconsultant	Subconsultant Fee Including Markup	Other Direct Costs	Total Fee
1	Site Master Planning (Civil)	4	4	24	Cordoba Corporation	$ 139,150.00	$ 200.00	$ 147,186.00
2	Preliminary Structural Analysis and Alternatives Analysis Support	20	4	24	Peterson Structural Engineers PSE	$ 54,680.00	$ 200.00	$ 68,476.00
3	Mechanical and Electrical Engineering	8	4	8	ARC Engineering	$ 25,300.00	$ 200.00	$ 30,776.00
4	Survey and Mapping Services	4	4	8	Guida	$ 36,788.00	$ 200.00	$ 40,824.00
5	Instrumentation & Controls	4	4	4	-	$ 20,700.00	$ 200.00	$ 23,736.00
6	Preliminary Cost Estimates and Quantities	20	4	12	-	$ -	$ 200.00	$ 10,796.00
7	Project Management, Meetings, Workshop and Grants Identification	160	36	-	-	$ -	$ 800.00	$ 61,694.00
8	Draft and Final Preliminary Design Report	120	20	8	-	$ -	$ 500.00	$ 47,680.00
9	QA/QC	36	8	12	-	$ -	$ -	$ 16,752.00

Total Hours	**376**	**88**	**100**
	564		

Total Fee	**$ 447,920.00**
15% Contingency	$ 67,188.00
Total Budget	**$ 515,108.00**

AKD Consulting
Engineering Management Services

SCHEDULE OF HOURLY RATES 2024

Classification	Hourly Rates
Principal (Ash Dhingra)	$ 360
Administrative Assistant	$ 99

Mileage Charged at IRS rates currently at $0.67/mile.
Subconsultants At Cost +15%
Other Expenses directly related to the project, at cost.

Rates are subject to yearly escalation at the annual CPI rate.

CORDOBA CORPORATION

SACRAMENTO • SAN FRANCISCO • SAN RAMON • CHATSWORTH
ONTARIO • LOS ANGELES • SANTA ANA • SAN DIEGO

RATE SCHEDULE	
Program Manager	$261.25
Principal Engineer	$238.19
Civil Engineer 3	$200.00
Civil Engineer 2	$148.06
Civil Engineer 1	$109.45
Graphic Designer	$133.90
Document Controls Specialist	$75.00

PETERSON STRUCTURAL ENGINEERS

2024 Hourly Rates

Principal-in-Charge	*$284*
Principal	*$272*
Senior Associate	*$260*
Associate	*$253*
Senior Project Manager	*$247*
Senior Structural Engineer	*$247*
Project Manager	*$230*
Structural Engineer	*$227*
Associate Project Manager	*$215*
Senior Project Engineer	*$204*
Project Engineer	*$198*
Staff Engineer	*$193*
Staff Designer	*$187*
CADD Drafting	*$153*
Administrative	*$142*

- *Vehicle mileage will be billed at current U.S. General Services Administration allowable rates and periodically adjusted according to federal updates*
- *Direct expenses will be billed at cost plus 10%*

ARC ENGINEERING
CIVIL / STRUCTURAL ENGINEERING & RESEARCH
a GNB corporation

Structural Engineering Services

Category:	Rate:
Principal Engineer	$265 per hour
Project Engineer	$215 per hour
Associate Engineer	$185 per hour
Staff Engineer	$160 per hour
BIM Designer	$140 per hour
CAD Designer	$120 per hour
Administrative	$ 75 per hour

Civil Engineering Services

Category:	Rate:
Principal Engineer / Sr. Project Manager	$250 per hour
Project Manager	$210 per hour
Project Engineer	$150 per hour
Jr. Engineer / Field Technician	$105 per hour
Surveyor	$180 per hour
Drafter	$ 80 per hour
Administrative	$ 70 per hour
Field Visit (Max 25 miles)	$250 per visit

MEP Engineering Services

Category:	Rate:
Principal Engineer	$353 per hour
Engineer Grade 05	$298 per hour
Engineer Grade 04	$289 per hour
Engineer Grade 03	$247 per hour
Engineer Grade 02	$228 per hour
Engineer Grade 01	$202 per hour
Design Engineer Grade 05	$247 per hour
Design Engineer Grade 04	$228 per hour
Design Engineer Grade 03	$202 per hour
Design Engineer Grade 02	$179 per hour
Design Engineer Grade 01	$159 per hour

ARC ENGINEERING
CIVIL / STRUCTURAL ENGINEERING & RESEARCH
a GNB corporation

Designer Grade 04	$170 per hour
Designer Grade 03	$159 per hour
Designer Grade 02	$146 per hour
Designer Grade 01	$140 per hour
CAD/BIM Designer Grade 04	$141 per hour
CAD/BIM Designer Grade 03	$127 per hour
CAD/BIM Designer Grade 02	$114 per hour
CAD/BIM Designer Grade 01	$104 per hour
Commissioning Grade 05	$298 per hour
Commissioning Grade 04	$259 per hour
Commissioning Grade 03	$220 per hour
Commissioning Grade 02	$176 per hour
Commissioning Grade 01	$151 per hour
Technical Writer	$159 per hour
Project Assistant	$104 per hour

In addition, for direct out-of-pocket expenses (when they occur), we quote the following:

1) Automobile:	at current IRS rate per mile portal-to-portal
2) Travel Expense:	at Cost
3) Subsistence:	While away from home for more than 1 day: at Cost, but not to exceed $350 per day per person
4) Plan Check Fees:	at Cost plus 10% markup
5) Third Party Services:	at Cost plus 10% markup
• Printing and copy services	
• Consultant and subcontractor professional fees	
• Surveying / Soils Investigation	
• Testing Laboratory Work	
6) Printing/Copying Plots:	
• 11 x 17 Bond Plot	$ 2.00 per sheet
• 34 x 22 Bond Plot	$10.00 per sheet
• Larger Bond Plots	$ 1.50/sq. ft

Note: All rates are effective until December 31, 2024. Rates may be increased thereafter based on the Consumer Price Index (CPI). *Please note that all travel time and mileage for site visits, meetings, etc. shall be calculated portal-to-portal.


GUIDA
SOUTHERN CALIFORNIA

HOURLY RATES

LABOR DESCRIPTION	HOURLY RATE
Principal	$280.00
Senior Project Manager	$250.00
Project Manager	$220.00
Senior Project Surveyor	$210.00
Project Surveyor	$190.00
Senior Survey Analyst	$170.00
Survey Analyst	$150.00
Survey Technician	$130.00
Project Coordinator	$130.00
Survey Intern	$100.00
Field Survey Rates by Prevailing Wage Classification*	
1-Person Survey Crew	$225.00
2-Person Survey Crew	$360.00
3-Person Survey Crew	$485.00

**1-, 2- and 3-person survey crews are inclusive of survey vehicles, conventional and GPS survey equipment, and associated survey tools, safety equipment, etc.*

MINIMUM HOURLY CHARGE *(PREVAILING WAGE ONLY)*

Office classifications will be billed based on the hours worked, no minimum hourly charge. Field classifications will be billed on an hourly basis with a minimum of 4, 6, and 8 hours in accordance with prevailing wage requirements.

ESCALATION

Non-represented classifications will escalate annually, all field rates will escalate in accordance with the International Union of Operating Engineers, Local 12.

OVERTIME

Straight time will be billed for all work performed on-site up to 8 hours each day, Monday through Friday. Overtime will begin after 8 hours, Monday through Friday and on Saturdays. Double time will begin after 12 hours and on Sundays and holidays. The overtime/double labor rates will include:

Overtime (on-site over 8 hours Mon-Fri and Sat)	1.5 times the hourly base rate
Sundays and Holidays	2.0 times the hourly base rate
Nighttime Non-Overtime	1.5 times the hourly base rate

OTHER DIRECT COSTS

1. Reimbursable costs including but not limited to delivery or messenger fees, reproduction costs, agency fees, permits, title company fees, etc., shall be billed at cost plus 15%.
2. Subconsultant fees shall be billed at cost plus 15%.
3. Costs related to specialty survey requirements, (i.e., traffic control, specialty equipment, etc.) will be billed at cost plus 15%.
4. Expenses for any special equipment and/or requests shall be at the approval of the client.

Control Automation Design, Inc.
1107 Fair Oaks Avenue, #526, South Pasadena, CA 91030 Ph. 213.219.0655

Control Systems Integration	$225/hour

AKD CONSULTING
3 Coral Cove Way, Dana Point, California 92629-2735
T 949.3880232 C 909.224.3160 www.akdconsulting.com

AKD Consulting
Engineering Management Services

March 11, 2024

Mr. Ted Gerber
Director of Public Works
City of South Pasadena
Public Works Department
1414 Mission Street
South Pasadena, CA 91030

Subject: Seismic and Structural Analysis Westside Reservoir – Final Report

Dear Mr Gerber,

In accordance with our agreement, AKD Consulting is pleased to provide the subject final report. The diving inspection and site visit to inspect the exterior of the reservoir took place on August 17, 2022. The geotechnical investigations were conducted prior to that and a complete report was submitted in August 2022. Following the completion of these reports the structural and seismic analysis was conducted and completed. Each one of the subconsultants submitted a report for their respective area of work and their full reports are attached in the appendices.

There is an executive summary that provides the findings and results of these reports in a consolidated manner along with the recommendations and next steps for the City to consider.

Our recommendations are that the Westside Reservoir is overall in poor to fair structural condition. The original design has provided the City with nearly 60-years of service with minimal maintenance but is now considered insufficient, as it does not meet current code requirements. These deficiencies will require significant improvements at a cost that will approach the complete replacement cost of the reservoir. Therefore a new reservoir of same capacity at the same site is recommended. The project budget recommended is $6.3 million, in 2022 dollars. It is based on a planning level construction cost estimate and includes a 15% contingency and 25% for engineering, environmental, legal and other project related costs.

For next steps, it is recommended that the City consider preparing a Preliminary Design Report (PDR) for the new reservoir and Pumping Station. PDR will also incorporate pumping station assessment conducted as part of One water plan and a further review of existing facility including the Pumping Station & piping, site improvements and associated costs. As a part of master planning the site, solar/battery backup can also be considered due to ample space at the site along with access, ingress and egress and perimeter security. Also, office space for operations staff and secondary water EOC equipped with solar power and battery backup can be evaluated in the PDR. Solar energy based on pumping demand can be evaluated for optimal use. The scope of work would include considering a detailed analysis of site considerations such as stockpiling of backfill material following demolition, layout areas for materials during construction and evaluation of prestressed concrete reservoir versus a reinforced concrete reservoir. The preliminary design report will also evaluate

options for delivery of new reservoir through alternative delivery methods such as design-build versus design-bid-build. This Preliminary Design Report will then serve as a road map for the design and construction of the new reservoir.

City's current agreement with AKD Consulting will have some budget remaining following the submission of the final report. The agreement can also be amended to swiftly complete the Preliminary Design Report.

It has been a pleasure to serve the City on this project. Following your review, we will incorporate your comments and submit a final report. In the meantime, should there be any questions or additional information required, please contact me by email ash@akdconsultng.com or call me at (909) 224-3160.

Sincerely,



Ashok K. Dhingra, P.E., S.E
Principal
AKD Consulting

EXECUTIVE SUMMARY

Project Background and Purpose

City of South Pasadena entered into an agreement on June 14, 2022 with AKD Consulting to perform a visual condition assessment and structural analysis of the 2.0-million-gallon Westside Reservoir, a 105-ft diameter prestressed concrete reservoir located off Glen Place in South Pasadena, California (coordinates 34.104527, -118.159983). The purpose of the evaluation and analysis is to identify potential seismic and structural deficiencies, make recommendations for rehabilitation if feasible, and advise the City on any adjustments to operating procedures necessary for safe use of the reservoir.

AKD Consulting team consisted of the following subconsultants:
Blue Locker Commercial Diving Services, LLC, Las Vegas, Nevada
Group Delta Consultants, Inc., Irvine, California
Peterson Structural Engineers, Inc., San Diego, California

Each one of the subconsultants submitted a report for their respective area of work and their full reports are attached in the appendices.

This executive summary provides the findings and results of these reports in a consolidated manner along with the recommendations and next steps for the City to consider.

Site Visit, Diving Inspection and Exterior Visual Inspection

Ash Dhingra of AKD Consulting performed a site visit on August 17, 2022, to assess the current condition of the exterior of Westside Reservoir. As the reservoir was full during the visit, a dive inspection of the interior of the reservoir was performed simultaneously by Blue Locker Commercial Diving (Blue Locker), Las Vegas, Nevada. While the divers were in the tank, they were sending a camera signal feed to a TV monitor which was being observed by another employee of Blue Locker and Ash Dhingra to see, in real time, the interior conditions and direct the divers to specific areas of interest that could be recorded or photographed, as appropriate. Evaluation of the interior of the reservoir is based on Blue Locker's inspection report and video and is summarized below.

A visual inspection and non-destructive testing of the exterior of the Westside Reservoir was also conducted by PSE employees Mr. Tom Bloomer and Ms. Candice Chong as well as Ash Dhingra from AKD Consulting all on the same day. Only exterior portions of the reservoir that are above grade were observed.

Findings of Diving Inspection

Floor

The interior floor of this tank is a 6-inch-thick membrane floor with a single mat of rebar. The concrete floor is reported by Blue Locker to be in good condition. The day prior to the inspection, Blue Locker cleaned a layer of sediment from the floor. However, as the sediment was very fine, it was difficult to fully remove, and a thin layer of loose sediment was observed to still be blanketing the entire floor slab. The floor had anywhere from ¼" to ½" of sediment across the entire floor. The sediment is a fine powder the consistency of flour that becomes a cloud as soon as you touch it. During the inspection of the floor slab, several concrete particles with rust stains were found on the reservoir floor, presumably from the roof above. The dive inspector did not observe any degradation or settlement in the concrete floor slab during the sediment clean out and the inspection dives. There was one small crack along the floor joint near the northwest position, just inward from the ladder.

The joint material at the wall base and floor joints was reported by Blue Locker to be in poor condition or failing in varying degrees. Some joints were observed to feel firm while others were sloughing off to the diver's touch. A leakage test was performed by the City and the results indicated no appreciable leakage.

Joint Sealant

The as-built drawings show the contraction joints in the floor and the circumferential wall to floor joint details; however, a specific product is not stated other than "synthetic rubber joint sealant". Based on the dive inspection video, these sealants appear to match the widths stated on the as-builts. Blue Locker initially noted the appearance of a sealant in the vertical wall joints; however, upon further evaluation, Blue Locker stated that the white powdery material

might be calcification, also referred to as efflorescence. The wall panel joint detail on the as-built drawings does not show a sealant at the joint.
Based on the industry practice in that era, it is believed that the joint sealant is either a polysulfide sealant or a coal tar epoxy product sealant, as was the case in the era this reservoir was built. In either case, such sealants are currently not acceptable to Division of Drinking Water, State of California Water Resources Control Board. The caulking in the floor is reported to be in failed condition.

Exterior Wall

The exterior wall is mostly backfilled. There are several areas at the top of the exterior wall that show cracks and the concrete is breaking outward, although cracked, no intrusion point noticed, as such reservoir is tightly sealed from debris, water etc. It is conceivable that a few tendons have ruptured forcing the concrete to break outward. Without these tendons, that section of the wall area allows the concrete to go into tension as well as transferring the load onto the next tendon, exceeding its capacity to support the additional tension. This wall has no vertical tendons to eliminate bending moments in the wall. Based on experience with such tanks, it is believed that the inner core wall is not damaged.

Interior Wall

The interior concrete was found to be in overall good condition. The caulking on the wall and the base appears to be filled with a coal tar mastic product. The caulking is hard and no longer bonds to all sides of the joint. There are several patches in the wall using the same mastic. There are also areas that appear to have had an Aquatapoxy patch on the wall.

Exterior Roof

The roof is a 6-1/2" thick concrete "flat slab". The columns and the 3-1/2" drop panels at the top of the interior wall are all connected. The exterior roof is in fair condition. The roof has a large ponding issue all around the tank. This is most likely due to the space between the core wall and to the first column which is 24 feet apart. This gap is causing the concrete to sag. It appears that the depression in the roof is 4 inches in some areas.
There are several cracks in the concrete on the roof. The space between the top of the core wall and the bottom of the roof is separated by sheets of asbestos pads to fill the gap.

Interior Roof

The Interior roof and drop panels at the top of each column were found to be in good condition. The concrete is spalling at the top of the wall. This is most likely from the roof sagging causing the concrete to break during moments of thermal expansion. Pieces of concrete were picked up by the diver. Rebar was seen exposed on the roof.

Columns

There are 7 columns constructed with 6 vertical #6 rebar with typically #4 rebar spiraling around them at a 45-degree pitch. The rebar cage is placed into a round steel form and concrete is placed at the top. It is important to note that the column and the footing are connected to a footing below the floor. The columns were found to be in good condition.

Appurtenances

Exterior Ladder-There is a short external ladder.
Interior Ladder- The interior ladder was heavily corroded and should not be used.
Ladder platform- Heavily corroded and should not be used.
Safety Rails- There is no safety rails in place**.** Might not be required as the tank is under a 6' fall.
Vent- The 12" air vent is in good condition. Seems small for a tank this size.
Access Hatch- The 5'x5' access hatch and 20" x 20" service hatch appeared to be in good condition.
Inlet-/ Outlet- The 12" inlet/outlet is in fair condition as is the 16" suction pipe. All are unobstructed.
Overflow pipe- The 10" overflow pipe has an issue as the flange connectors as well as the wall brackets have corrosion present. The coatings have failed.
Sensors- Pipes are broken
Water level float- is in good condition, although due to external pulley system failure, no longer in use.

Recommendations

The following recommendations are provided prior to any structural analysis and are solely based on the diving inspection:

• The overall condition of the tank appears to be in poor condition.

• The overflow pipe is corroded at the connection to the floor. If it is determined that the tank can be rehabilitated, anodes should be installed to protect the steel.

• There are no safety rails to prevent a fall from the edge of the tank. OSHA compliance needs to be verified.

- If it is determined that the tank can be rehabilitated, all the black caulking inside this tank must be replaced due to possible hazardous materials.

• The filler pad between the roof and exterior wall joint should be replaced as it is made of asbestos. It should be filled with a filler pad and an external caulking take place.

• The internal ladder and platform are heavily corroded and should be replaced. They are not safe to use.

• The interior walls have many areas that were patched. Most likely from rock pockets due to poor vibrating at construction.

• The air vent is only 12". Have an engineer review the calculations to see if this tank is getting the proper amount of air.

• A mixer so that better water mixing can be achieved is recommended.

• Exposed rebar in the roof should be coated.

• The Westside reservoir should be cleaned every 3-5 year per AWWA recommendations.

• The overflow appears to be too close to the bottom of the roof. How much freeboard this tank requires to survive a large earthquake should be reviewed.

See Table below for condition rating scale.

Rating	Description
1	Very Good, well maintained, expected to remain reliable for more than 10 years
2	Good, some degradation but performance and reliability are not significantly affected. Performance and reliability expected to remain satisfactory for 10 years +/-
3	Fair, performance and reliability are still acceptable but some rehabilitation or replacement in the next 5-10 years is needed to maintain performance and/or reliability at acceptable levels
4	Poor, performance and/or reliability has significantly decreased, maintenance rehabilitation or replacement needed to restore performance or reliability to acceptable levels. Failure (no longer functions) is likely within 5 years or less if not rehabilitated or replaced

The overall visual condition of Westside Reservoir based on the exterior visual conditions by the PSE/AKD Consulting team and the interior by the Blue Locker Commercial Diving/PSE/AKD Consulting team is summarized below, in accordance with the rating scale above.

Roof Exterior	4 – Poor
Roof Interior	3 – Fair
Wall (Interior)	3 – Fair
Wall (Exterior)	3 – Fair
Columns	3 – Fair
Floor Slab	2 – Good
Appurtenances	4 – Poor
Joint Sealant	4 – Poor
Valve Vaults	Not Inspected
Pipes	2 – Poor

Geotechnical Considerations

Seismicity and Related concerns

The two closest active faults to the site are the Raymond Fault, located at an approximate distance of about 1.6-miles north of the project site, and the Verdugo-Eagle Rock Fault located about 2.5-miles northeast of the site. The Raymond Fault extends in an easterly to westerly position roughly through South Pasadena and north of Highland Park. To the west, the Raymond Fault trends to the southeast into the Hollywood Fault. The Verdugo-Eagle Rock Fault extends along the southwesterly flank of the Verdugo Mountains to the southerly side of the Pacoima Hills. The subject site is located in a seismically active region of Southern California, and strong seismic shaking should be anticipated within the design life of any structure constructed at the site.

The site is not located within an Alquist-Priolo Earthquake Fault Zone. Due to lack of any known active fault crossing the site, fault rupture hazard at the site is considered low.

Liquefaction involves the sudden loss in strength of a saturated, cohesionless soil (sand and nonplastic silts) caused by the build-up of pore water pressure during cyclic loading, such as produced by an earthquake. This increase in pore water pressure can temporarily transform the soil into a fluid mass, resulting in vertical settlement and can also cause lateral ground deformations.
The site is not located in a State of California designated Liquefaction Hazard Zone. Due to the presence of tertiary formation and lack of groundwater in the upper 60-feet, the potential for liquefaction is negligible. Also, liquefaction-induced lateral spreading is not a concern for the site, as liquefaction potential is low.
The site is located in a mapped seismic landslide hazard zone. Slope stability is a potential concern for the site and two-dimensional limit equilibrium slope stability analyses were performed to assess the global stability of the slope in the site for the static and seismic conditions. The stability analyses are discussed in the Group Delta report in Appendix B.

According to FEMA's National Flood Hazard Map, this site is considered as an area of minimal flood hazard with less than 0.2% annual probability of being flooded.

The site coordinates used in the seismic hazard analysis are 34.104572 (Latitude) and -118.160000 (Longitude). Based on the underlying geology and subsurface exploration data the site classification for seismic design is Site Class C per Chapter 20 of ASCE 7-16.
Site Coefficient, F_a 1.2
Site Coefficient, F_v 1.4
Peak Ground Acceleration (PGA) for the design earthquake is 0.73g. Other parameters related to Spectral Response Acceleration are given in the Group Delta report in Appendix B.

Recommendations on Design and Analysis Parameters from Geotechnical Report in the Structural Analysis

Bearing Capacity

Design bearing pressures were not found in the as-built plans. For all existing footings, an allowable bearing capacity of 5 kips per square foot may be used. The allowable bearing pressure may be increased by one-third for short-term wind or seismic loads. Settlement of footings loaded to the allowable bearing pressure (not considering settlement due to water weight over the entire footprint) is estimated at ¼ inch or less.

Settlement

The tank is supported on cut in very dense / hard formational soils. The average loading over the tank bottom may be on the order of 2,250 pounds per square foot, including concrete and water weight. The differential settlement of about ½ inch to ¾ inch between the center and perimeter is estimated. Additional settlement due to load concentration under the footings is estimated to be less than about ¼ inch and not significant compared to the overall settlement due to tank and water weight. Differential settlement between interior footings is estimated at less than ½ inch, and between interior footings and ring wall less than ½ inch. Total and differential settlement due to seismic shaking is expected to be negligible.

Lateral Resistance

Resistance to lateral loads can be provided by friction developed between the bottom of footings and the supporting soil, and by the passive soil pressure developed on the face of the footing. An ultimate passive resistance (factor of safety = 1) of 400 per square foot per foot of depth may be used. The amount of movement required to mobilize ultimate passive resistance is equal to 2% of the height of the pressure surface upon which the passive pressure acts. For lesser movement, the mobilized passive resistance should be reduced by the ratio of allowable movement to ultimate movement. For cast-in-place concrete on native soils an ultimate coefficient of friction of 0.57 may be used for lateral sliding resistance of footings.

Slope Stability

The computed factor of safety for the static and seismic loading conditions are 2.67 and 1.19, respectively, which satisfies the minimum factor of safety requirements of California Building Code (CBC) 2019, so the slope within which the tank is supported is considered statically and seismically stable.

Lateral Earth Pressures

The tank was backfilled with soils that have significant clay content, which is not normally recommended. Due to the uncertainty and relatively clayey wall backfill, it is recommended to utilize the trapezoidal pressure diagram shown in the report in Appendix B to represent soil pressures outside the tank walls, and in addition, it is suggested that an equivalent fluid method be used to verify which of the two cases is more critical, using the following parameters:

- Unit Weight = 120 pound per cubic feet (pcf)
- Coefficient of Lateral Earth Pressure At-Rest, Ko = 0.5
- At-Rest Equivalent Fluid Unit Weight = 60 pcf

Lateral pressure from uniform vertical surcharge loads at the ground surface may be taken as a uniform lateral pressure equal to 50% of the vertical pressure.

Structural Analysis, Findings and Recommendations

Based on the date of the as-built drawings, the Westside Reservoir was likely designed per the 1961 edition of the Uniform Building Code.

The following current codes and standards are being referred to for completion of the structural analysis:

- AWWA D115-20 Tendon-Prestressed Concrete Water Tanks
- ACI 350.3-20 - Code Requirements for Seismic Analysis and Design of Liquid-Containing Concrete Structures
- ACI 318-14 Building Code Requirements for Structural Concrete and Commentary
- ASCE 7-16 Minimum Design Loads for Buildings and Other Structures
- 2019 California Building Code

The structural analysis uses seismic design parameters defined in the geotechnical report prepared by Group Delta (Report No. IR794) dated August 10, 2022.

Summary of Primary Design Parameters

The primary design parameters for Westside Reservoir are summarized in the table below.

Inside Wall Diameter (ft)	105.0	Wall Height (ft)	31.58
Core Wall Thickness (in)	8.0	Original Service Water Depth, near Wall (ft)	31.0
Original Overflow Water Depth, near Wall (ft)	31.0	Recommended Maximum Water Depth (ft)	24.9
SDS	1.687g	SD1	0.669g
Soil Classification	C	Risk Category	IV
Roof Live and Dead Load (psf)	20.0, 81.3	Bearing Capacity (psf)	5,000
Roof Thickness (in)	6.5	Column Diameter (in)	18.0
Wall Footing Width (ft)	3.0	Floor Thickness (in)	6.0

Summary of Findings

The Westside Reservoir was designed following codes and standards before the first editions of ACI 344 Design and Construction of Circular Prestressed Concrete Structures (1962 to 1970) and AWWA D115 - Tendon- Prestressed Concrete Water Tanks Standard which was approved in 1995. As a result, structural elements of the reservoir do not meet current code design requirements.

Roof

The large deflections (up to 5-1/2 inches) observed on the roof slab during the site visit exceed current standards for serviceability. Based on the maximum observed deflection of 5.5 inches, we can back calculate the initial deflection of the roof slab to 2.25 inches. This exceeds the 1.8-inch permissible computed deflections per ACI 350-20, Table 9.5(b). These large deflections are causing ponding of rainwater, which can further exacerbate sagging in the roof.

The pattern cracking and concrete pop outs observed on the exterior of the roof also suggest structural deficiency. Concentrations of cracks over the columns show signs of ductile "punching failure", which is a type of shear failure in slabs due to localized forces at a column support.

Furthermore, ACI 318-19 Section 8.7.4.1.3 requires minimum reinforcement extensions in slabs over columns to ensure that punching shear cracks are intercepted by tension reinforcement. The minimum extension for top reinforcing steel is calculated to be 6.1 feet beyond the edge of the drop panel. However, the as-built drawings indicates top reinforcing in the slab only extends 2.6 feet beyond the drop panel edge. As the roof continues to experience these stresses and further deflection, there is the possibility that the top steel over the columns could lose its bond strength with the surrounding concrete which would lead to the progressive collapse of the roof at the columns.

Furthermore, the maximum wave oscillation (aka slosh wave) for Westside Reservoir is determined by ACI 350.3-20, Chapter 7.1 as 6.7 feet high. With only 0.58 feet of freeboard, a 6.7-foot-high slosh wave would induce large uplift pressures on the roof slab.

Floor

The cast-in-place concrete floor is 6-inches thick and reinforced with #3 grade 60 reinforcement at 12-inches on center. This quantity of reinforcing equates to 0.15% which is less than the 0.5% minimum shrinkage and temperature reinforcement ratio stipulated in ACI 350.

Wall Footing

The cast-in-place concrete perimeter wall reinforced footing is 12-inches thick and 3-feet wide. The wall footing is cast separately from the floor and base of wall. The wall footing has adequate reinforcement to address shrinkage and temperature per ACI 350.

There is no positive connection between the perimeter wall and ring footing. The Westside Reservoir is thus categorized as an unanchored, contained reservoir as defined in ACI 350.3-20 Section 2.1.1. Such reservoirs are not recommended in high-seismic areas where the mapped MCE short period spectral response acceleration parameter (Ss) exceeds 0.75g per ACI 350.3-20 Table 4.1.1b. The geotechnical report specifies an Ss of 2.109g for the Westside Reservoir site. Thus, the original base joint design of this reservoir does not meet current seismic design recommendations and is deemed structurally deficient.

Column Footings and Columns

The column footings, columns, and drop panels are designed and constructed of reinforced cast-in-place concrete. There are seven (7) columns: one center column and six (6) intermediate columns equally spaced 28.5 feet around the center of the reservoir. The columns are 18-inches in diameter and have (6) #6 vertical bars spirally tied with a #3 bar with a 1 3/4" pitch. The intermediate column footings are 8-feet squares, 1'-2" deep and cast 1'-11" below the top of floor. The center column footing is a 1'-0" deep, 7'-4" square cast 1'-9" below the floor. All column footings have (9) #6 bars, equally spaced each way. The footings are appropriately sized to distribute the demand axial loads to be less than the bearing capacity.

The combined axial load including the tributary weight of the roof slab, a 3.5-inch deep by 10-ft diameter drop panel, and 20 psf live load equates to 102 kips. Per ACI 318, Section 6.2.5, slenderness effects must be considered to assess the stability of a column when its slenderness ratio (klu/r) exceeds 22. The slenderness ratio was determined to be 81.6 for a typical interior column whose maximum unbraced length is 30.6 feet, taken from the low point in the floor slab at EL. 678.4 up to the base of the column capital. Considering the perimeter walls as the primary lateral force-resisting elements, the columns are designed as non-sway using the moment magnification method outlined in ACI 6.6.4.5. The results of these column check calculations indicate the 18-inch columns in Westside Reservoir fail to meet the stability requirements of ACI 318-14.

Wall

The as-built drawings show two wall options for the Westside Reservoir. One provides the details and design requirements for an externally wire-wrapped prestressed wall, commonly referred to today as an AWWA D110 reservoir, and the other provides the details and design requirements for an internal post-tensioned wall, commonly referred to today as an AWWA D115 reservoir. Based on our site visit and distinct features (e.g. external vertical pilasters on the wall) of the Westside reservoir, it is apparent that the reservoir was constructed following the internal post-tensioning method. The wall section shown provides the distribution of the initial horizontal prestress force in the wall per vertical foot. It was observed that there might be a typo on this distribution at the top of the wall where the force is shown to be significantly greater than the previous increment and much greater than the bottom force, which is counterintuitive to the distribution of pressures. Alternatively, the original design intent may have been to tension the top of wall to constrain it against the thickened edge of the roof slab. Also, it is important to note that the distribution is given as the initial force rather than the final force. The material properties for the prestressing wire are noted and include the wire diameter options (0.16 to 0.25 inch), minimum ultimate strength (MUS) of 240 kips per square inch (ksi), working stress of 140 ksi, maximum stress of 80% of MUS, and maximum and minimum friction factors of 0.6 and 0.3, respectively.

Analysis of the hydrostatic and hydrodynamic hoop pressures on the wall shows that the hydrodynamic pressures are much greater than the hydrostatic pressures over more than 60% of the wall height. This finding is not surprising given the seismic design parameters provided by Group Delta. The distribution of the horizontal prestressing force shown appears to have some consideration for either differential temperature and dryness or seismic loads, but the values obtained in the analysis are still much greater, especially when considering the values on the

as-builts are initial rather than final forces. In absence of shop drawings of the selected and installed prestressing system, it is necessary to make engineering assumptions on the stress losses based on the information stated on the drawings.
With a specified maximum tension in the prestressing at 80% of MUS and assuming the contractor tensioned the system up to 75% of MUS, or 180 ksi. Also assuming a 28 to 40 ksi stress loss, which is consistent with prestressing practices in the early 1960s. For comparison, current ACI and AWWA standards recommend 25 to 35 ksi for prestressing losses due to creep, friction, and lock-off. These assumptions represent a 22% reduction in tension from the initial to final prestressing force. This decrease in force correlates with some of the variability between our calculated static loads and those stated on as-builts. Thus, it is believed that the initial design was considering static loads only.
Based on the analysis of the hoop pressures, the Westside Reservoir will require additional circumferential prestressing over the full height of the wall to ensure that it can sustain the anticipated loads during a design level earthquake. Installing additional prestressing wires or strands will require the removal of backfill around the reservoir and the exterior of the reservoir wall to be built out flush with the pilasters using shotcrete to provide a curved surface that can receive new externally placed prestressing. Depending on the technique used to apply the new prestressing, it may be necessary to construct a new, wider wall footing which would also allow for the installation of wall base restraint cables to address the deficiencies in base shear transfer. It is thus determined that it is not cost effective to rehabilitate the tank when the wall requires excavating around the perimeter as well as widening of footing and base restraint cables.

Conclusion

The 2.0 MG Westside Reservoir was designed and constructed well before AWWA adopted design standards for internal post-tensioned concrete reservoirs. Current code requirements offer insights and consideration for serviceability and durability. It is therefore recommended that the City replace the Westside Reservoir in its entirety and perform site improvements to best provide water services for its residents.

Recommendations

The Westside Reservoir is overall in poor to fair structural condition. The original design has provided the City with nearly 60-years of service with minimal maintenance but is now considered insufficient per current code requirements. These deficiencies will require significant improvements at a cost that will approach the complete replacement cost of the reservoir. As noted earlier, the roof and columns need to be replaced for structural deficiencies and to accommodate an increase in the wall height for the slosh wave. The wall requires additional height, a positive connection with the footing to appropriately transfer shear, and additional circumferential prestressing. In addition, appurtenances such as the interior ladder and platform, and pipes and their supports need to be replaced. In the interim, the City can operate the reservoir 80-inches lower than the maximum level, Elevation 703.9. Replacing the reservoir is our recommendation.

Reservoir Replacement and Preliminary Cost Estimate

Due to the site constraints and hydraulic elevation of the Westside Reservoir, it is likely the new reservoir will maintain a similar footprint (diameter), maximum water operating elevation of 710.0, finished floor elevation of 679.0, and will have a wall height with the necessary freeboard to accommodate the slosh wave. Since the replacement reservoir will also need to be backfilled, the best options for the reservoir include conventionally reinforced concrete and prestressed concrete. Given the height of the tank and 31-ft water depth, a circular, prestressed concrete reservoir is the most likely economical option. Because of the proximity to residents, the new reservoir will need to have a low-profile, concrete column-supported two-way flat slab roof. A clear-span concrete dome may be considered and can offer modest initial cost savings and some reduction in overall wall height, but the total height of the structure will increase by 8-ft (+/-) with a dome but is not recommended.

Also, all new appurtenances (hatches, vents, ladders, and stairs) should be of more resilient materials such as aluminum and stainless steel. The new interior ladder and platform or stairs, as the case may be, should be designed to meet current OSHA requirements.

Preliminary Cost Estimate

The cost estimate below is at planning level and is provided for a reservoir replacement of similar size and scope in 2022 dollars. The following estimate includes engineering design, site work, backfill, underdrain, pipes, etc. and only accounts for the line-item costs of a new reservoir (floor, wall footing, wall, roof, columns, and standard appurtenances).

Description of Project Component	**Estimated Construction Cost**
Reservoir Structure	$2,900,000
Demolition of Existing Reservoir including Haul off of concrete rubble	$275,000
Earthwork -Excavation around the tank-Stockpile on sit within 10 feet	$325,000
Backfill around new Reservoir	$760,000
Mobilization/Demobilization	$240,000
Subtotal	**$4,500,000**
Contingency 15%	$675,000
Engineering & Related 25%	$1,125000
Total Project Budget	**$6,300,000**

RECOMMENDATIONS FOR NEXT STEPS

It is recommended that the City consider preparing a Preliminary Design Report (PDR) for the new reservoir. PDR can also incorporate pumping station assessment conducted as part of One water plan and a further review of existing facility include the Pumping Station & piping, site improvements and associated costs. Solar/battery backup can also be considered due to ample space along with access, ingress and egress and perimeter security. Also, office space for operations staff and secondary water EOC equipped with solar power and battery backup can be evaluated in the PDR. Solar energy based on pumping demand can be evaluated for optimal use. All these items can be a part of the scope of work for the PDR. The reservoir scope of work would include considering a detailed analysis of site considerations such as stockpiling of backfill material following demolition, layout areas for materials during construction and evaluation of prestressed concrete reservoir versus a reinforced concrete reservoir. By experience it can be concluded that a steel tank is not feasible after the demolition of the existing reservoir and the slope above. The preliminary design report will also evaluate options for delivery of new reservoir through alternative delivery methods such as design-build versus design-bid-build. This Preliminary Design Report will then serve as a road map for the design and construction of the new reservoir, pumping station and all the facilities enumerated above. City's current agreement with AKD Consulting will have some budget remaining following the submission of the final report. The agreement can also be amended, if desired, to swiftly complete the Preliminary Design Report.

APPENDIX A

Report of Diving Inspection

By

Blue Locker Commercial Diving Services, LLC

Las Vegas, Nevada

INSPECTION REPORT

2.0 MG West Side Reservoir



South Pasadena, CA

On 8-17-22 an inspection was conducted on a 2.0 million gallon post tensioned concrete water storage reservoir located at 312 Glen Place in South Pasadena, CA. The tank is known as the West Side Reservoir. This inspection was performed by Blue Locker Commercial Diving led by their owner Kelan Gondrezick. The purpose of the inspection was to clean the tank and provide an inspection of the interior and exterior of the reservoir. The tank was designed in 1962 by Alderman & Swift Consulting Engineers. The Company later became known as ASL Engineering, and was later merged with another larger firm and is now known as Tetra Tech.

The tank is considered a post tension AWWA internal tendon D-115 model. The internal tendon system is typically a single, uncoated 7 wire strand, either 0.5" or 0.6" diameter cables. The tendons arrive to the project pre-manufactured to the proper length with anchor plates and wedges in place. The tendons are laid out such that one end of the tendon embedded in the concrete roof near the edge. The opposite side of the tendon would be in a manner that would have the anchor plate embedded into the concrete but with an opening to allow for the post-tensioning equipment to stress the cable to the required force. Once the force has been applied with the use of a hydraulic ram the anchor wedges would be set and excess cable cut away. Finally, the anchor that was used for access to the stressing ram would be dry packed in a manner that was intended to prevent future corrosion.

This style of tank is rarely seen on the west coast as the AWWA D-110 Type 1 tank is the preferred tank for high seismic regions.

Exterior Wall

The tank wall is 32'-7" tall with a diameter of approximately 107'. The exterior wall of the post tensioned concrete reservoir is differentially backfilled from 25' to 29' below the paved road.

The tank was constructed using a poured in place method with the wall starting at 8" thick and then ending at 10" after the gunite was applied. There are three layers of post tensioned cables wrapped on the exterior of the 8" wall, each layer is separated by ¼" of gunite. A final layer of 1 -1/2" of gunite makes up the exterior.

The concrete section calls out that the bottom 2' of wall must be at 4500 psi while the rest of the wall only must be 3500 psi. This is a specification I had never seen before. In 1962 the ready-mix industry only had the ability to transport about 6 yards at a time, and distance of travel was always an issue. It is possible that the site was set up with many mixers and the concrete was wheel barrowed into place by workers. This would allow the contractor to add an extra scoop of cement with the concrete at the bottom of the forms to meet this specification. Otherwise, the concrete was all manufactured to the higher 4500 specification and delivered by transit mixed trucks.

We were only able to observe the concrete above grade.

The exterior wall is mostly backfilled. There are several areas at the top of the exterior wall that shows the concrete is breaking outward. It is my guess that a few tendons have ruptured forcing the concrete to break outward. I have seen this in the past and I doubt that the inner corewall was damaged. Without these tendons, that section of wall area is allowing the concrete to go into tension as well as transferring the load onto the next tendon, exceeding its capacity to support the additional tension.

This wall has no vertical tendons to eliminate bending moments in the wall. There are most likely to be two horizontal cracks on the walls exterior about 1/3rd and 2/3rds of the wall's height.

Remember that concrete is not flexible, and the hydrostatic loads placed on the interior wall is placing the exterior wall into tension. Even if it is backfilled.

Interior Wall

On the dive we found the interior concrete to be in overall good condition. The caulking on the wall and the base appears to be filled with a cold tar mastic. This product was popular back in the day due to its durability but is no longer accepted due to lead and asbestos that the product is made of. The caulking is hard and no longer is bonding to all sides of the joint.

There are several patches in the wall using the same mastic. There are also areas that appear to have had a Aquatapoxy patch on the wall.

The wall between panels has a white caulking. This means that the contractor who built the tank either used two different caulking materials, or the wall was patched with the white material at some point in its lifetime.

The floor had anywhere from ¼" to ½" of sediment across the entire floor. The sediment is a fine powder the consistency of flour that becomes a cloud as soon as you touch it.

Exterior Roof

The roof is a 10" thick concrete "flat slab" utilizing a double matte of rebar. The columns and the 3-1/2" drop panels at the top of the interior wall are all connected. **The exterior roof is in fair condition.**

The roof has a large ponding issue all around the tank. This is most likely due to the space between the corewall to the first column which is 24' apart. This gap is causing the concrete to sag. It appears that the depression in the roof is 4" in some areas.

There are several cracks in the concrete on the roof.

Between the top of the corewall and the bottom of the roof is separated by sheets of asbestos pads to fill the gap.

Interior Roof

The Interior roof and drop panels at the top of each column were found to be in good condition.

The concrete is spalling at the top of the wall. This is most likely from the roof sagging causing the concrete to break during moments of thermal expansion.

Pieces of concrete were picked up by the diver.

Rebar was seen exposed on the roof.

Floor

The interior floor of this tank is a 6" membrane floor with a single matte of rebar. Even though the drawings called out for a water stop, the technology before 1980 was truly lacking compared to today's water stop technology. Even though there is a 4" VCP pipe on both sides of the concrete footing to function as a leak detection system, I did not see a liner under the tank called out on the drawings. Liners might not have been a part of the tank construction landscape back in the 1960's, without it. the drainpipes are useless unless water has flooded the area. Without a liner an AWWA leak test will be the only method to determine if the tank is leaking.

The caulking in the floor is still in failed condition.

The AWWA leak test is being performed by the city.

Columns

The 7 columns are all 18" in diameter. They are constructed with 6 vertical #6 rebar with typically #4 rebar spiraling around them at a 45-degree pitch. The rebar cage is placed into a round steel form and concrete is placed at the top. It is important to know that the column and the footing are connected to a footing below the floor.

The columns were found to be in good condition.

Appurtenances

Exterior Ladder-There is a short external ladder.

Interior Ladder- **The interior ladder was covered with heavy corrosion and should not be used.**

Ladder platform- **Covered in corrosion and should not be used**.

Safety Rails- There is no safety rails in place**.** Might not be required as the tank is under a 6' fall.

Vent- The 12" air vent is in good condition. **Note-Seems small for a tank this size.**

Access Hatch- The 5'x5' access hatch and 20" x 20" service hatch appeared to be in good condition.

Inlet-/ Outlet- The 12" inlet/outlet is in fair condition as is the 16" suction pipe. All are unobstructed.

Overflow pipe- **The 10" overflow pipe has an issue as the flange connectors as well as the wall brackets have corrosion present. The coatings have failed.**

Sensors- Pipes are broken

Water level float- good condition.

Recommendations

The following recommendations are provided for your use:

- The overall condition of the tank appears to be in poor condition.
- The overflow pipe has corrosion at the connection to the floor. Anodes should be installed to protect the steel.
- There are no safety rails to prevent a fall from the edge of the tank. Have your safety director make sure that they are in OSHA compliance.
- A Structural Engineer with a background in Prestressed or post tensioned concrete water tanks should remove the damaged areas at the top of the wall to see if the post tensioned cables have ruptured. Tom Bloomer with Petersen Structural would meet that qualification.

- If it is determined that the tank can be rehabilitated, all the black caulking inside this tank must be replaced due to possible hazardous materials. A contractor with QP2 experience should oversee this. We can recommend a contractor if you require one.
- The Filler pad between the roof and exterior wall joint should be replaced as it is made of asbestos. They should be filled with a filler pad and an external caulking take place.
- The internal ladder and platform are heavily corroded and should be replaced. They are not safe to use.
- The interior walls have many areas that were patched. Most likely from rock pockets due to poor vibrating at construction.
- The air vent is only 12". Have an engineer review the calculations to see if this tank is getting the proper amount of air.
- We would recommend a mixer so that better water mixing can be achieved.
- Exposed rebar in the roof should be coated.
- The West Side Tank should be cleaned every 3-5 year per AWWA recommendations.
- The overflow appears to be too close to the bottom of the roof. The Engineer should review how much freeboard this tank requires to survive a large earthquake.

Thank you,

Mark Moore
Blue Locker Commercial Diving LLC.
951-501-6935 Cell
mark@bluelockerdiving.com







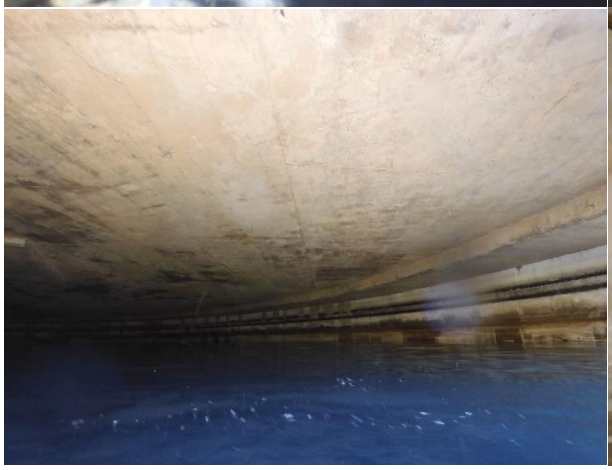
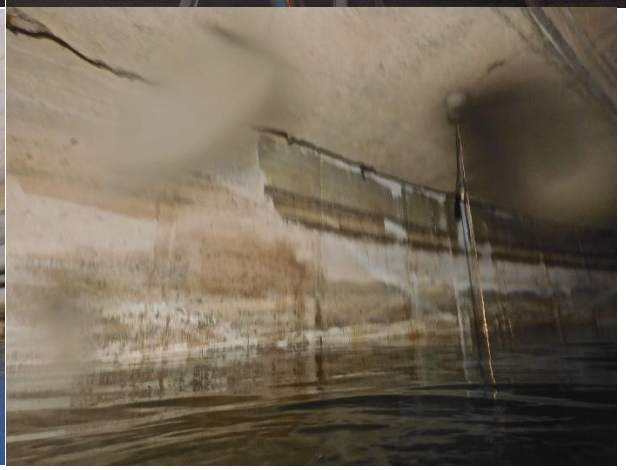












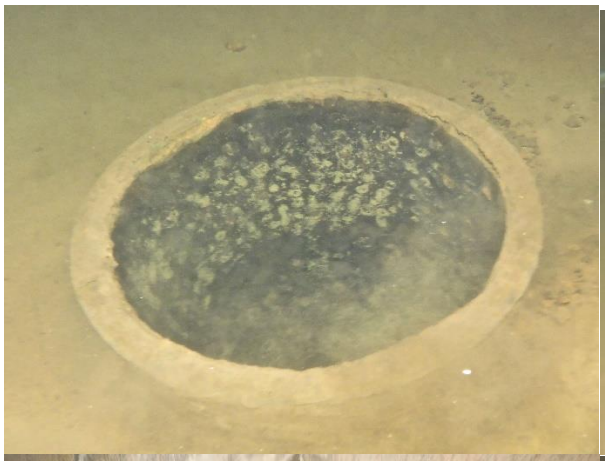
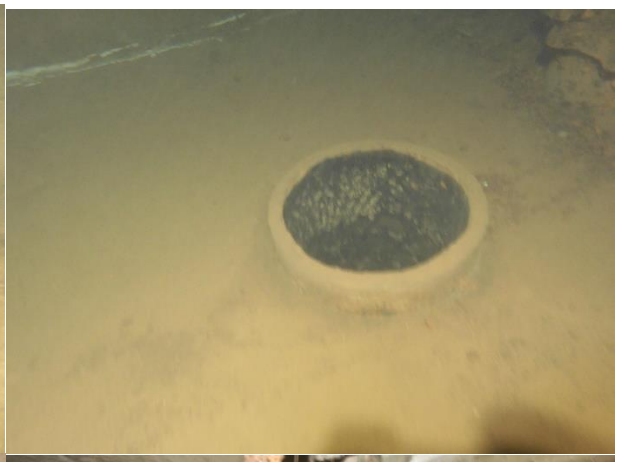














APPENDIX B

GEOTECHNICAL INVESTIGATION REPORT
WESTSIDE RESERVOIR SEISMIC AND STRUCTURAL EVALUATION
CITY OF SOUTH PASADENA, CALIFORNIA

By

Group Delta Consultants, Inc.

Irvine, California

GEOTECHNICAL INVESTIGATION REPORT
WESTSIDE RESERVOIR SEISMIC AND STRUCTURAL EVALUATION
CITY OF SOUTH PASADENA, CALIFORNIA

Prepared for:

AKD Consulting
3 Coral Cove Way
Dana Point, California

Prepared by:

GROUP DELTA CONSULTANTS
32 Mauchly, Suite B
Irvine, California 92618
Tel. (949) 450-2100
Fax (949) 450-2108

Group Delta Project No. IR794
August 10, 2022

GROUP DELTA

AKD Consulting
3 Coral Cove Way
Dana Point, California 92629

August 10, 2022
Group Delta Project No IR794

Attention: Ashok Dhingra

Subject: Geotechnical Investigation Report
Westside Reservoir Seismic and Structural Evaluation
City of South Pasadena, California

Dear Ash,

Group Delta Consultants (Group Delta) is pleased to submit our geotechnical investigation report for the proposed Westside Reservoir Seismic and Structural Evaluation located at 821 Glen Place in the City of South Pasadena, California. This work was performed in general accordance with our proposal dated July 26, 2021, and your subsequent authorization. The project will provide the seismic and structural evaluation of the above-mentioned reservoir to determine if upgrade or replacement is required to bring the reservoir up to current code standards.

If you have any questions regarding this report, please feel free to call the undersigned at (949) 450-2100.

Sincerely,
Group Delta Consultants, Inc.



Curt Scheyhing, PE, GE
Principal Geotechnical Engineer

Sheikh Sharif Ahmed, PhD
Staff Engineer

Giovani Valdivia
Staff Engineer

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GEOTECHNICAL INVESTIGATION REPORT
WESTSIDE RESERVOIR SEISMIC AND STRUCTURAL EVALUATION
PASADENA, CALIFORNIA

1.0 INTRODUCTION

This report presents the results of our geotechnical investigation for the existing Westside Reservoir located at 821 Glen Place in the City of South Pasadena, California. The site location map is presented in Figure 1 and aerial photograph of the reservoir is shown in Figure 2. The purpose of our investigation was to evaluate the existing subsurface conditions at the site and provide geotechnical parameters for the seismic and structural evaluation of the existing reservoir.

Tables are presented within the report text and Figures are presented at the end of the report text, followed by Appendices A through E, which present the Field Investigation, Laboratory Testing, Calculations, Site Photographs, and As-Built Plans, respectively.

Note that the as-built plans appear to be based on NGVD29 datum. About 2 to 2.5 feet needs to be added to as-built elevation data to estimate current elevations based on NAVD88.

1.1 Scope of Work

The objective of this report is to provide our geotechnical investigations and recommendations to aid in the proposed seismic and structural evaluation of the existing reservoir at the site. Our scope of work for the project includes the following tasks:

- Review of available geologic and seismic information for the project site and surrounding area.
- Perform site reconnaissance.
- Perform a geotechnical investigation to evaluate the subsurface conditions that included two (2) Hollow Stem Auger (HSA) borings.
- Perform laboratory testing on selected Bulk, Standard Penetration and Modified California collected soil samples to evaluate characteristics of the soils encountered during our field exploration.
- Evaluate geologic and seismic hazards including expansive soils, surface fault rupture, liquefaction, and seismically induced landslides and settlement.
- Perform engineering analysis.
- Prepare this report presenting the findings of our investigation and geotechnical recommendations for tank evaluation and design: seismic design criteria, bearing capacity, settlement estimate, soil pressure, liquefaction potential and geologic hazards.

1.2 Existing Structure and Site Description

The existing Westside Reservoir is located at 821 Glen Place in the City of South Pasadena, California. The reservoir is a partially buried cast-in-place prestressed-wall concrete reservoir built in 1963 and is vital to the City's water distribution system. It was constructed by cutting into the upslope hillside, and placing fill around the downslope perimeter. Slope angles vary, but maximum cut and fill inclinations are 1.5H:1V, and contain intermediate benches.

The tank is located partially up a 170 foot high slope with residential development both above and below. Per NAVD88 elevations, the top of the hillside is near El. 780 feet, the perimeter road around the tank is near El. 710 feet, and the toe of the slope below is at about El. 610 feet (see Figure 2). The project site is currently occupied by the aged reservoir, access roads, and some small pump station buildings. An asphalt paved access roadway is present around the reservoir perimeter, and the area immediately around the reservoir is vegetated with grass and scattered trees. Residential units are present in the surrounding area, both above and below the reservoir. Vehicular access to the site is provided by Glen Place, which is a narrow, steep paved private street. Selected site photographs are presented in Appendix D.

Per the as-built drawings, the reservoir has an interior diameter of 105-feet and a capacity of about 2 million gallons, with a design water depth of 31-feet. The reservoir floor is a 6-inch thick reinforced concrete slab, that flares to 12-inch near the tank wall. The top of floor slab at El. 679-feet around the perimeter and at El. 678.4-feet in a central low point, with maximum water level of El. 710-feet, per as-built datum. The tank walls are 8-inch cast-in-place prestressed concrete. Exterior wall height is about 33 feet, with about 6 feet above finished grade and 27 feet buried below grade. The roof of the reservoir is a 6.5-inch thick reinforced concrete slab, flaring to 14-inches near the outside reservoir edge, supported on the prestressed concrete perimeter walls, and on one (1) center and six (6) intermediate interior columns. The top of roof slab is at El. 711.4-feet at the outer perimeter, and El. 712.5 at the center column location, per the as-built datum. The perimeter wall is supported on a continuous ring-wall footing 3-feet wide. The columns are supported on individual square footings with dimensions between 7.3-feet and 8 feet. The tank walls are surrounded by 6 inches of washed concrete sand for drainage to prevent buildup of hydrostatic pressures, with underdrains located on the top of perimeter footing on the outside of the reservoir. Another underdrain is present under the floor slab immediately adjacent to the interior edge of perimeter footing. As-built drawings are presented in Appendix E for reference.

2.0 GEOTECHNICAL INVESTIGATION

2.1 Field Investigation

The purpose of the field investigation was to evaluate the subsurface conditions within the proposed project site and collect soil samples for laboratory tests to evaluate the engineering characteristics of the underlying soils. The drilling program was performed on June 29, 2022, and

the boring locations are shown on Figure 2. The drilling program consisted of advancing one (1) HSA boring to a depth of approximately 55-feet below the existing ground surface (bgs), and one (1) HSA boring to a depth of approximately 45-feet bgs. The upper 5-feet of each boring was advanced with hand auger to clear for utilities and then the remaining depths were advanced with a truck mounted drilling rig. A detailed description of the field work and the associated boring logs are provided in Appendix A.

Bulk samples and relatively undisturbed drive samples of representative soil layers were obtained during drilling. Blow counts were recorded for both standard penetration test (SPT-N value) and California Modified Samplers. Upon withdrawal from borings, the samples were cleaned, the material was classified visually, and the information was entered on a field boring log by the field engineer. Visual descriptions and classifications of samples was performed in accordance with ASTM D2488 procedures. Samples were then sealed to prevent moisture loss, packed in appropriate protective containers or bags, and transported to the laboratory for further evaluation. Soil samples were handled and transported to our laboratory in accordance with ASTM D4220 guidelines. Borings were backfilled with soil cutting and the surface was patched with Quickset concrete.

2.2 Laboratory Testing Program

Laboratory testing of select soil samples was performed in accordance with ASTM and/or CTM specifications. The laboratory testing program consisted of the following:

- Moisture content and dry density
- Grain size distribution and percent passing No. 200 sieve
- Atterberg Limits
- Direct Shear Test
- Corrosion Evaluation Tests.

The performed tests are identified on the boring logs in Appendix A and a brief description of the laboratory test results are presented in Appendix B.

3.0 GEOTECHNICAL CONDITIONS

3.1 Geology

A published Regional Geologic Map of the area showing natural geologic units exposed at the ground surface is shown in Figure 3. The map shows that the project site is in hilly terrain underlain by Tertiary age Monterey Formation silty shale and siltstone (Tmsl). This is a sedimentary rock considered to be a “soft rock” formation, which can be considered siltstone/claystone with beds of silty to clayey sandstone, and is similar to a hard clay or very dense sandy soil. As shown in the figure, mapped bedding attitudes indicate bedding which

generally dips to the north, while the slope angle descends towards the east. Therefore, there is no evidence to suggest that the formation contains adverse bedding that dips out of slope that could be a stability concern. In the relatively flat lying areas at the base of the formational slopes, native geology is mapped as young alluvium (Qa) consisting of unconsolidated gravel, sand, and silt.

During tank grading, cuts were made into the formational slope to the west, and fills were placed around the eastern perimeter of the tank, as part of tank construction. As-built plans required benching of the fill into the formational materials. Additional cuts and fills were likely made during adjacent residential development. Geometric cross-sections from the as-built plans showing the approximate configuration of the tank and slopes, annotated to show interpreted geology and cut/fill, are presented in Figures 4A and 4B.

3.2 Subsurface Conditions

The geotechnical borings performed at the site generally encountered compacted tank backfill overlying siltstone/claystone tertiary formation. Previously placed fill material was estimated to be about 27-feet thick at Boring B-1 location on the upslope cut side of the tank, underlain directly by the formational material, right near the tank subgrade level. This is consistent with the expected temporary cut and backfill shown in Figure 4A. The fill material was observed to be similar in grain size and plasticity characteristics to the formational sandy siltstone/claystone, indicating that native cut material was likely used as tank backfill.

At Boring B-2 location, similar formation-derived backfill was observed to a depth of about 25-feet, again near the tank subgrade level. At this location, about 6 feet of relatively clean sand was encountered below the general backfill. This is near the location of the tank outlet pipes as shown in Figure 4B, and the sand is interpreted to likely be trench bedding material for the piping. The formational material was found below this bedding layer.

The tank backfill was observed to range from very stiff to hard Sandy Lean Clay (CL) to dense to very dense Clayey Sand (SC), with variable claystone fragments. Limited testing of the fill materials indicated 15 to 26 percent gravel, 34 to 37 percent sand, and 37 to 51 percent fines (passing No. 200 sieve), Liquid Limit (LL) of 44, Plastic Limit (PL) of 23, and Plasticity Index (PI) of 21. Natural moisture content was below the plastic limit with an average of about 13%. Pocket Penetrometer readings on fine-grained materials estimated the undrained shear strength to mostly exceed 4.5 ksf.

Formational material was observed to consist of siltstone/claystone soft rock, that readily breaks down to a soil very similar to the fill. When classified as soil it ranges from hard Sandy Lean Clay (CL) to dense to very dense Clayey Sand (SC). Limited testing of the formational materials indicated 5 to 9 percent gravel, 37 to 56 percent sand, and 39 to 54 percent fines (passing No. 200 sieve), Liquid Limit (LL) of 40, Plastic Limit (PL) of 25, and Plasticity Index (PI) of 15. Natural

moisture content was below the plastic limit at about 17%. Pocket penetrometer readings on fine-grained materials estimated the undrained shear strength to mostly exceed 4.5 ksf.

The boring records for the exploratory boreholes are presented in Appendix A, and laboratory test results are presented in Appendix B.

3.3 Groundwater

No groundwater was encountered during the current site investigation to a maximum depth of 55-feet bgs. Historically highest groundwater contours published by California Geological Survey show that the groundwater is deeper than 150-feet bgs, as shown in Figure 5.

3.4 Expansive Soils

Expansion and contraction can occur when expansive soils undergo alternating cycles of wetting (swelling) and drying (shrinking). During these cycles, the volume of the soil changes markedly, and can cause structural damage to buildings and infrastructure. Expansive soils are generally high plasticity clays.

The fill materials overlying the Monterey Formation siltstone are generally sandy lean clay to lean clay with sand (CL) with trace to few shale fragments. These materials are considered low to medium-expansive. Atterberg limit testing was performed on two (2) clay (CL) soil samples collected at 2.5-feet and 35-feet bgs at the site. These soils have plasticity indices ranging from 15 to 21 and liquid limits ranging from 40 to 44. Based on the Atterberg limit testing performed for this study, the clay soils (fill materials) are expected to have low to medium-expansion potential. No signs of serious damage due to expansive soil movement was observed at the site.

3.5 Soil Corrosivity

One representative sample of the near surface soils from Boring B-1 was tested to evaluate corrosion characteristics. The test included pH, electrical resistivity, soluble chloride, and soluble sulfate concentrations. Test results are summarized in Table 1 below and are provided in Appendix B.

Table 1: Soil Corrosivity Test Results

Sample/Depth	pH	Resistivity (Ohm-cm)	Sulfate Content (ppm)	Chloride Content (ppm)
B-1 @ 0-5’	7.38	1,894	100	100

Caltrans currently defines a corrosive environment as an area where the soil has either a chloride concentration of 500 ppm or greater, a sulfate concentration of 1500 ppm or greater, or has a pH of 5.5 or less. With the exception of MSE walls, soil and water are not tested for chloride and sulfates if the minimum resistivity is greater than 1,100 ohm-cm.

The pH of the soil is 7.38 which is considered mildly alkaline. The soil sulfate and chloride content was less than 100 ppm (0.01% by weight). The minimum soil resistivity detected was 1,894 Ohm-cm. The on-site soils were determined to be not corrosive in accordance with Caltrans Corrosion Guidelines. No specific corrosion mitigation is required for concrete structures designed in accordance with California Amendments to AASHTO LRFD Bridge Design Specifications and Caltrans Standard Specifications.

In accordance with published correlations (see corrosion result sheets in Appendix B), the minimum resistivity indicates the site is considered generally “corrosive” to buried ferrous metals. In accordance with California Building Code, testing indicates that potential for sulfate and chloride attack on concrete structures is considered “negligible”.

Group Delta does not practice in the specialty field of corrosion engineering. If further recommendations for corrosion protection beyond the information provided above are required, it is recommended to contact a qualified corrosion specialist.

4.0 POTENTIAL SEISMIC AND GEOLOGIC HAZARDS

4.1 Seismic Setting

The site is in an area with numerous active earthquake faults. A regional fault map is presented in Figure 6. The two closest active faults to the site are the Raymond Fault, located at an approximate distance of about 1.6-miles north of the project site, and the Verdugo-Eagle Rock Fault located about 2.5-miles northeast of the site. The Raymond Fault extends in an easterly to westerly roughly through South Pasadena and north of Highland Park. To the west, the Raymond Fault trends to the southeast into the Hollywood Fault. The Verdugo-Eagle Rock Fault extends along the southwesterly flank of the Verdugo Mountains to the southerly side of the Pacoima Hills. Other active faults within the area of the site include the Elysian Park (Upper) about 3.4-miles to the south, the Sierra Madre Fault Zone (Sierra Madre C) about 7.5-miles north-northeast, and the Puente Hills (LA) about 6-miles south-southwest.

The subject site is located in a seismically active region of Southern California, and strong seismic shaking should be anticipated within the design life of any structure constructed at the site. Potential seismic hazards include ground surface rupture due to faulting, ground shaking, liquefaction and seismic settlement, slope instability, flooding, and tsunamis. These hazards are discussed in the following sections.

4.2 Ground Surface Rupture

The site is not located within an Alquist-Priolo Earthquake Fault Zone as shown in Figure 7. The closest fault is the Raymond fault located at about 1.6-miles north of the site. Due to lack of any known active fault crossing the site, fault rupture hazard at the site is considered low. The site location on the USGS 2014 Fault Map is shown in Figure 6.

4.3 Liquefaction

Liquefaction involves the sudden loss in strength of a saturated, cohesionless soil (sand and non-plastic silts) caused by the build-up of pore water pressure during cyclic loading, such as produced by an earthquake. This increase in pore water pressure can temporarily transform the soil into a fluid mass, resulting in vertical settlement and can also cause lateral ground deformations. Typically, liquefaction occurs in areas where loose to medium dense sands and silts are present, and where the depth to groundwater is less than 50-feet below ground surface.

The site is not located in a State of California designated Liquefaction Hazard Zone (Figure 7). Due to the presence of tertiary formation and lack of groundwater in the upper 60-feet, the potential for liquefaction is negligible.

4.4 Liquefaction Induced Lateral Spreading

Liquefaction-induced lateral spreading is not a concern for the site, as liquefaction potential is low.

4.5 Landslide

The site is located in a mapped seismic landslide hazard zone as shown in Figure 7. Slope stability is a potential concern for the site and two-dimensional limit equilibrium slope stability analyses were performed to assess the global stability of the slope in the site for the static and seismic conditions. The stability analyses are discussed in Section 5.2.

4.6 Flood Hazard

According to FEMA's National Flood Hazard Map, this site is considered as an area of minimal flood hazard with less than 0.2% annual probability of being flooded.

4.7 Tsunami Hazard

The project site is not within the State of California Tsunami Inundation Map. Due to the relatively high site elevation and distance from shore, tsunami is not a hazard at this site.

4.8 Seismic Design Parameters per CBC 2019/ASCE 7-16

Seismic design acceleration parameters were developed per the 2019 California Building Code (CBC) and ASCE 7-16 (ASCE/SEI 7-16) for the proposed project and are presented in Table 2. Based on the underlying geology and subsurface exploration data the site classification for seismic design is Site Class C per Chapter 20 of ASCE 7-16. The site coordinates used in our seismic hazard analysis are 34.104572 (Latitude) and -118.160000 (Longitude).

Table 2. Mapped Seismic Design Acceleration Parameters

Parameter	Value
Site Class	C
Mapped MCE Spectral Response Acceleration at Short Period (S_S)	2.109g
Mapped MCE Spectral Response Acceleration at Period of 1 Second (S_1)	0.717g
Site Coefficient, F_a	1.2
Site Coefficient, F_v	1.4
Adjusted MCE Spectral Response Acceleration at Short Period (S_{MS})	2.531g
Adjusted MCE Spectral Response Acceleration at 1.0 Second (S_{M1})	1.004g
Design Earthquake Spectral Response Acceleration at Short Period (S_{DS})	1.687g
Design Earthquake Spectral Response Acceleration at 1.0 Second (S_{D1})	0.669g
MCE Geometric Mean Peak Ground Acceleration Adjusted for Site Class (PGA_M)	1.102g

Peak Ground Acceleration (PGA) for the design earthquake is taken as 2/3 of PGA_M = 0.73g.

5.0 DISCUSSION AND RECOMMENDATIONS

5.1 Foundation

The water in the existing tank is supported on a 6 inch thick reinforced concrete floor slab, the walls are supported on a 3 foot wide continuous ring wall footing, and the roof is supported on the ring wall and 7 square interior column footings ranging from about 7.5 to 8 feet wide.

5.1.1 Bearing Capacity

As shown in Figures 4A and 4B, the tank is supported in cut within the formational material, which has more than adequate bearing capacity. Design bearing pressures were not found in the as-built plans. For all existing footings, an allowable bearing capacity of 5 ksf may be used, which has a factor of safety of more than 3 on ultimate values. The allowable bearing pressure may be increased by one-third for short-term wind or seismic loads. Settlement of footings loaded to the allowable bearing pressure (not considering settlement due to water weight over the entire footprint) is estimated at ¼ inch or less. Settlement from weight of water over the footprint is discussed in the next section.

5.1.2 Settlement

The tank is supported on cut in very dense / hard formational soils. During original construction, the structure would have settled under the self-weight of the structure itself, plus the full depth of water when the tank was first filled. We estimate that the average loading over the tank bottom may be on the order of 2,250 psf, including concrete and water weight. Based on estimated shear wave velocity, and using 15% of the estimated low strain modulus, the

settlement of the entire tank loading was estimated to range from about 1 to 1.5 inches in the center of tank, and from about ½ inch to ¾ inch around the perimeter, with a differential settlement of about ½ inch to ¾ inch between the center and perimeter. Additional settlement due to load concentration under the footings is estimated to be less than about ¼ inch and not significant compared to the overall settlement due to tank and water weight. Differential settlement between interior footings is estimated at less than ½ inch, and between interior footings and ring wall less than ½ inch. Total and differential settlement due to seismic shaking is expected to be negligible.

Modulus of Subgrade Reaction (K) is defined as the applied bearing pressure (q) divided by the corresponding settlement (δ), or $K = q / \delta$. If needed, the modulus of subgrade reaction for ring wall footing may be taken as 300 kcf, for the column footings may be taken as 240 kcf, and for the tank as a whole (under water loading) may be taken as 22.5 kcf based on settlement analysis. No additional adjustment for size effect is needed.

Note that, from our field visit, it appears that the backfill surrounding the reservoir may have settled up to about 6-inches relative to the reservoir and manhole over the years, as evidenced by the visible line of asphalt remnants on the tank perimeter and differential movement between asphalt concrete and manhole (see photos in Appendix D). The apparent differential movement between pavement and reservoir is explained by the fill settling significantly, and the reservoir and manhole settling much less or not at all due to both being founded on cut in low compressibility bedrock.

5.1.3 Lateral Resistance

Resistance to lateral loads can be provided by friction developed between the bottom of footings and the supporting soil, and by the passive soil pressure developed on the face of the footing. An ultimate passive resistance (factor of safety = 1) of 400 psf per foot of depth may be used. The amount of movement required to mobilize ultimate passive resistance is equal to 2% of the height of the pressure surface upon which the passive pressure acts. For lesser movement, the mobilized passive resistance should be reduced by the ratio of allowable movement to ultimate movement. For cast-in-place concrete on native soils an ultimate coefficient of friction of 0.57 may be used for lateral sliding resistance of footings.

5.2 Slope Stability

Two-dimensional limit equilibrium slope stability analyses were performed using the computer program SLIDE, Version 7 (RocScience) to assess the global stability of the overall slope for both static and seismic conditions. The analyses were performed using the Spencer method of slices. Global stability under seismic loading conditions were conducted using a pseudo-static horizontal acceleration coefficient (k_h) of ½ x PGA = 0.367. Slope stability calculations are presented in Appendix C. Strength parameters were selected considering the results of laboratory direct shear testing as shown in Appendix B. The computed factor of safety for the static and seismic loading

conditions are 2.67 and 1.19, respectively, which satisfies the minimum factor of safety requirements of California Building Code (CBC) 2019, so the slope within which the tank is supported is considered statically and seismically stable.

5.3 Lateral Earth Pressures

The backfill around the tank wall exerts soil pressures on the tank. The tank is considered a rigid structure, so at-rest conditions apply. The tank was backfilled with soils that have significant clay content, which is not normally recommended. There is significant uncertainty in earth pressures from clayey soils. Typically earth pressures on buried rigid structures can be taken as triangular (equivalent fluid), rectangular (uniform), or trapezoidal. Due to the uncertainty and relatively clayey wall backfill, it is recommended to utilize the trapezoidal pressure diagram shown in Figure 8 to represent soil pressures outside the tank walls, and in addition, it is suggested that an equivalent fluid method be used to verify which of the two cases is more critical, using the following parameters:

- Unit Weight = 120 pcf
- Coefficient of Lateral Earth Pressure At-Rest, Ko = 0.5
- At-Rest Equivalent Fluid Unit Weight = 60 pcf

Lateral pressure from uniform vertical surcharge loads at the ground surface may be taken as a uniform lateral pressure equal to 50% of the vertical pressure.

6.0 LIMITATIONS

The conclusions and recommendations contained in this report are professional opinions, intended for the use of AKD Consulting and subconsultants. The recommendations should not be extrapolated to areas not covered by this report or used for other facilities without the review and approval of Group Delta Consultants.

Our investigation and evaluations were performed in accordance with generally accepted local standards using that degree of care and skill ordinarily exercised under similar circumstances by reputable geotechnical consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this report.

7.0 REFERENCES

American Society for Testing and Materials, ASTM International (ASTM), 2008, Annual Book of Standards, Volumes 4.08 and 4.09, Soil and Rock.

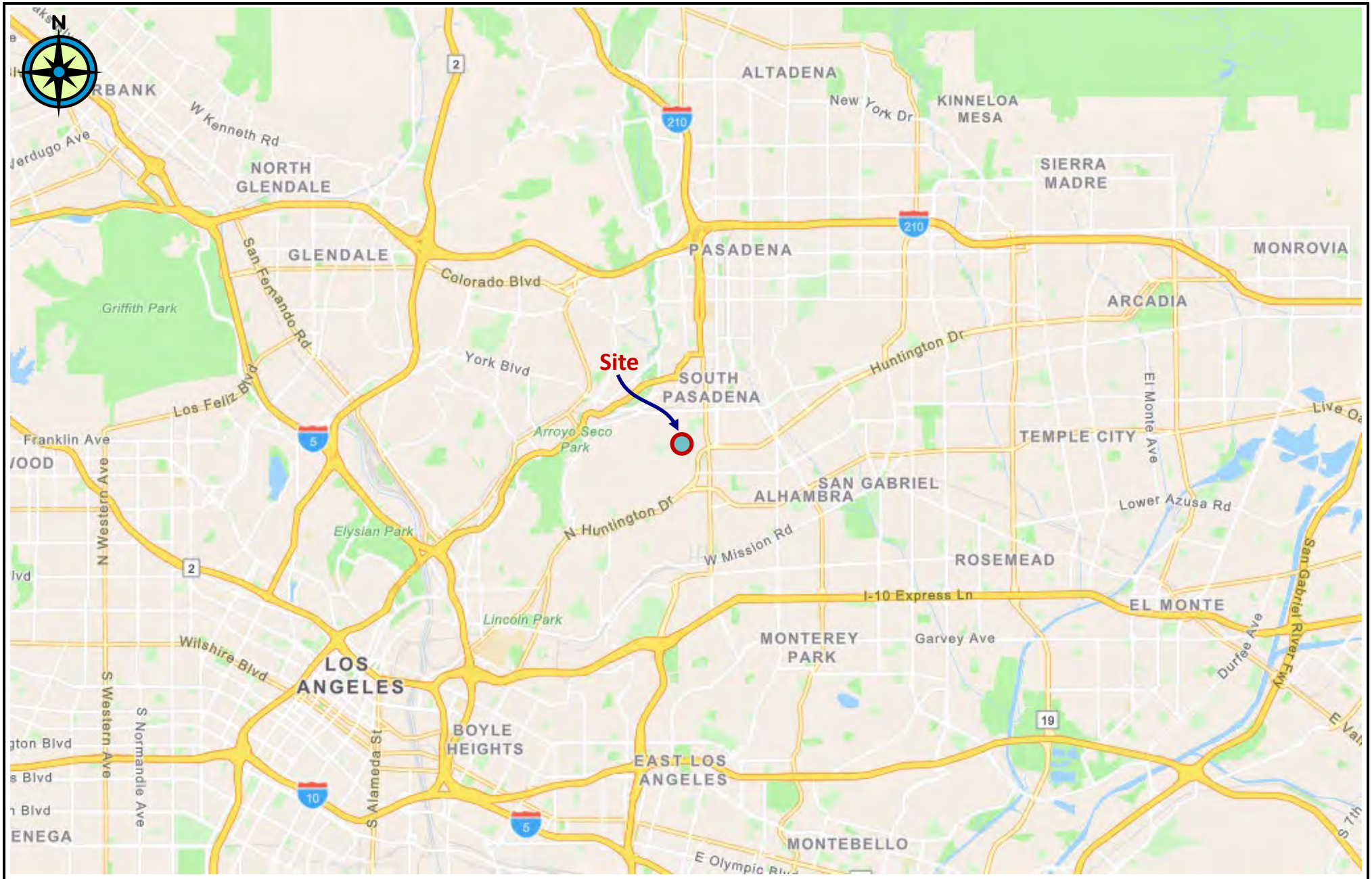
California Building Code (CBC), California Code of Regulations, Title 24, Part 2, Volume 2 of 2, California Building Standards Commission, Sacramento, California, 2019.

Department of Conservation (1998). Seismic Hazard Zone Report for the Los Angeles 7.5-Minute Quadrangle, Los Angeles County, California.

Dibblee, T.W., and Ehrenspeck, H.E., ed. (1989). Geologic map of the Los Angeles quadrangle, Los Angeles County, California. Dibblee Foundation Map DF-22.

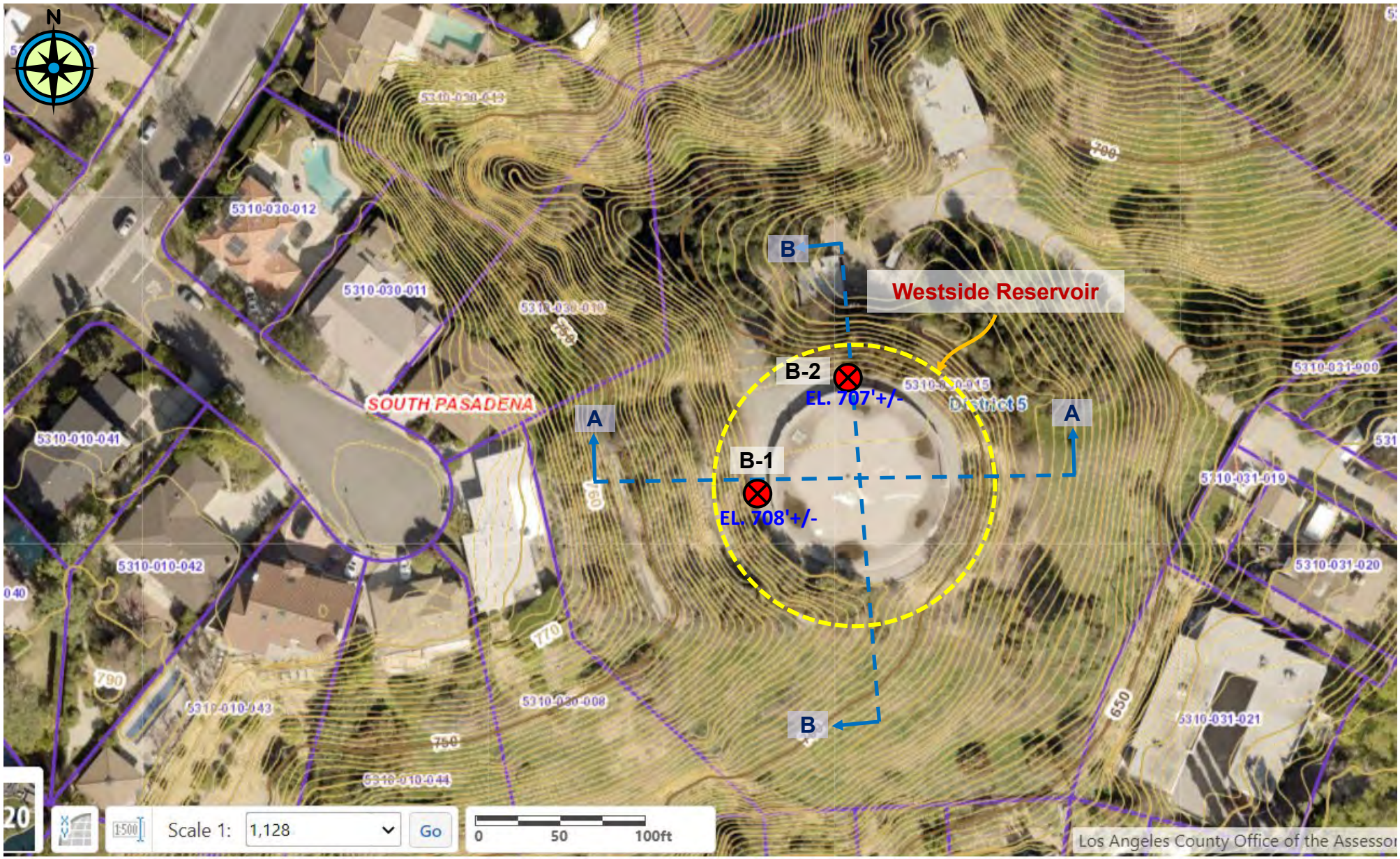
Greenbook, Standard Specifications for Public Works Construction, 2018.

Occupational Safety and Health Administration (OSHA), United States Department of Labor, 2018.



Reference: Google Map

GROUP DELTA	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS 32 MAUCHLY, SUITE B IRVINE, CA 92618, (949) 450-2100	**FIGURE NUMBER** 1
	PROJECT NAME Westside Reservoir Seismic & Structural Evaluation South Pasadena, California	**PROJECT NUMBER** IR794
	SITE VICINITY MAP	



Reference: https://apps.gis.lacounty.gov/m/?viewer=GISViewer/

B-#

⊗ Approximate Boring Location

Note:
1. The elevation contours in this figure are based on NAVD88.
2. The elevation datum for the as-built drawings (July 1963) are likely NGVD29 (add about 2 to 2.5' to as-built elevations to approximate NAVD88 elevations).

GROUP DELTA

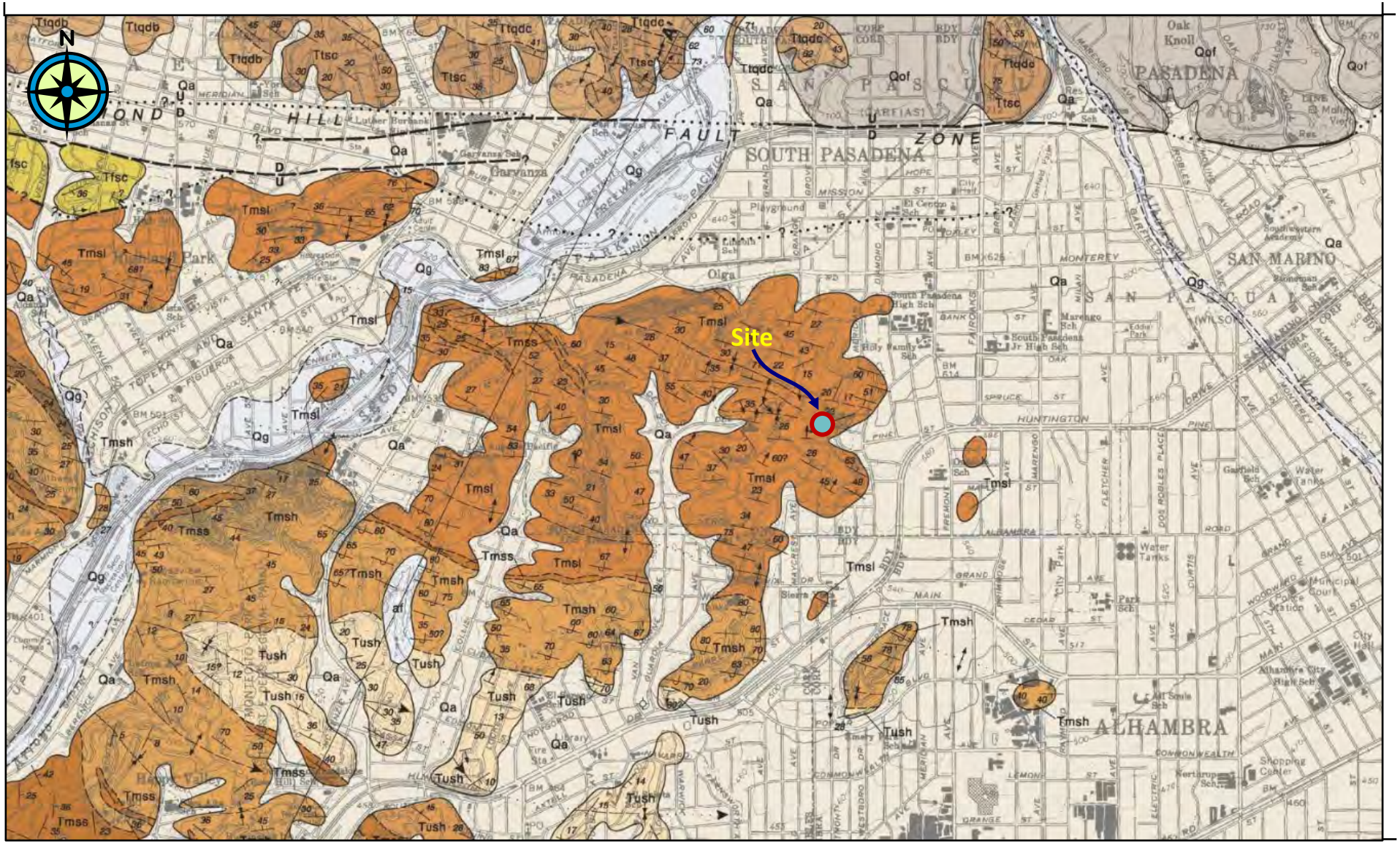
GROUP DELTA CONSULTANTS, INC.
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FIGURE NUMBER 2

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER IR794

SITE AERIAL PHOTO & EXPLORATION LOCATION PLA 286



Reference: Dibblee, T.W., and Ehrenspeck, H.E., ed. (1989). Geologic map of the Los Angeles quadrangle, Los Angeles County, California. Dibblee Foundation Map DF-22.

Legend:

Qa – Alluvium: unconsolidated floodplain deposits of silt, sand and gravel
Qg – Alluvial clay and sand of valley areas
Tmsl – Gray, micaceous silty shale and siltstone (Monterey Formation)

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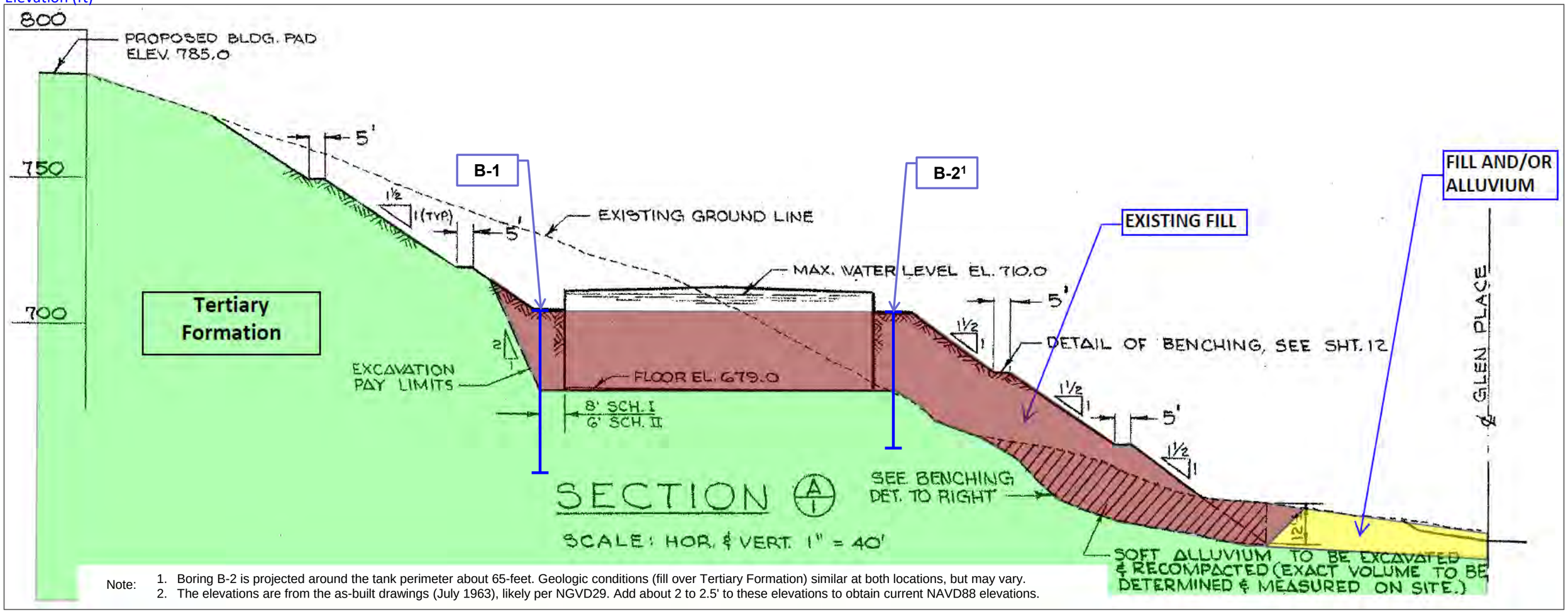
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FIGURE NUMBER 3

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER IR794

REGIONAL GEOLOGIC MAP



Note:
1. Boring B-2 is projected around the tank perimeter about 65-feet. Geologic conditions (fill over Tertiary Formation) similar at both locations, but may vary.
2. The elevations are from the as-built drawings (July 1963), likely per NGVD29. Add about 2 to 2.5' to these elevations to obtain current NAVD88 elevations.

Not to Scale

GROUP DELTA

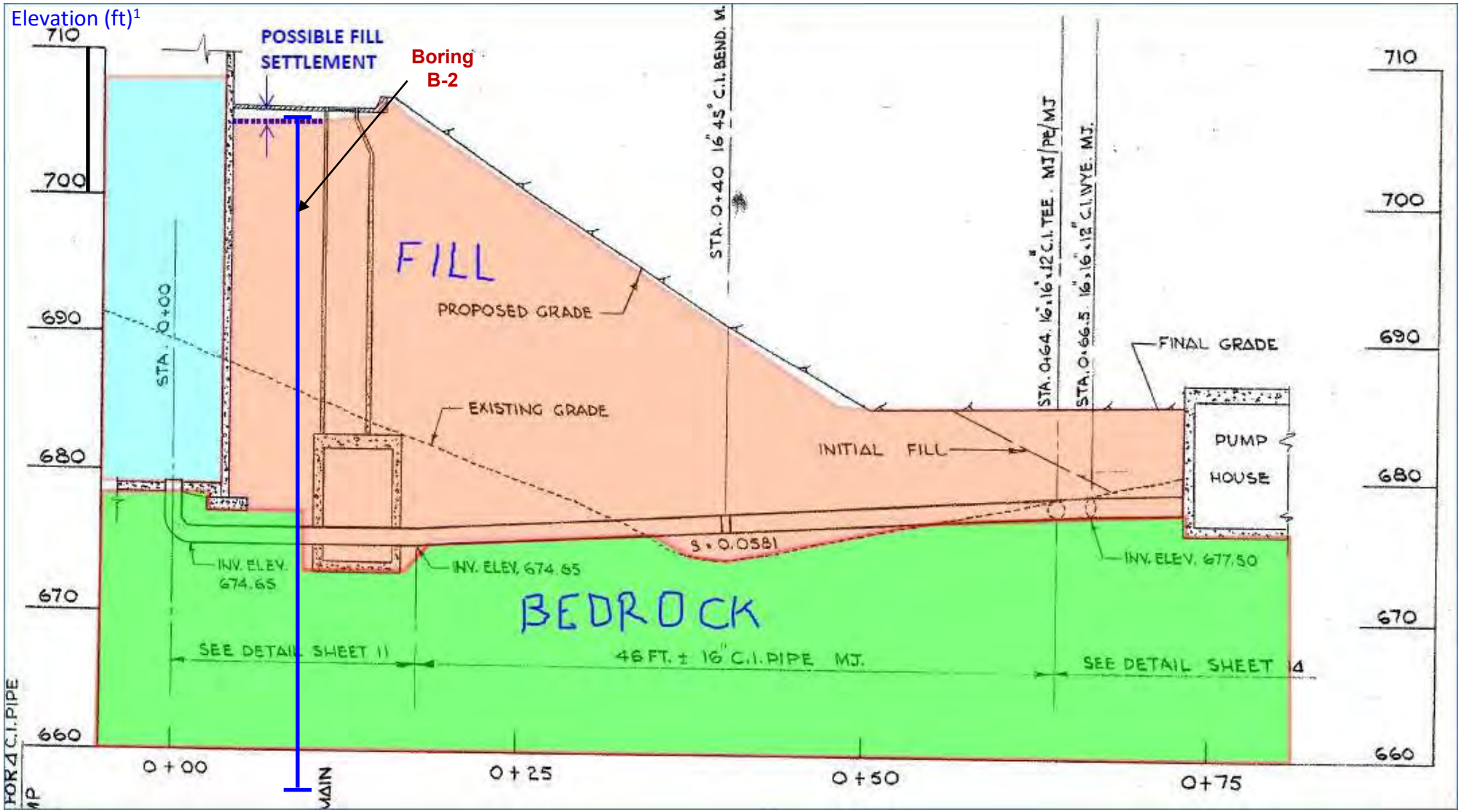
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FIGURE NUMBER 4A

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER IR794

INTERPRETED SUBSURFACE PROFILE THROUGH SECTION 288



Not to Scale

Note:

1. The elevations are from the as-built drawings (July 1963), likely per NGVD29. Add about 2 to 2.5' to these elevations to obtain current NAVD88 elevations.

GROUP DELTA

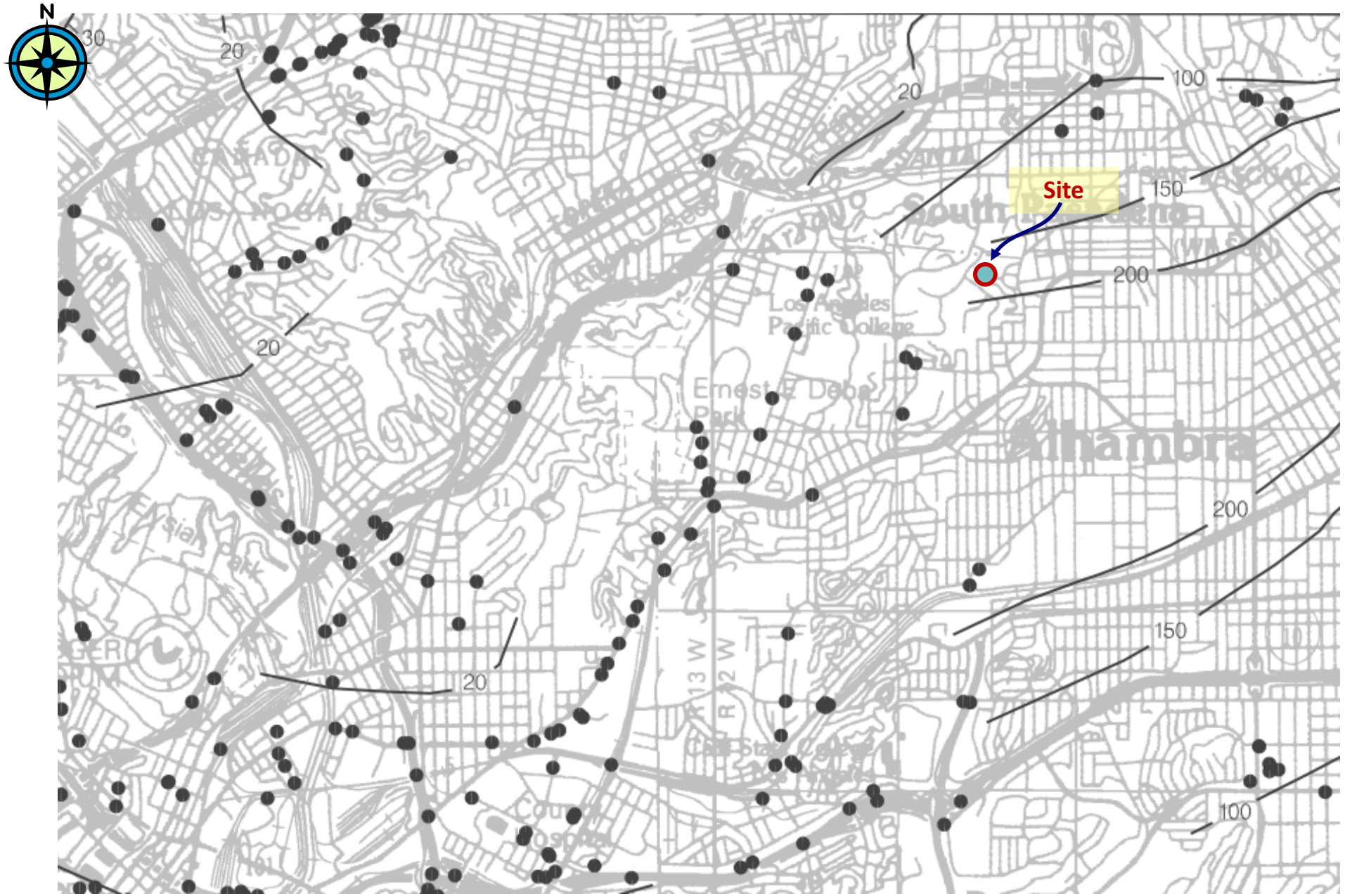
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FIGURE NUMBER 4B

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER IR794

INTERPRETED SUBSURFACE PROFILE THROUGH SECTION 289



Reference: Department of Conservation (1998). Seismic Hazard Zone Report for the Los Angeles 7.5-Minute Quadrangle, Los Angeles County, California.

● Borehole Site

30 Depth to ground water in feet

GROUP DELTA

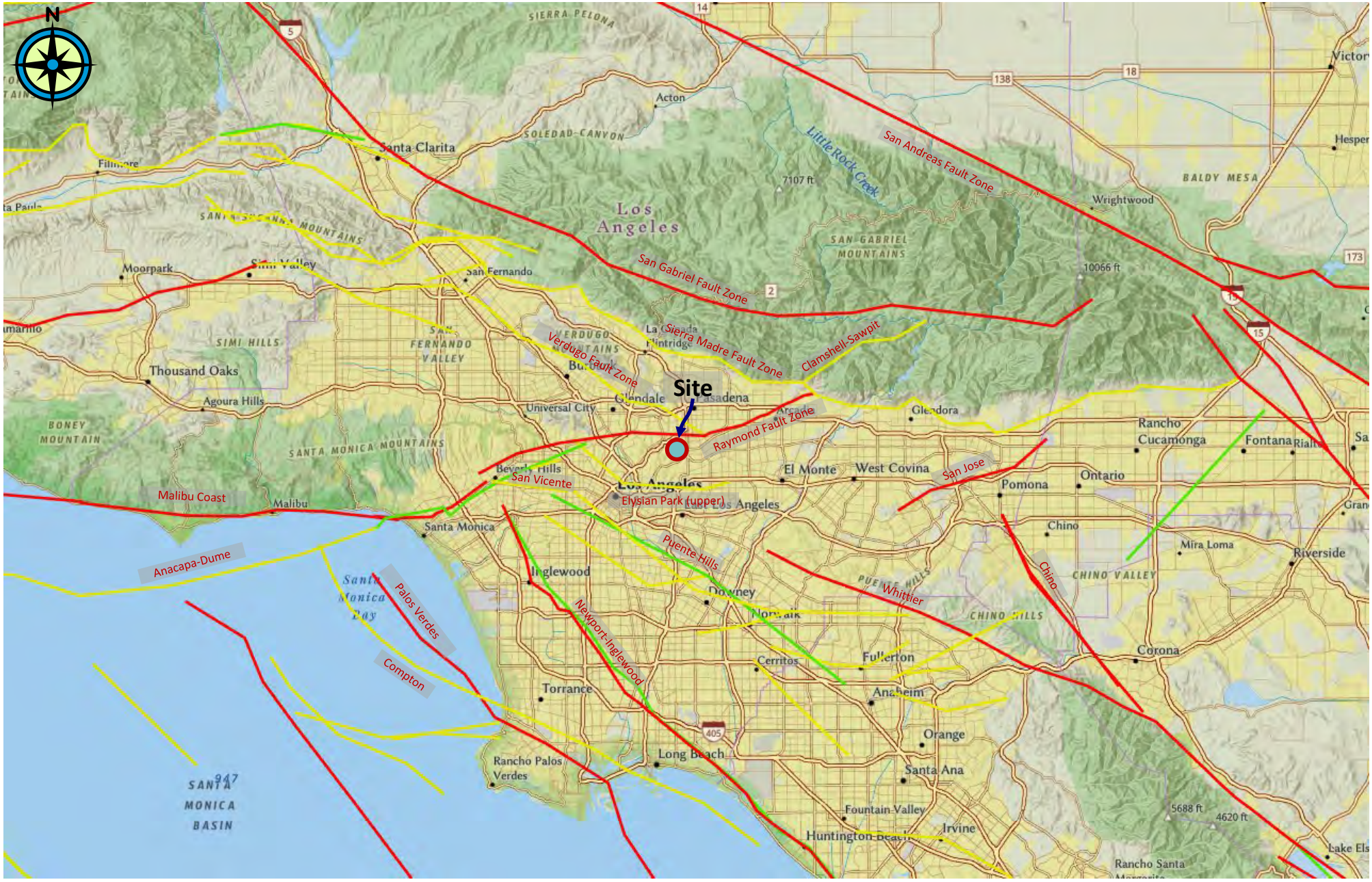
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FIGURE NUMBER 5

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER IR794

HISTORICALLY HIGHEST GROUNDWATER MAP



Reference: https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf

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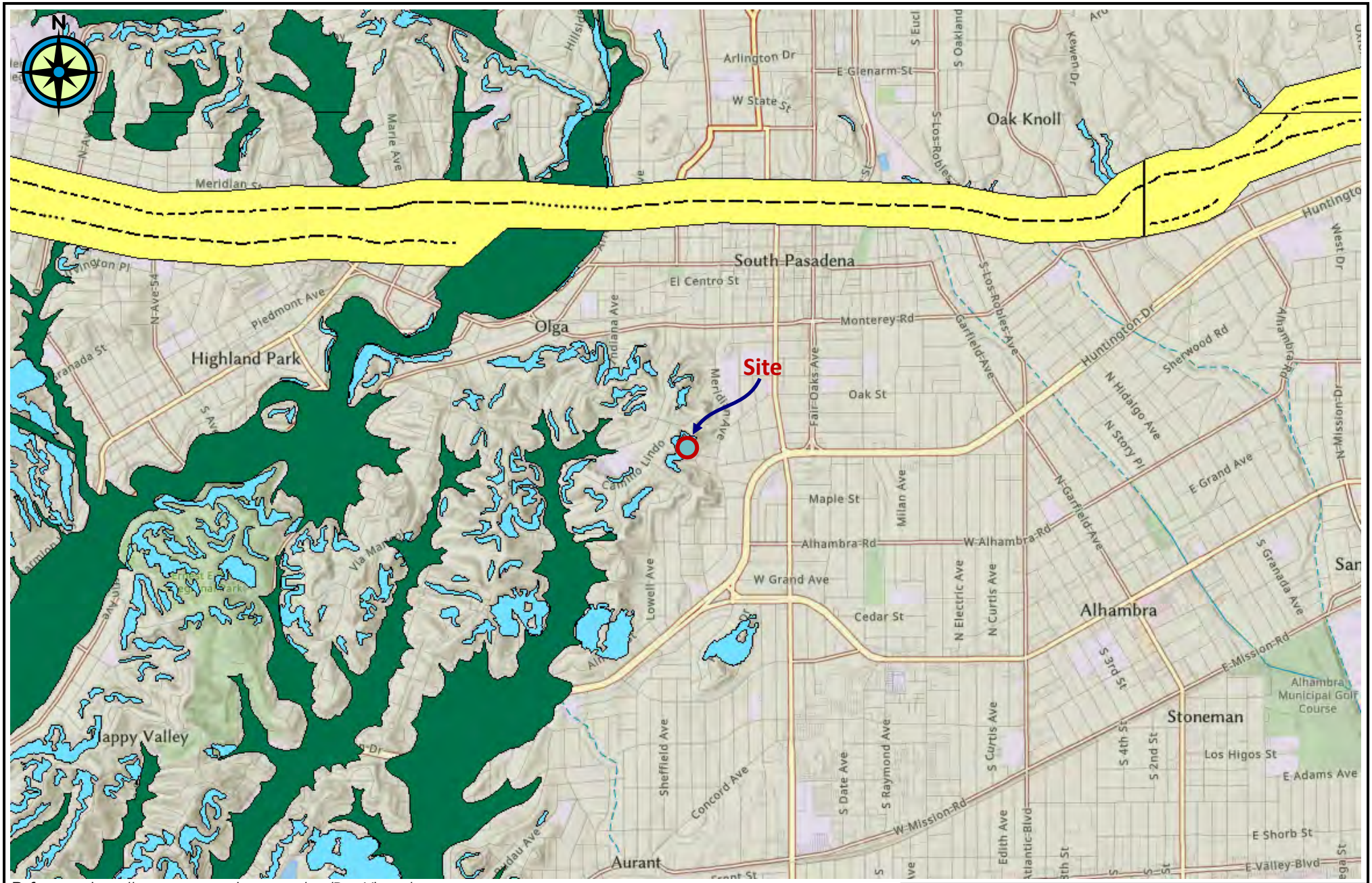
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FIGURE NUMBER
6

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER
IR794

NSHM 2014 FAULT MAP



Reference: https://maps.conservation.ca.gov/cgs/DataViewer/

Legend:

- Alquist-Priolo Fault Hazard Zones
- Landslide Zones
- Liquefaction Zones

Fault Traces

- Accurately Located
- Approximately Located
- Approximately Located, Queried
- Inferred
- Inferred, Queried
- Concealed
- Concealed, Queried
- Aerial Photo Lineament

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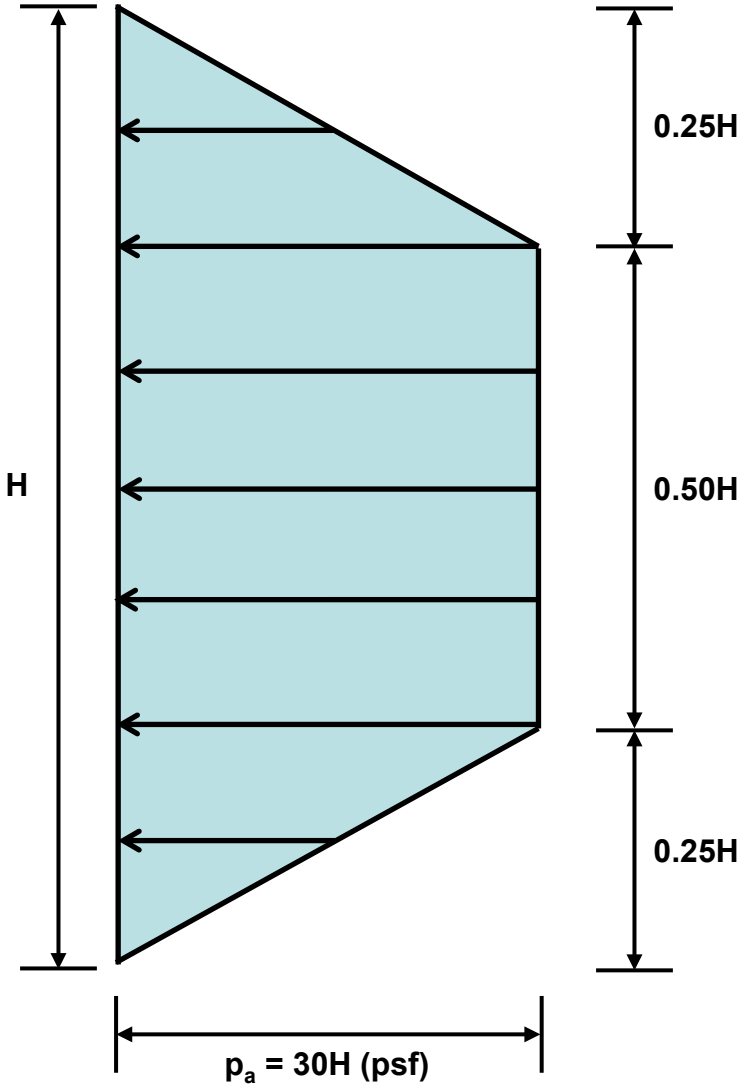
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IRVINE, CA 92618, (949) 450-2100

FIGURE NUMBER 7

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER IR794

SEISMIC HAZARD ZONES



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FIGURE NUMBER
8

PROJECT NAME
Westside Reservoir Seismic & Structural Evaluation
South Pasadena, California

PROJECT NUMBER
IR794

APPARENT PRESSURE ENVELOPE FOR BURIED RIGID STRUCTURE WITH CLAYEY BACKFILL

APPENDIX A
FIELD INVESTIGATION

APPENDIX A
FIELD INVESTIGATION

APPENDIX A
FIELD INVESTIGATION

INTRODUCTION

The subsurface conditions at the project site were investigated by performing borings and geophysics as described below. A summary of field explorations (Table A-1), boring record legend, key for soil classification, boring records, drive hammer energy calibrations, and other relevant information are presented in the attachments to this appendix. Specific details for each boring are presented in the title block of each boring record.

Prior to beginning the exploration program, access permission and drilling permits were obtained as necessary. Subsurface utility maps were reviewed prior to selecting locations for subsurface investigations. Underground Service Alert (USA) was notified, and each exploration location was cleared for underground utilities using geophysical techniques as needed. Approved traffic control plans were implemented where necessary during field activities. The exploration methods are described in the following sections.

SOIL DRILLING AND SAMPLING

Drilling, Logging, and Soil / Rock Classification

Borings were performed by Group Delta's drilling subcontractors under the continuous technical supervision of a Group Delta field engineer or geologist, who visually inspected the soil samples, maintained detailed records of the borings, measured groundwater levels, and visually / manually classified the soils in accordance with the ASTM D 2488 and the Unified Soil Classification System (USCS). Logging and classification was performed in general accordance with Caltrans "Soil and Rock Logging, Classification, and Presentation Manual (2010 Edition)". A Boring Record Legend, Key for Soil Classification, and boring records are presented in the attachments to this appendix.

Sampling

Bulk samples of soil cuttings were collected at selected depths and drive and/or push samples were collected at a typical interval of 5 feet from the borings (closer or wider sample spacing was employed where considered necessary or appropriate). The sampling was performed using Standard Penetration Test (SPT) samplers in accordance with ASTM D 1586, Ring-Lined "California" Split Barrel samplers in accordance with ASTM D 3550, and/or Thin-Walled "Shelby" Tube Samplers in accordance with ASTM D 1587.

Bulk samples were collected from auger cuttings and placed in plastic bags.

SPT drive samples were obtained using a 2-inch outside diameter and 1.375-inch inside diameter split-spoon sampler without lining. The soil recovered from the SPT sampling was sealed in plastic bags to preserve the natural moisture content.

Modified California ("MODCAL") drive samples were collected with a 3.0 inch outside diameter (OD) (unless indicated otherwise on the boring record) ring-lined split barrel sampler with a 2.42-inch inside diameter (ID) cutting shoe. The sampler barrel is lined with 18-inches of metal rings for sample collection and has an additional length of waste barrel. Stainless steel or brass liner rings for sample collection are 1-inch high, 2.42-inch inside diameter, and 2.5-inch outside diameter. California samples were removed from the sampler, retained in the metal rings, and placed in sealed plastic canisters to prevent loss of moisture.

At each sampling interval, the drive samplers were fitted onto sampling rod, lowered to the bottom of the boring, and driven 18 inches or to refusal (50 blows per 6 inches) with a 140-lb hammer free-falling a height of 30-inches (unless otherwise indicated on the boring record).

Shelby tube samplers (if used) were pushed to collect undisturbed samples of soft to stiff cohesive soils where encountered. The samples were secured within the tubes and the tubes were sealed with plastic caps and electric tape in the field to prevent moisture loss.

Compared to the SPT, the California sampler provides less disturbed samples. Shelby Tubes provide the least sample disturbance and are considered undisturbed.

Penetration Resistance

SPT blow counts adjusted to 60% hammer efficiency (N_{60}) are routinely used as an index of the relative density of coarse-grained soils, and are sometimes used (but less reliable) to estimate consistency of cohesive soils. For samples collected using non-SPT samplers, different hammer weight and drop height, and/or efficiency different than 60%, correction factors can be applied to estimate the equivalent SPT N60 value following the approach of Burmister (1948) as follows:

$$N^*_{60} = N_R * C_E * C_H * C_S$$

where

N^*_{60} = equivalent SPT N_{60}

N_R = Raw Field Blowcount (blows per foot)

C_E = Hammer Efficiency Correction = Er_i / 60%

C_H = Hammer Energy Correction = (W * H) / (140 lb * 30 in)

C_S = Sampler Size Correction = $[(2.0\text{ in})^2-(1.375\text{ in})^2]/[D_o^2-D_i^2]$

Er_i = hammer efficiency, %

W= actual drive hammer weight, lbs

H = actual drive hammer drop, inch

D_o, D_i = actual sampler outside and inside diameter, respectively, inches

Burmister's correction assumes that penetration resistance (blowcount) is inversely proportional to the hammer energy. For a hammer other than a 140# hammer with 30" drop the hammer energy correction is equal to the ratio of the theoretical hammer energy (weight times drop) to the theoretical SPT hammer energy, or C_H = (W * H) / (140 lb * 30 in).

Burmister's correction assumes that penetration resistance (blowcount) is proportional to the annular end area of the drive sampler. For example, California drive samplers with Do=3 inch and Di=2.42 inch the sampler size correction factor is the ratio of the annular area of an SPT split spoon to that of the California Sampler, or C_S =[2.02-1.3752]/[32-2.422] = 0.67.

To normalize the field SPT and California blowcounts to a hammer with 60% efficiency, an energy correction factor equal to Hammer Efficiency (%) / 60% was applied to the field blowcounts. Hammer efficiency was determined by Pile Driving Analyzer (PDA) measurement and/or by published correlations with the CME Automatic Hammer blow count rate (USBR, 1999). Hammer efficiency measurements are presented in the attachments to this appendix.

The correction factors applied to obtain N^*_{60} are shown in the "NOTES" section of the boring record title block. Corrected N^*_{60} are primarily used, with due engineering judgment, for qualitative assessment of in place density or consistency.

Relative Density and Consistency

Equivalent SPT N^*_{60} values were used as the basis for classifying relative density of granular/cohesionless soils. Wherever possible consistency classification of cohesive soils was based on undrained shear strength estimated in the field with a pocket penetrometer and/or Torvane or by testing in the laboratory. Where pocket penetrometer or other tests could not be performed, consistency of cohesive soils was estimated by correlations to Equivalent SPT N^*_{60}. The correlations for consistency and relative density are shown in the Boring Record Legend in the attachments to this appendix. Drive sample field blow counts, SPT N^*_{60} values, pocket penetrometer/Torvane readings, and corresponding density/consistency classifications are presented on the boring records.

Borehole Abandonment

At the completion of the drilling groundwater was measured (where possible) and the borings were abandoned by backfilling the borehole with as indicated on the records. The surface was

patched with quickset concrete, as necessary. Notes describing the borehole abandonment are presented in the title block of each boring record.

Sample Handling and Transport

Geotechnical samples were sealed to prevent moisture loss, packed in appropriate protective containers, and transported to the geotechnical laboratory for further examination and geotechnical testing.

Laboratory Testing

The soil samples were further examined and tested in the laboratory and classified in accordance with the Unified Soil Classification System following ASTM D 2487 and D 2488 (see the Key for Soil Classification in the attachments to this appendix). Field classifications presented on the records were modified where necessary on the basis of the laboratory test results. Descriptions of the laboratory tests performed and a summary of the results are presented in Appendix B.

LIST OF ATTACHMENTS

Tables

Summary of Field Explorations

Figures

Boring Record Legend

Key for Soil Classification

Boring Records

Hammer Efficiency Calibrations

Summary of Field Explorations

Table A-1: Summary of Field Explorations

Exploration No.	Exploration		Ground Surface Elevation (feet)	Total Depth (feet)	Groundwater	
	Latitude	Longitude			Depth (feet)	Elevation (feet)
B-1	34.104485	-118.160172	708	56.5	N/E	N/E
B-2	34.104688	-118.159986	707	46.5	N/E	N/E

Notes: N/E = Not Encountered

Boring Record Legend, Key for Soil Classification, and Boring Records

SOIL IDENTIFICATION AND DESCRIPTION SEQUENCE

Sequence		Refer to Section		Required	Optional
		Field	Lab		
1	Group Name	2.5.2	3.2.2	●	
2	Group Symbol	2.5.2	3.2.2	●	
	Description Components				
3	Consistency of Cohesive Soil	2.5.3	3.2.3	●	
4	Apparent Density of Cohesionless Soil	2.5.4		●	
5	Color	2.5.5		●	
6	Moisture	2.5.6		●	
7	Percent or Proportion of Soil	2.5.7	3.2.4	●	◍
	Particle Size	2.5.8	2.5.8	●	◍
	Particle Angularity	2.5.9			○
	Particle Shape	2.5.10			○
8	Plasticity (for fine-grained soil)	2.5.11	3.2.5		○
9	Dry Strength (for fine-grained soil)	2.5.12			○
10	Dilatency (for fine-grained soil)	2.5.13			○
11	Toughness (for fine-grained soil)	2.5.14			○
12	Structure	2.5.15			○
13	Cementation	2.5.16		●	
14	Percent of Cobbles and Boulders	2.5.17		●	
	Description of Cobbles and Boulders	2.5.18		●	
15	Consistency Field Test Result	2.5.3		●	
16	Additional Comments	2.5.19			○

Describe the soil using descriptive terms in the order shown

Minimum Required Sequence:

USCS Group Name (Group Symbol); Consistency or Density; Color; Moisture; Percent or Proportion of Soil; Particle Size; Plasticity (optional).

◍ = optional for non-Caltrans projects

Where applicable:

Cementation; % cobbles & boulders;
Description of cobbles & boulders;
Consistency field test result

Ref.: Caltrans Soil and Rock Logging Classification, and Presentation Manual (2010)

HOLE IDENTIFICATION

Holes are identified using the following convention:

H-YY-NNN

Where:
H: Hole Type Code
YY: 2-digit year
NNN: 3-digit number (001-999)

Hole Type Code	Description
A	Auger boring (hollow or solid stem, bucket)
R	Rotary drilled boring (conventional)
RC	Rotary core (self-cased wire-line, continuously-sampled)
RW	Rotary core (self-cased wire-line, not continuously sampled)
P	Rotary percussion boring (Air)
HD	Hand driven (1-inch soil tube)
HA	Hand auger
D	Driven (dynamic cone penetrometer)
CPT	Cone Penetration Test
O	Other (note on LOTB)

Description Sequence Examples:

SANDY lean CLAY (CL); very stiff; yellowish brown; moist; mostly fines; some SAND, from fine to medium; few gravels; medium plasticity; PP=2.75.

Well-graded SAND with SILT and GRAVEL and COBBLES (SW-SM); dense; brown; moist; mostly SAND, from fine to coarse; some fine GRAVEL; few fines; weak cementation; 10% GRANITE COBBLES; 3 to 6 inches; hard; subrounded.

Clayey SAND (SC); medium dense, light brown; wet; mostly fine sand,; little fines; low plasticity.

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BORING RECORD LEGEND #1

GROUP SYMBOLS AND NAMES

Graphic / Symbol	Group Names
GW	Well-graded GRAVEL Well-graded GRAVEL with SAND
GP	Poorly graded GRAVEL Poorly graded GRAVEL with SAND
GW-GM	Well-graded GRAVEL with SILT Well-graded GRAVEL with SILT and SAND
GW-GC	Well-graded GRAVEL with CLAY (or SILTY CLAY) Well-graded GRAVEL with CLAY and SAND (or SILTY CLAY and SAND)
GP-GM	Poorly graded GRAVEL with SILT Poorly graded GRAVEL with SILT and SAND
GP-GC	Poorly graded GRAVEL with CLAY (or SILTY CLAY) Poorly graded GRAVEL with CLAY and SAND (or SILTY CLAY and SAND)
GM	SILTY GRAVEL SILTY GRAVEL with SAND
GC	CLAYEY GRAVEL CLAYEY GRAVEL with SAND
GC-GM	SILTY, CLAYEY GRAVEL SILTY, CLAYEY GRAVEL with SAND
SW	Well-graded SAND Well-graded SAND with GRAVEL
SP	Poorly graded SAND Poorly graded SAND with GRAVEL
SW-SM	Well-graded SAND with SILT Well-graded SAND with SILT and GRAVEL
SW-SC	Well-graded SAND with CLAY (or SILTY CLAY) Well-graded SAND with CLAY and GRAVEL (or SILTY CLAY and GRAVEL)
SP-SM	Poorly graded SAND with SILT Poorly graded SAND with SILT and GRAVEL
SP-SC	Poorly graded SAND with CLAY (or SILTY CLAY) Poorly graded SAND with CLAY and GRAVEL (or SILTY CLAY and GRAVEL)
SM	SILTY SAND SILTY SAND with GRAVEL
SC	CLAYEY SAND CLAYEY SAND with GRAVEL
SC-SM	SILTY, CLAYEY SAND SILTY, CLAYEY SAND with GRAVEL
PT	PEAT
	COBBLES COBBLES and BOULDERS BOULDERS

Graphic / Symbol	Group Names
CL	Lean CLAY Lean CLAY with SAND Lean CLAY with GRAVEL SANDY lean CLAY SANDY lean CLAY with GRAVEL GRAVELLY lean CLAY GRAVELLY lean CLAY with SAND
CL-ML	SILTY CLAY SILTY CLAY with SAND SILTY CLAY with GRAVEL SANDY SILTY CLAY SANDY SILTY CLAY with GRAVEL GRAVELLY SILTY CLAY GRAVELLY SILTY CLAY with SAND
ML	SILT SILT with SAND SILT with GRAVEL SANDY SILT SANDY SILT with GRAVEL GRAVELLY SILT GRAVELLY SILT with SAND
OL	ORGANIC lean CLAY ORGANIC lean CLAY with SAND ORGANIC lean CLAY with GRAVEL SANDY ORGANIC lean CLAY SANDY ORGANIC lean CLAY with GRAVEL GRAVELLY ORGANIC lean CLAY GRAVELLY ORGANIC lean CLAY with SAND
OL	ORGANIC SILT ORGANIC SILT with SAND ORGANIC SILT with GRAVEL SANDY ORGANIC SILT SANDY ORGANIC SILT with GRAVEL GRAVELLY ORGANIC SILT GRAVELLY ORGANIC SILT with SAND
CH	Fat CLAY Fat CLAY with SAND Fat CLAY with GRAVEL SANDY fat CLAY SANDY fat CLAY with GRAVEL GRAVELLY fat CLAY GRAVELLY fat CLAY with SAND
MH	Elastic SILT Elastic SILT with SAND Elastic SILT with GRAVEL SANDY elastic SILT SANDY elastic SILT with GRAVEL GRAVELLY elastic SILT GRAVELLY elastic SILT with SAND
OH	ORGANIC fat CLAY ORGANIC fat CLAY with SAND ORGANIC fat CLAY with GRAVEL SANDY ORGANIC fat CLAY SANDY ORGANIC fat CLAY with GRAVEL GRAVELLY ORGANIC fat CLAY GRAVELLY ORGANIC fat CLAY with SAND
OH	ORGANIC elastic SILT ORGANIC elastic SILT with SAND ORGANIC elastic SILT with GRAVEL SANDY elastic ELASTIC SILT SANDY ORGANIC elastic SILT with GRAVEL GRAVELLY ORGANIC elastic SILT GRAVELLY ORGANIC elastic SILT with SAND
OL/OH	ORGANIC SOIL ORGANIC SOIL with SAND ORGANIC SOIL with GRAVEL SANDY ORGANIC SOIL SANDY ORGANIC SOIL with GRAVEL GRAVELLY ORGANIC SOIL GRAVELLY ORGANIC SOIL with SAND

FIELD AND LABORATORY TESTS

C	Consolidation (ASTM D 2435-04)
CL	Collapse Potential (ASTM D 5333-03)
CP	Compaction Curve (CTM 216 - 06)
CR	Corrosion, Sulfates, Chlorides (CTM 643 - 99; CTM 417 - 06; CTM 422 - 06)
CU	Consolidated Undrained Triaxial (ASTM D 4767-02)
DS	Direct Shear (ASTM D 3080-04)
EI	Expansion Index (ASTM D 4829-03)
M	Moisture Content (ASTM D 2216-05)
OC	Organic Content (ASTM D 2974-07)
P	Permeability (CTM 220 - 05)
PA	Particle Size Analysis (ASTM D 422-63 [2002])
PI	Liquid Limit, Plastic Limit, Plasticity Index (AASHTO T 89-02, AASHTO T 90-00)
PL	Point Load Index (ASTM D 5731-05)
PM	Pressure Meter
PP	Pocket Penetrometer
R	R-Value (CTM 301 - 00)
SE	Sand Equivalent (CTM 217 - 99)
SG	Specific Gravity (AASHTO T 100-06)
SL	Shrinkage Limit (ASTM D 427-04)
SW	Swell Potential (ASTM D 4546-03)
TV	Pocket Torvane
UC	Unconfined Compression - Soil (ASTM D 2166-06) Unconfined Compression - Rock (ASTM D 2938-95)
UU	Unconsolidated Undrained Triaxial (ASTM D 2850-03)
UW	Unit Weight (ASTM D 4767-04)
VS	Vane Shear (AASHTO T 223-96 [2004])

SAMPLER GRAPHIC SYMBOLS

- Standard Penetration Test (SPT)
- Standard California Sampler
- Modified California Sampler
- Shelby Tube
- Piston Sampler
- NX Rock Core
- HQ Rock Core
- Bulk Sample
- Other (see remarks)

DRILLING METHOD SYMBOLS

Auger Drilling | Rotary Drilling | Dynamic Cone or Hand Driven | Diamond Core

WATER LEVEL SYMBOLS

- First Water Level Reading (during drilling)
- Static Water Level Reading (after drilling, date)

DEFINITIONS FOR CHANGE IN MATERIAL

Term	Definition	Symbol
Material Change	Change in material is observed in the sample or core, and the location of change can be accurately measured.	———
Estimated Material Change	Change in material cannot be accurately located because either the change is gradational or because of limitations in the drilling/sampling methods used.	- - - - - - - -
Soil/Rock Boundary	Material changes from soil characteristics to rock characteristics.	

Ref.: Caltrans Soil and Rock Logging Classification, and Presentation Manual (2010)

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BORING RECORD LEGEND #2

CONSISTENCY OF COHESIVE SOILS				
Descriptor	**Shear Strength (tsf)**	**Pocket Penetrometer, PP Measurement (tsf)**	**Torvane, TV. Measurement (tsf)**	**Vane Shear, VS. Measurement (tsf)**
Very Soft	< 0.12	< 0.25	< 0.12	< 0.12
Soft	0.12 - 0.25	0.25 - 0.50	0.12 - 0.25	0.12 - 0.25
Medium Stiff	0.25 - 0.50	0.50 - 1.0	0.25 - 0.50	0.25 - 0.50
Stiff	0.50 - 1.0	1.0 - 2.0	0.50 - 1.0	0.50 - 1.0
Very Stiff	1.0 - 2.0	2.0 - 4.0	1.0 - 2.0	1.0 - 2.0
Hard	> 2.0	> 4.0	> 2.0	> 2.0

APPARENT DENSITY OF COHESIONLESS SOILS	
Descriptor	**SPT N_{60} - Value (blows / foot)**
Very Loose	0 - 5
Loose	5 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	> 50

MOISTURE	
Descriptor	**Criteria**
Dry	No discernable moisture
Moist	Moisture present, but no free water
Wet	Visible free water

PERCENT OR PROPORTION OF SOILS	
Descriptor	**Criteria**
Trace	Particles are present but estimated to be less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

PARTICLE SIZE		
Descriptor		**Size (in)**
Boulder		> 12
Cobble		3 - 12
Gravel	Coarse	3/4 - 3
	Fine	1/5 - 3/4
Sand	Coarse	1/16 - 1/5
	Medium	1/64 - 1/16
	Fine	1/300 - 1/64
Silt and Clay		< 1/300

PLASTICITY OF FINE-GRAINED SOILS	
Descriptor	**Criteria**
Nonplastic	A 1/8-inch thread cannot be rolled at any water content.
Low	The thread can barely be rolled, and the lump cannot be formed when drier than the plastic limit.
Medium	The thread is easy to roll, and not much time is required to reach the plastic limit; it cannot be rerolled after reaching the plastic limit. The lump crumbles when drier than the plastic limit.
High	It takes considerable time rolling and kneading to reach the plastic limit. The thread can be rerolled several times after reaching the plastic limit. The lump can be formed without crumbling when drier than the plastic limit.

CONSISTENCY OF COHESIVE SOILS VS. N_{60}	
Description	SPT N_{60} (blows / foot)
Very Soft	0 - 2
Soft	2 - 4
Medium Stiff	4 - 8
Stiff	8 - 15
Very Stiff	15 - 30
Hard	> 30

Ref: Peck, Hansen, and Thornburn, 1974, "Foundation Engineering", Second Edition

Note: Only to be used (with caution) when pocket penetrometer or other data on undrained shear strength are unavailable. Not allowed by Caltrans Soil and Rock Logging and Classificaton Manual, 2010

CEMENTATION	
Descriptor	**Criteria**
Weak	Crumbles or breaks with handling or little finger pressure.
Moderate	Crumbles or breaks with considerable finger pressure.
Strong	Will not crumble or break with finger pressure.

Ref.: Caltrans Soil and Rock Logging Classification, and Presentation Manual (2010), with the exception of consistency of cohesive soils vs. N_{60}.



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BORING RECORD LEGEND #3

ROCK GRAPHIC SYMBOLS


IGNEOUS ROCK


SEDIMENTARY ROCK


METAMORPHIC ROCK

BEDDING SPACING

Descriptor	Thickness or Spacing
Massive	> 10 ft
Very thickly bedded	3 to 10 ft
Thickly bedded	1 to 3 ft
Moderately bedded	3-5/8 inches to 1 ft
Thinly bedded	1-1/4 to 3-5/8 inches
Very thinly bedded	3/8 inch to 1-1/4 inches
Laminated	< 3/8 inch

WEATHERING DESCRIPTORS FOR INTACT ROCK

	Diagnostic Features					
	Chemical Weathering-Discoloration-Oxidation		Mechanical Weathering and Grain Boundary Conditions	Texture and Solutioning		
Descriptor	Body of Rock	Fracture Surfaces		Texture	Solutioning	General Characteristics
Fresh	No discoloration, not oxidized	No discoloration or oxidation	No separation, intact (tight)	No change	No solutioning	Hammer rings when crystalline rocks are struck.
Slightly Weathered	Discoloration or oxidation is limited to surface of, or short distance from, fractures; some feldspar crystals are dull	Minor to complete discoloration or oxidation of most surfaces	No visible separation, intact (tight)	Preserved	Minor leaching of some soluble minerals may be noted	Hammer rings when crystalline rocks are struck. Body of rock not weakened.
Moderately Weathered	Discoloration or oxidation extends from fractures usually throughout; Fe-Mg minerals are "rusty"; feldspar crystals are "cloudy"	All fracture surfaces are discolored or oxidized	Partial separation of boundaries visible	Generally preserved	Soluble minerals may be mostly leached	Hammer does not ring when rock is struck. Body of rock is slightly weakened.
Intensely Weathered	Discoloration or oxidation throughout; all feldspars and Fe-Mg minerals are altered to clay to some extent; or chemical alteration produces in situ disaggregation (refer to grain boundary conditions)	All fracture surfaces are discolored or oxidized; surfaces are friable	Partial separation, rock is friable; in semi-arid conditions, granitics are disaggregated	Altered by chemical disintegration such as via hydration or argillation	Leaching of soluble minerals may be complete	Dull sound when struck with hammer; usually can be broken with moderate to heavy manual pressure or by light hammer blow without reference to planes of weakness such as incipient or hairline fractures or veinlets. Rock is significantly weakened.
Decomposed	Discolored of oxidized throughout, but resistant minerals such as quartz may be unaltered; all feldspars and Fe-Mg minerals are completely altered to clay		Complete separation of grain boundaries (disaggregated)	Resembles a soil; partial or complete remnant rock structure may be preserved; leaching of soluble minerals usually complete		Can be granulated by hand. Resistant minerals such as quartz may be present as "stringers" or "dikes".

Note: Combination descriptors (such as "slightly weathered to fresh") are used where equal distribution of both weathering characteristics is present over significant intervals or where characteristics present are "in between" the diagnostic feature. However, combination descriptors should not be used where significant identifiable zones can be delineated. Only two adjacent descriptors shall be combined. "Very intensely weathered" is the combination descriptor for "decomposed to intensely weathered".

RELATIVE STRENGTH OF INTACT ROCK

Descriptor	Uniaxial Compressive Strength (psi)
Extremely Strong	> 30,000
Very Strong	14,500 - 30,000
Strong	7,000 - 14,500
Medium Strong	3,500 - 7,000
Weak	700 - 3,500
Very Weak	150 - 700
Extremely Weak	< 150

CORE RECOVERY CALCULATION (%)

$$\frac{\Sigma \text{ Length of the recovered core pieces (in.)}}{\text{Total length of core run (in.)}} \times 100$$

RQD CALCULATION (%)

$$\frac{\Sigma \text{ Length of intact core pieces} > 4 \text{ in.}}{\text{Total length of core run (in.)}} \times 100$$

ROCK HARDNESS

Descriptor	Criteria
Extremely Hard	Specimen cannot be scratched with pocket knife or sharp pick; can only be chipped with repeated heavy hammer blows
Very hard	Specimen cannot be scratched with pocket knife or sharp pick; breaks with repeated heavy hammer blows
Hard	Specimen can be scratched with pocket knife or sharp pick with heavy pressure; heavy hammer blows required to break specimen
Moderately Hard	Specimen can be scratched with pocket knife or sharp pick with light or moderate pressure; breaks with moderate hammer blows
Moderately Soft	Specimen can be grooved 1/6 in. with pocket knife or sharp pick with moderate or heavy pressure; breaks with light hammer blow or heavy hand pressure
Soft	Specimen can be grooved or gouged with pocket knife or sharp pick with light pressure, breaks with light to moderate hand pressure
Very Soft	Specimen can be readily indented, grooved, or gouged with fingernail, or carved with pocket knife; breaks with light hand pressure

FRACTURE DENSITY

Descriptor	Criteria
Unfractured	No fractures
Very Slightly Fractured	Lengths greater 3 ft
Slightly Fractured	Lengths from 1 to 3 ft, few lengths outside that range
Moderately Fractured	Lengths mostly in range of 4 in. to 1 ft, with most lengths about 8 in.
Intensely Fractured	Lengths average from 1 in. to 4 in. with scattered fragmented intervals with lengths less than 4 in.
Very Intensely Fractured	Mostly chips and fragments with few scattered short core lengths

Ref.: Caltrans Soil and Rock Logging Classification, and Presentation Manual (2010)

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BORING RECORD LEGEND #4

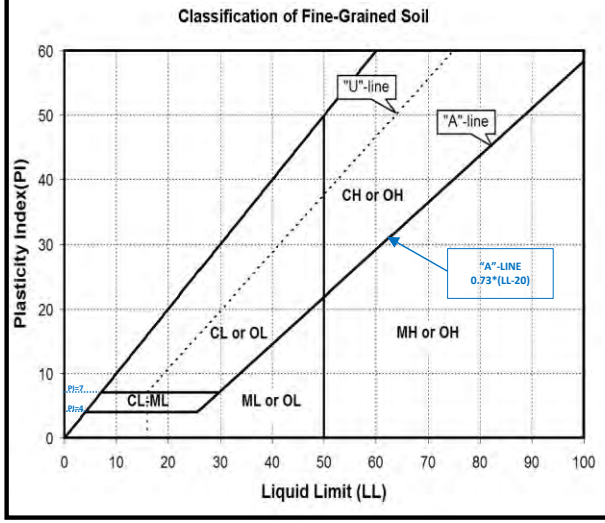
CLASSIFICATION OF INORGANIC FINE GRAINED SOILS (Soils with ≥50% finer than No. 200 Sieve)

GROUP SYMBOL				GROUP NAME
CL	<30% plus No. 200	<15% plus No. 200		Lean clay
		15-25% plus No. 200	%sand ≥%gravel	Lean clay with sand
			%sand <%gravel	Lean clay with gravel
	≥30% plus No. 200	% sand ≥ % gravel	<15% gravel	Sandy lean clay
			≥15% gravel	Sandy lean clay with gravel
		% sand < % gravel	<15% sand	Gravelly lean clay
			≥15% sand	Gravelly lean clay with sand
ML	<30% plus No. 200	<15% plus No. 200		Silt
		15-25% plus No. 200	%sand ≥%gravel	Silt with sand
			%sand <%gravel	Silt with gravel
	≥30% plus No. 200	% sand ≥ % gravel	<15% gravel	Sandy silt
			≥15% gravel	Sandy silt with gravel
		% sand < % gravel	<15% sand	Gravelly silt
			≥15% sand	Gravelly silt with sand
CH	<30% plus No. 200	<15% plus No. 200		Fat clay
		15-25% plus No. 200	%sand ≥%gravel	Fat clay with sand
			%sand <%gravel	Fat clay with gravel
	≥30% plus No. 200	% sand ≥ % gravel	<15% gravel	Sandy fat clay
			≥15% gravel	Sandy fat clay with gravel
		% sand < % gravel	<15% sand	Gravelly fat clay
			≥15% sand	Gravelly fat clay with sand
MH	<30% plus No. 200	<15% plus No. 200		Elastic silt
		15-25% plus No. 200	%sand ≥%gravel	Elastic silt with sand
			%sand <%gravel	Elastic silt with gravel
	≥30% plus No. 200	% sand ≥ % gravel	<15% gravel	Sandy elastic silt
			≥15% gravel	Sandy elastic silt with gravel
		% sand < % gravel	<15% sand	Gravelly elastic silt
			≥15% sand	Gravelly elastic silt with sand

Reference:
ASTM D 2487 and 2488

Laboratory Classification of Clay and Silt

REFERENCE: Caltrans Soil and Rock Logging, Classification, and Presentation Manual (2010).



CL: LL<50; above A-Line.

CH: LL≥50; above A-Line.

ML: LL<50; below A-Line, or PI<4, or Non-Plastic

MH: LL≥50; below A-Line.

CL-ML: above A-Line and PI=4 to 7

CL/CH, ML/MH: at or near LL=50

ML/CL, MH/CH: at or near the A-Line

Field Identification of Clays and Silts

Group Symbol	Dry Strength	Dilatancy	Toughness	Plasticity
ML	None to low	Slow to rapid	Low or thread cannot be formed	Low to nonplastic
CL	Medium to high	None to slow	Medium	Medium
MH	Low to medium	None to slow	Low to medium	Low to medium
CH	High to very high	None	High	High

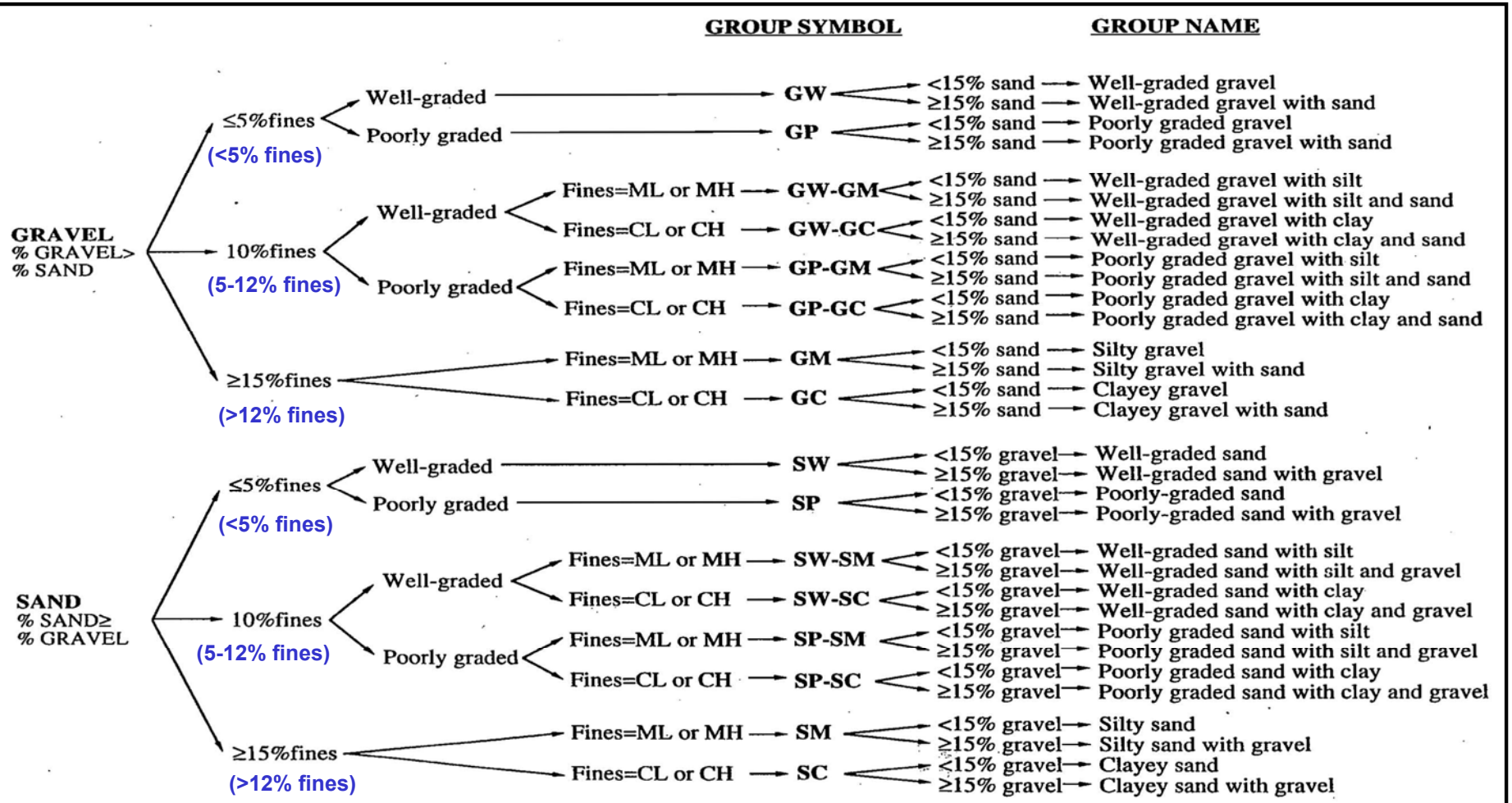
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GEOTECHNICAL ENGINEERS AND GEOLOGISTS

KEY FOR SOIL CLASSIFICATION #1

CLASSIFICATION OF COARSE-GRAINED SOILS (Soils with <50% "fines" passing No. 200 Sieve)



Reference:

ASTM D 2487 and 2488

Note: Values estimated to nearest 5% to be used for visual identification, values in parentheses to be used for classification when based on laboratory grain size data.

Granular Soil Gradation Parameters

Coefficient of Uniformity: $C_u = D_{60}/D_{10}$

Coefficient of Curvature: $Cc = D_{30}^2 / (D_{60} \times D_{10})$

D_{10} = 10% of soil is finer than this diameter

D_{30} = 30% of soil is finer than this diameter

D_{60} = 60% of soil is finer than this diameter

Group Symbol	Gradation or Plasticity Requirement
SW	$C_u > 6$ and $1 \leq C_c \leq 3$
GW	$C_u > 4$ and $1 \leq C_c \leq 3$
GP or SP	Clean gravel or sand not meeting requirement for SW or GW
SM or GM	Non-plastic fines or below A-Line or PI<4
SC or GC	Plastic fines or above A-Line and PI>7

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GEOTECHNICAL ENGINEERS AND GEOLOGISTS

KEY FOR SOIL CLASSIFICATION #2

BORING RECORD

PROJECT NAME	PROJECT NUMBER	HOLE ID
Westside Reservoir Seismic & Structural Evaluation	IR794	**B-1**

DIST.	CO.	ROUTE	POSTMILE	BRIDGE NO.	CALTRANS PROJECT NUMBER & PHASE	START DATE	FINISH DATE	SHEET NO.
						6/29/2022	6/29/2022	1 of 3

SITE LOCATION	BOREHOLE LOCATION (Latitude; Longitude) DATUM: NAD 83	BOREHOLE LOCATION (Offset, Station, Line)
821 Glen Pl., S. Pasadena	34.104485°, -118.160172°	

DRILLING COMPANY	DRILL RIG	DRILLING METHOD	LOGGED BY	CHECKED BY
ABC Liovin	CME 75	Hollow Stem Auger	G. Valdivia	C. Scheyhing

HAMMER TYPE (WEIGHT/DROP)	HAMMER EFFICIENCY (ERi)	BORING DIA. (in)	TOTAL DEPTH (ft)	GROUND ELEV (ft)	DEPTH/*ELEV.* GW (ft)
Hammer: 140 lbs., Drop: 30 in.	80	8	56.5	708 NAVD 88	▽ NE / *NE* DURING DRILLING

DRIVE SAMPLER TYPE(S) & SIZE (ID)	NOTES	BOREHOLE BACKFILL & COMPLETION	
Bulk; SPT (1.4"); MC (2.4")	N_{60} =1.3 N_{SPT} =0.89N_{MC}	Soil cutting & rapidset concrete	▼ NE / *NE* AFTER DRILLING

DEPTH (feet)	ELEVATION (feet)	SAMPLE TYPE	SAMPLE NO.	PENETRATION RESISTANCE (BLOWS / 6 IN)	BLOWS/FT	SPT N^*_{60}	RECOVERY (%)	RQD (%)	MOISTURE (%)	DRY DENSITY (pcf)	ATTERBERG LIMITS (LL:PI)	OTHER TESTS	DRILLING METHOD	GRAPHIC LOG	DESCRIPTION AND CLASSIFICATION
															ASPHALT CONCRETE; 3-Inch
	705		B-1 R-2-2 R-2-1	24 38 50	88	78					44:21	PA CR PI			Clayey SAND with GRAVEL (SC); light brown; moist; some fine to medium grained SAND; some fines; little GRAVEL with CLAYSTONE fragments; low plasticity (FILL). (GRAVEL = 26%, SAND = 37%, fines = 37%). Very dense / Hard; PP > 4.5.
5			S-3	16 50/6"	100	133									
	700														
10			R-4-2 R-4-1	20 37 48	85	76			12	95		PA			SANDY lean CLAY (CL); hard; light brown; moist; some SAND; little GRAVEL with CLAYSTONE fragments; low plasticity. PP > 4.5 (GRAVEL = 15%, SAND = 34%, fines = 51%).
	695														
15			S-5	9 27 50	77	100									Lean CLAY with SAND (CL); hard; moist; light yellowish brown; little fine SAND; few CLAYSTONE fragments; medium plasticity; PP = 4.5.
	690														
20			R-6-1 R-6-2	39 50/5"	120	107			14	104					PP > 4.5.
	685														

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32 Mauchly, Suite B
Irvine, CA 92618

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FIGURE
a

BORING RECORD

PROJECT NAME	PROJECT NUMBER	HOLE ID
Westside Reservoir Seismic & Structural Evaluation	IR794	**B-1**

DIST.	CO.	ROUTE	POSTMILE	BRIDGE NO.	CALTRANS PROJECT NUMBER & PHASE	START DATE	FINISH DATE	SHEET NO.
						6/29/2022	6/29/2022	2 of 3

SITE LOCATION	BOREHOLE LOCATION (Latitude; Longitude) DATUM: NAD 83	BOREHOLE LOCATION (Offset, Station, Line)
821 Glen Pl., S. Pasadena	4485, -118.160172	

DRILLING COMPANY	DRILL RIG	DRILLING METHOD	LOGGED BY	CHECKED BY
ABC Liovin	CME 75	Hollow Stem Auger	G. Valdivia	C. Scheyhing

HAMMER TYPE (WEIGHT/DROP)	HAMMER EFFICIENCY (ERi)	BORING DIA. (in)	TOTAL DEPTH (ft)	GROUND ELEV (ft)	DEPTH/*ELEV.* GW (ft)
Hammer: 140 lbs., Drop: 30 in.	80	8	56.5	708 NAVD 88	▽ NE / *NE* DURING DRILLING

DRIVE SAMPLER TYPE(S) & SIZE (ID)	NOTES	BOREHOLE BACKFILL & COMPLETION	
Bulk; SPT (1.4"); MC (2.4")	N_{60} =1.3 N_{SPT} =0.89N_{MC}	Soil cutting & rapidset concrete	▼ NE / *NE* AFTER DRILLING

DEPTH (feet)	ELEVATION (feet)	SAMPLE TYPE	SAMPLE NO.	PENETRATION RESISTANCE (BLOWS / 6 IN)	BLOWS/FT	SPT N^*_{60}	RECOVERY (%)	RQD (%)	MOISTURE (%)	DRY DENSITY (pcf)	ATTERBERG LIMITS (LL:PI)	OTHER TESTS	DRILLING METHOD	GRAPHIC LOG	DESCRIPTION AND CLASSIFICATION
			S-7	9 13 19	32	42									Lean CLAY with SAND (CL) (continued). PP > 4.5
	680														SEDIMENTARY ROCK (POORLY INDURATED SILTSTONE/CLAYSTONE); brown; very soft; (SANDY lean CLAY to Lean CLAY with SAND (CL); hard; brown; moist; little fine SAND; few of CLAYSTONE fragments; medium plasticity.)
30			R-8-2 R-8-1	7 29 50	79	70						DS			PP > 4.5
	675														
35			S-9	31 50/6"	100	130									
	670														
40			R-10-1	10 50/6"	100	89			17	99					PP = 4.5.
	665														
45			S-11	50/2"	REF	REF									Red Brown.
	660														

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FIGURE
b

BORING RECORD

PROJECT NAME	PROJECT NUMBER	HOLE ID
Westside Reservoir Seismic & Structural Evaluation	IR794	**B-1**

DIST.	CO.	ROUTE	POSTMILE	BRIDGE NO.	CALTRANS PROJECT NUMBER & PHASE	START DATE	FINISH DATE	SHEET NO.
						6/29/2022	6/29/2022	3 of 3

SITE LOCATION	BOREHOLE LOCATION (Latitude; Longitude) DATUM: NAD 83	BOREHOLE LOCATION (Offset, Station, Line)
821 Glen Place, South Pasadena, CA	34.104485, -118.160172	

DRILLING COMPANY	DRILL RIG	DRILLING METHOD	LOGGED BY	CHECKED BY
ABC Liovin	CME 75	Hollow Stem Auger	G. Valdivia	C. Scheyhing

HAMMER TYPE (WEIGHT/DROP)	HAMMER EFFICIENCY (ERi)	BORING DIA. (in)	TOTAL DEPTH (ft)	GROUND ELEV (ft)	DEPTH/*ELEV.* GW (ft)
Hammer: 140 lbs., Drop: 30 in.	80	8	56.5	708 NAVD 88	▽ NE / *NE* DURING DRILLING

DRIVE SAMPLER TYPE(S) & SIZE (ID)	NOTES	BOREHOLE BACKFILL & COMPLETION	
Bulk; SPT (1.4"); MC (2.4")	N_{60} =1.3 N_{SPT} =0.89N_{MC}	Soil cutting & rapidset concrete	▼ NE / *NE* AFTER DRILLING

DEPTH (feet)	ELEVATION (feet)	SAMPLE TYPE	SAMPLE NO.	PENETRATION RESISTANCE (BLOWS / 6 IN)	BLOWS/FT	SPT N^*_{60}	RECOVERY (%)	RQD (%)	MOISTURE (%)	DRY DENSITY (pcf)	ATTERBERG LIMITS (LL:PI)	OTHER TESTS	DRILLING METHOD	GRAPHIC LOG	DESCRIPTION AND CLASSIFICATION
			R-12-1	12 50/6"	100	89									PP > 4.5.
	655														
55			S-13	35 41 50	91	118						PA			Few GRAVEL. (GRAVEL = 9%, SAND = 37%, fines = 54%).
	650														Bottom of borehole at 56.5 ft. Boring terminated at planned depth. This Boring Record was prepared in accordance with the Caltrans Soil & Rock Logging, Classification, and Presentation Manual (2010).
60															
	645														
65															
	640														
70															
	635														

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FIGURE
C

BORING RECORD

PROJECT NAME	PROJECT NUMBER	HOLE ID
Westside Reservoir Seismic & Structural Evaluation	IR794	**B-2**

DIST.	CO.	ROUTE	POSTMILE	BRIDGE NO.	CALTRANS PROJECT NUMBER & PHASE	START DATE	FINISH DATE	SHEET NO.
						6/29/2022	6/29/2022	1 of 2

SITE LOCATION	BOREHOLE LOCATION (Latitude; Longitude) DATUM: NAD 83	BOREHOLE LOCATION (Offset, Station, Line)
821 Glen Pl., S. Pasadena	34.104688°, -118.159986°	

DRILLING COMPANY	DRILL RIG	DRILLING METHOD	LOGGED BY	CHECKED BY
ABC Liovin	CME 75	Hollow Stem Auger	G. Valdivia	C. Scheyhing

HAMMER TYPE (WEIGHT/DROP)	HAMMER EFFICIENCY (ERi)	BORING DIA. (in)	TOTAL DEPTH (ft)	GROUND ELEV (ft)	DEPTH/*ELEV.* GW (ft)
Hammer: 140 lbs., Drop: 30 in.	80	8	46.5	707 NAVD 88	▽ NE / *NE* DURING DRILLING

DRIVE SAMPLER TYPE(S) & SIZE (ID)	NOTES	BOREHOLE BACKFILL & COMPLETION	
Bulk; SPT (1.4"); MC (2.4")	N_{60} =1.3 N_{SPT} =0.89N_{MC}	Soil cutting & rapidset concrete	▼ NE / *NE* AFTER DRILLING

DEPTH (feet)	ELEVATION (feet)	SAMPLE TYPE	SAMPLE NO.	PENETRATION RESISTANCE (BLOWS / 6 IN)	BLOWS/FT	SPT N^*_{60}	RECOVERY (%)	RQD (%)	MOISTURE (%)	DRY DENSITY (pcf)	ATTERBERG LIMITS (LL:PI)	OTHER TESTS	DRILLING METHOD	GRAPHIC LOG	DESCRIPTION AND CLASSIFICATION
															ASPHALT CONCRETE: 3-Inch
	705														SANDY lean CLAY (CL); light brown; moist; some fine SAND; medium plasticity (FILL). Hard; trace of GRAVEL; PP > 4.5
			B-1												
			R-2-2	28	83	74						DS			
			R-2-1	33											
				50											
5															
			R-3-2	25	72	64			13	100					Lean CLAY with SAND (CL); hard; light brown; moist; little fine SAND; trace of GRAVEL and CLAYSTONE; medium plasticity; PP > 4.5.
			R-3-1	30											
	700			42											
10															
			S-4	7	23	30									
				10											
	695			13											
15															
			R-5-2	5	27	35									PP = 4.25
			R-5-1	11											
	690			16											
20															
			S-6	7	18	23									SANDY lean CLAY (CL); very stiff; light brown; moist; some fine SAND; trace of CLAYSTONE fragments; medium plasticity.
				9											
	685			9											

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FIGURE
a

BORING RECORD

PROJECT NAME	PROJECT NUMBER	HOLE ID
Westside Reservoir Seismic & Structural Evaluation	IR794	**B-2**

DIST.	CO.	ROUTE	POSTMILE	BRIDGE NO.	CALTRANS PROJECT NUMBER & PHASE	START DATE	FINISH DATE	SHEET NO.
						6/29/2022	6/29/2022	2 of 2

SITE LOCATION	BOREHOLE LOCATION (Latitude; Longitude) DATUM: NAD 83	BOREHOLE LOCATION (Offset, Station, Line)
821 Glen Place, South Pasadena, CA	34.104688, -118.159986	

DRILLING COMPANY	DRILL RIG	DRILLING METHOD	LOGGED BY	CHECKED BY
ABC Liovin	CME 75	Hollow Stem Auger	G. Valdivia	C. Scheyhing

HAMMER TYPE (WEIGHT/DROP)	HAMMER EFFICIENCY (ERi)	BORING DIA. (in)	TOTAL DEPTH (ft)	GROUND ELEV (ft)	DEPTH/*ELEV.* GW (ft)
Hammer: 140 lbs., Drop: 30 in.	80	8	46.5	707 NAVD 88	▽ NE / *NE* DURING DRILLING

DRIVE SAMPLER TYPE(S) & SIZE (ID)	NOTES	BOREHOLE BACKFILL & COMPLETION	
Bulk; SPT (1.4"); MC (2.4")	N_{60} =1.3 N_{SPT} =0.89N_{MC}	Soil cutting & rapidset concrete	▼ NE / *NE* AFTER DRILLING

DEPTH (feet)	ELEVATION (feet)	SAMPLE TYPE	SAMPLE NO.	PENETRATION RESISTANCE (BLOWS / 6 IN)	BLOWS/FT	SPT N^*_{60}	RECOVERY (%)	RQD (%)	MOISTURE (%)	DRY DENSITY (pcf)	ATTERBERG LIMITS (LL:PI)	OTHER TESTS	DRILLING METHOD	GRAPHIC LOG	DESCRIPTION AND CLASSIFICATION
			R-7-2	3	19	17									Poorly graded SAND with SILT (SP-SM); medium dense; light gray; moist; mostly coarse SAND. Note: likely utility trench backfill.
			R-7-1	8											
	680			11											
30			S-8	4	6	8									SEDIMENTARY ROCK (POORLY INDURATED SILTSTONE / CLAYSTONE); gray brown; very soft; (Lean CLAY with SAND (CL); hard; brown; moist; little fine SAND; medium plasticity; PP = 4.5).
	675			3											
				3											
35			R-9-2	17	47	42					40:15	PA			(CLAYEY SAND (SC); dense; olive brown; moist; mostly fine grained SAND; some fines; trace GRAVEL). (GRAVEL = 5%, SAND = 56%, fines = 39%).
			R-9-1	18								PI			
	670			29											
40			S-10	7	67	87									(Lean CLAY with SAND (CL); hard; yellowish brown; moist; little fine SAND; medium plasticity; PP = 4.5).
				17											
	665			50											
45															PP > 4.5.
			R-11-1	12	29	26									
	660			14											
				15											Bottom of borehole at 46.5 ft. Boring terminated at planned depth.
															This Boring Record was prepared in accordance with the Caltrans Soil & Rock Logging, Classification, and Presentation Manual (2010).

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FIGURE
b

Hammer Efficiency Calibration

EARTHSPECTIVES
1920 E Warner Avenue, Suite 3-M
Santa Ana, California 92705

Phone: (949) 777-1270
Fax: (949) 777-1283

January 4, 2022

ABC Liovin Drilling Inc.
1180 East Burnett Street
Signal Hill, California 90755
Attention: Mr. Mario Romero

Dear Mr. Romero:

SPT Hammer Energy Measurement
Drill Rigs # R-9
ES Project No. 220101-365

INTRODUCTION

This letter report summarizes the results of EarthSpectives' (ES) SPT hammer energy measurements performed on January 3, 2022. It provides a description of the test program and the results.

SPT energy measurements were accomplished using a Pile Driving Analyzer (PDA-8G) system manufactured by Pile Dynamics, Inc. and was conducted in general accordance with ASTM 4945 and 6066 test standards. Results are summarized in Table 1, while more details regarding energy records are provided in Appendix A.

TESTING CONDITIONS

SPT hammer energy measurements were performed on drill rig R-9 (CME75 Serial Number 177367). Testing was performed on a Drill Rig equipped with an auto Trip hammer. Samplings were performed using AWJ drilling rod.

INSTRUMENTATION

SPT energy measurements were performed by placing a 2 ft instrumented section of drill rod at the top of the drill string between the hammer and the sampling rods. The instruments consist of two sets of accelerometers and strain transducers, mounted on opposite sides of the drill rod, with a view to evaluate normal and eccentric effects. The analyzer acquired and processed the signals during sampling, and provided real-time evaluations of the maximum SPT hammer transferred energy. The raw data were stored directly on a portable field computer for subsequent analysis in the office.

RESULTS

Results from SPT hammer energy measurements are summarized in Tables 1. It shows the Energy Transfer Ratio (ETR) for every sampling depth for the tested drill rig/hammer. ETR is the ratio of the measured maximum transferred energy to rated energy of the hammer which is the product of the weight of the hammer times the height of fall (140 lb x 30 inches = 4200 lb-in = 0.35 kip-ft).

Plots of the maximum transferred energy, energy transfer ratio, and blow rate is provided as function of depth in Appendix A. Table immediately following the plot also provides the minimum, maximum, and average values at every sampling depth. In general, average ETR value for the tested hammer R-9 was 80%, over all the sampling intervals as shown in Table 1.

TABLE 1 – SUMMARY OF SPT HAMMER ENERGY MEASUREMTS

Drill Rig Number Model	**AVERAGE SPT HAMMER EFFICIENCY (ENERGY TRANSFER RATIO)**			
	Data Set # 1	Data Set # 2	Data Set # 3	Data Set # 4
Drill Rig R-9	78%	80%	81%	80%

LIMITATIONS

Professional judgments represented in this report are based on evaluations of the technical information gathered, our understanding of the proposed construction, and our general experience in the geotechnical field. We do not guarantee the performance of the project in any respect, only that our engineering work and judgments are rendered while striving to meet the standard of care of our profession at this time.

CLOSURE

We hope the above information satisfies the project needs at this time. Please call if you have any question or need more information.

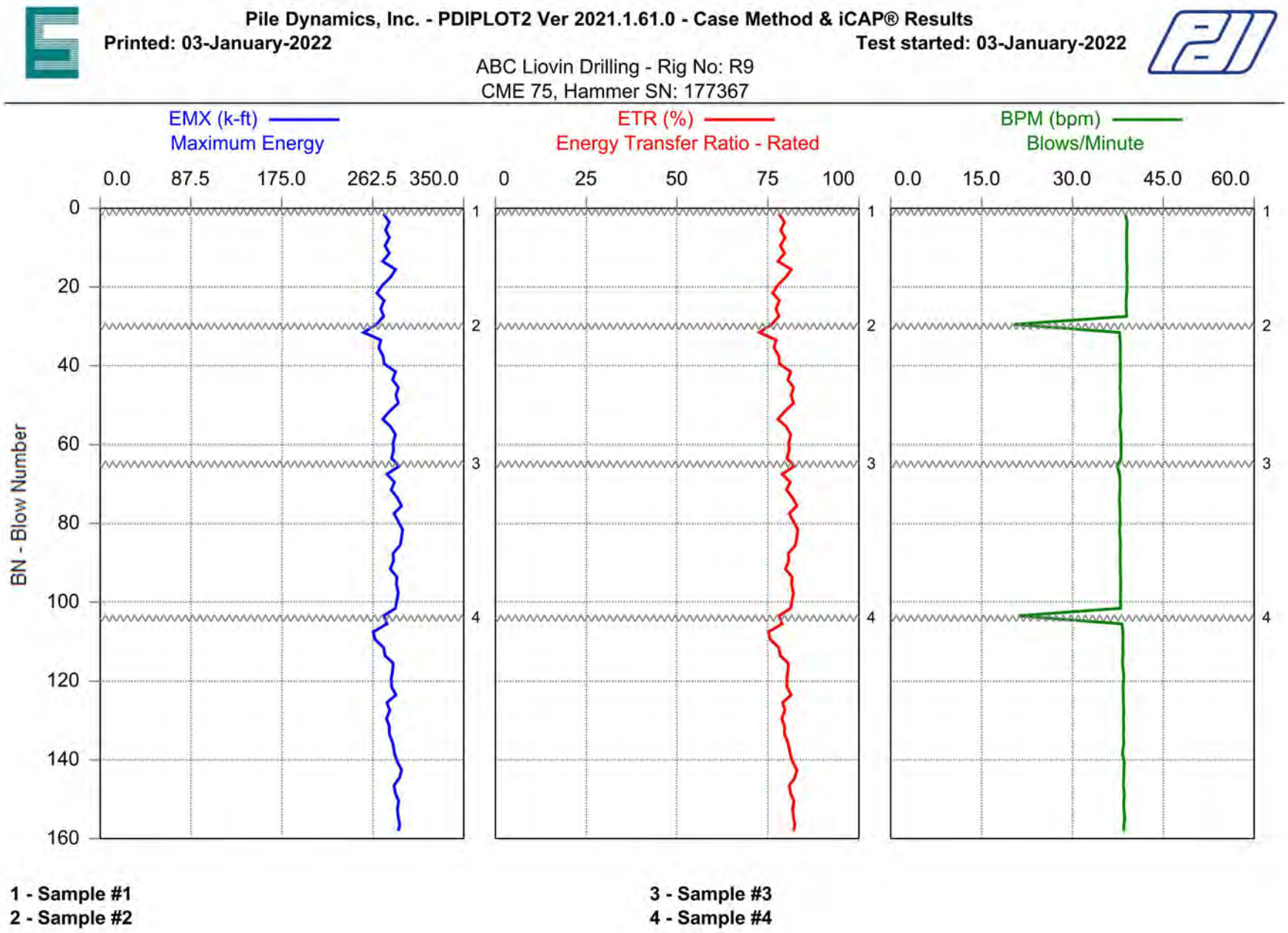
Sincerely submitted for EarthSpectives,

Hossein Rashidi

Hossein K. Rashidi, PhD, PE
Principal Engineer



Appendix A
SPT Hammer Energy Data


Pile Dynamics, Inc. - PDIPLOT2 Ver 2021.1.61.0 - Case Method & iCAP® Results
Printed: 03-January-2022
Test started: 03-January-2022
ABC Liovin Drilling - Rig No: R9
CME 75, Hammer SN: 177367
EMX (k-ft)
Maximum Energy
ETR (%)
Energy Transfer Ratio - Rated
BPM (bpm)
Blows/Minute
0.0
87.5
175.0
262.5
350.0
0
25
50
75
100
0.0
15.0
30.0
45.0
60.0
BN - Blow Number
0
20
40
60
80
100
120
140
160
1
2
3
4
1 - Sample #1
2 - Sample #2
3 - Sample #3
4 - Sample #4

Case Method & iCAP® Results

ABC Liovin Drilling - Rig No: R9
OP: US

CME 75, Hammer SN: 177367
Date: 03-January-2022

AR: 1.18 in²
LE: 8.50 ft
WS: 16,807.9 f/s

SP: 0.492 k/ft³
EM: 30,000 ksi
JC: 0.90

EMX: Maximum Energy
ETR: Energy Transfer Ratio - Rated

BPM: Blows/Minute

BL#	TYPE	EMX k-ft	ETR (%)	BPM bpm
30	AV30	274	78	37.7
	MAX	289	83	39.1
	MIN	256	73	1.9
66	AV36	278	80	37.9
	MAX	296	85	38.1
	MIN	241	69	36.9
104	AV38	284	81	37.0
	MAX	293	84	38.1
	MIN	261	75	4.0
158	AV53	281	80	38.4
	MAX	291	83	38.7
	MIN	260	74	38.1
Average		280	80	37.8
Maximum		296	85	39.1
Minimum		241	69	1.9

Total number of blows analyzed: 157

BL# Sensors

1-158 F3: [583 AWJ-1] 212.2 (1.00); F4: [583 AWJ-2] 210.2 (1.00); A1: [K3041] 313.4 (1.00); A2: [K11285] 370.6 (1.00)

Time Summary

Drive	43 seconds	9:32 AM - 9:32 AM (1/3/2022) BN 1 - 29
Stop	7 minutes 29 seconds	9:32 AM - 9:40 AM
Drive	55 seconds	9:40 AM - 9:41 AM BN 30 - 65
Stop	6 minutes 16 seconds	9:41 AM - 9:47 AM
Drive	58 seconds	9:47 AM - 9:48 AM BN 66 - 103
Stop	8 minutes 59 seconds	9:48 AM - 9:57 AM
Drive	1 minute 28 seconds	9:57 AM - 9:59 AM BN 104 - 158

Total time [00:26:51] = (Driving [00:04:05] + Stop [00:22:45])

APPENDIX B
LABORATORY TESTING

APPENDIX B
LABORATORY TESTING

B.1 General

The laboratory testing was performed using appropriate American Society for Testing and Materials (ASTM) and Caltrans Test Methods (CTM).

Modified California drive samples, Standard Penetration Test (SPT) drive samples and bulk samples collected during the field investigation were carefully sealed in the field to prevent moisture loss. The samples of earth materials were then transported to the laboratory for further examination and testing. Tests were performed on selected samples as an aid in classifying the earth materials and to evaluate their physical properties and engineering characteristics. Laboratory testing for this investigation included:

- Soil Classification: USCS (ASTM D 2487) and Visual Manual (ASTM D 2488);
- Moisture content (ASTM D 2216) and Dry Unit Weight (ASTM D 2937);
- Atterberg Limits (ASTM D 4318);
- Grain Size Distribution (ASTM D 422) & % Passing #200 Sieve (ASTM D 1140);
- Direct Shear (ASTM D 3080);
- Soil Corrosivity:
    - pH (CTM 643);
    - Water-Soluble Sulfate (ASTM D 516, CTM 417);
    - Water-Soluble Chloride(Ion-Specific Probe, CTM 422);
    - Minimum Electrical Resistivity (CTM 643);

A summary of laboratory test results is presented in Table B-1. Brief descriptions of the laboratory testing program and test results are presented below.

B.2 Soil and Rock Classification

Earth materials recovered from subsurface explorations were classified in general accordance with Caltrans' "Soil and Rock Logging Classification Manual, 2010". The subsurface soils were classified visually / manually in the field in accordance with the Unified Soil Classification System (USCS) following ASTM D 2488; soil classifications were modified as necessary based on testing in the laboratory in accordance with ASTM D 2487. Rock materials were classified using a hybrid of the International Society of Rock Mechanics (ISRM) (1981) standards and the Bureau of Reclamation (2001) standards, and modified where necessary on the basis of laboratory test results. The details of the soil and rock classification systems and boring records presenting the classifications are presented in Appendix A.

B.3 Moisture Content and Dry Unit Weight

The in-situ moisture content of selected bulk, SPT and Ring samples was determined by oven drying in general accordance with ASTM D 2216. Selected California samples were trimmed flush in the metal rings and wet weight was measured. After drying, the dry weight of each sample was measured, volume and weight of the metal containers was measured, and moisture content and dry density were calculated in general accordance with ASTM D 2216 and D 2937. Results of these tests are presented in Table B-1 and on the boring records in Appendix A.

B.4 Atterberg Limits

Characterization of the fine-grained fractions of soils was evaluated using the Atterberg Limits. This test includes Liquid Limit and Plastic Limit tests to determine the Plasticity Index in accordance with ASTM D 4318. Results of these tests are presented on the boring records in Appendix A, are summarized in Table B-1, and are plotted on a Plasticity Chart in Figures of this Appendix.

B.5 Grain Size Distribution and Percent Passing No. 200 Sieve:

Representative samples were dried, weighed, soaked in water until individual soil particles were separated, and then washed on the No. 200 sieve. The percentage of fines (soil passing No. 200 sieve) was determined for selected samples in accordance with ASTM D 1140. For selected samples the washed fraction retained on the No. 200 sieve was then screened on a No. 4 sieve, and the fraction retained on No. 4 was weighed to determine the percentage of gravel. For selected samples, the washed material retained on No. 200 sieve was shaken through a standard stack of sieves in accordance with ASTM D 422 to determine the grain size distribution. The results of grain size distribution tests are plotted in Figures of this appendix. The relative proportion (or percentage) by dry weight of gravel (retained on No. 4 sieve), sand (passing No. 4 and retained on No. 200 sieve), and fines (passing No. 200 sieve) are listed on the boring records in Appendix A and summarized in Table B-1.

B.6 Direct Shear Test

To determine the drained shear strength parameters of the on-site soils, direct shear tests were performed on selected in situ samples in accordance with ASTM D 3080. After the initial weight and volume measurements were made, the sample was placed in the shear machine, and a selected normal load was applied. The sample was saturated or kept at field moisture (to model worst case field conditions), allowed to consolidate under the selected normal load, and then sheared to failure. Shear rate was selected to maintain drained conditions. Shear stress and vertical/horizontal sample deformations were monitored throughout the test. The process was repeated on additional samples of the same soil material at two additional normal loads. The test results are presented in Figures of this appendix.

B.7 Soil Corrosivity

Tests were performed in order to determine corrosion potential of site soils on concrete and ferrous metals. Corrosivity testing included minimum electrical resistivity and soil pH (Caltrans method 643), water-soluble chlorides (Orion 170A+ Ion Probe or Caltrans Test Method 422), and water-soluble sulfates (ASTM D 516). The test results are summarized presented in Figures in Table B-1 of this appendix.

B.8 List of Attached Figures

The following tables and figures are attached and complete this appendix:

List of Tables

Table B-1 Summary of Laboratory Test Results

List of Figures

- Atterberg Limits Test Results
- Grain Size Analysis Test Results
- Direct Shear Test Results
- Corrosion Test Results

Boring No.	Sample No.	Depth (ft)	Sample Type	Geologic Unit	USCS Group Symbol	SPT N*60 (blows/ft)	Undrained Shear Strength, Su (ksf)			Moisture Content (%)	Dry Unit Weight (pcf)	Total Unit Wt (pcf)	Atterberg Limits			Grain Size Distribution (%) by dry weight			Clay	Other Tests
							Pocket Pen.	Mini Vane	UU Test				LL	PL	PI	Gravel	Sand	Fines		
B-1	B-1	0.3	BULK	Fill	CL											26	37	37		PA, CR
B-1	R-2	2.5	MC	Fill	CL	78	>4.5													
B-1	R-2-2	3.0	MC	Fill	CL		>4.5						44	23	21					PI
B-1	R-2-1	3.5	MC	Fill	CL		>4.5													
B-1	S-3	5.0	SPT	Fill	CL	133														
B-1	R-4	10.0	MC	Fill	CL	76	>4.5													
B-1	R-4-2	10.5	MC	Fill	CL		>4.5			12.0	95	106				15	34	51		PA
B-1	R-4-1	11.0	MC	Fill	CL		>4.5													
B-1	S-5	15.0	SPT	Fill	CL	100	4.5													
B-1	R-6-2	20.0	MC	Fill	CL	107	>4.5													
B-1	R-6-1	20.4	MC	Fill	CL		>4.5			14.0	104	119								
B-1	S-7	25.0	SPT	Fill	CL	42	>4.5													
B-1	R-8	30.0	MC	Tmsl	CL	70														
B-1	R-8-2	30.5	MC	Tmsl	CL															
B-1	R-8-1	31.0	MC	Tmsl	CL															DS
B-1	S-9	35.0	SPT	Tmsl	CL	130	3.0													
B-1	R-10	40.0	MC	Tmsl	CL	89	4.0													
B-1	R-10-1	40.5	MC	Tmsl	CL		4.0			17.0	99	116								
B-1	S-11	45.0	SPT	Tmsl	CL	REF														
B-1	R-12	50.0	MC	Tmsl	CL	89	>4.5													
B-1	R-12-1	50.5	MC	Tmsl	CL		>4.5													
B-1	S-13	55.0	SPT	Tmsl	CL	118	>4.5									9	37	54		PA
B-2	B-1	0.3	BULK	Fill	CL															
B-2	R-2	2.5	MC	Fill	CL	74	>4.5													
B-2	R-2-2	3.0	MC	Fill	CL		>4.5													
B-2	R-2-1	3.5	MC	Fill	CL		>4.5													DS
B-2	R-3	5.0	MC	Fill	CL	64	>4.5													
B-2	R-3-2	5.5	MC	Fill	CL		>4.5			13.0	100	113								
B-2	R-3-1	6.0	MC	Fill	CL		>4.5													
B-2	S-4	10.0	SPT	Fill	CL	30	>4.5													

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TABLE B-1: Summary of Laboratory Results

Project: Westside Reservoir Seismic and Structural Evaluation
Location: 821 Glen Place, South Pasadena, CA 91030
Number: IR794 Sheet 1 of 2

Boring No.	Sample No.	Depth (ft)	Sample Type	Geologic Unit	USCS Group Symbol	SPT N*60 (blows/ft)	Undrained Shear Strength, Su (ksf)			Moisture Content (%)	Dry Unit Weight (pcf)	Total Unit Wt (pcf)	Atterberg Limits			Grain Size Distribution (%) by dry weight			Clay	Other Tests
							Pocket Pen.	Mini Vane	UU Test				LL	PL	PI	Gravel	Sand	Fines		
B-2	R-5	15.0	MC	Fill	CL	35	4.25													
B-2	R-5-2	15.5	MC	Fill	CL		4.25													
B-2	R-5-1	16.0	MC	Fill	CL		4.25													
B-2	S-6	20.0	SPT	Fill	CL	23														
B-2	R-7	25.0	MC	Fill	SP-SM	17														
B-2	R-7-2	25.5	MC	Fill	SP-SM															
B-2	R-7-1	26.0	MC	Tmsl	SP-SM															
B-2	S-8	30.0	SPT	Tmsl	CL	30	4.5													
B-2	R-9	35.0	MC	Tmsl	SC	42	>4.5													
B-2	R-9-2	35.5	MC	Tmsl	SC		>4.5									5	56	39		PA
B-2	R-9-1	36.0	MC	Tmsl	CL		>4.5						40	25	15					PI
B-2	S-10	40.0	SPT	Tmsl	CL	87	4.5													
B-2	R-11	45.0	MC	Tmsl	CL	26	>4.5													
B-2	R-11-1	46.0	MC	Tmsl	CL		>4.5													

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TABLE B-1: Summary of Laboratory Results

Project: Westside Reservoir Seismic and Structural Evaluation

Location: 821 Glen Place, South Pasadena, CA 91030

Number: IR794 Sheet 2 of 2

Moisture Density Test Results

GROUP DELTA

Moisture, Density and Classification of Soil (ASTM D-2937 / 2487 / 2488)

Project Number : IR794 **Project Name :** AKD - Westside Reservoir Seismic & Structural Evaluation **Lab #** SO6486

Test Standard : ☐ CAL TRANS ☑ ASTM ☐ Other **Unit Used (English / SI) :** E

Sampled By :	Received By :	Tested By : Eric Y.	Computed By : Eric Y.	Checked By :
Date :	Date :	Date : 07/01/22	Date : 07/07/22	Date :

Boring No .	B-1		B-1		B-1			B-2									
Sample No. (B-Bulk, S-SPT, D-Drive, T-Tube)	D - 4-2		D - 6-1		D - 10			D - 3-2									
Sample Depth (ft/m)	10.0	3.05	20.0	6.10	40.0	12.20		5.0	1.53								
Sample Type (R-Ring, B-Bulk, MB-Medium , SB-Small Bag)	Ring		Ring		Ring			Ring									
U.S.C.S.																	
Description (Well, Poorly, Graded) (Boulder>1', Cobbles>3"<1')	Sandy Clay		Clayey Sand		Clayey Sand			Clay with Sand,									
Trace (< 5%), Few (5-10%), Little (15-25%), Some (30-45%), Mostly (> 50%)	with Claystone /		with crushed		with crushed			crushed									
(Stratified, Laminated, Fissured, Blocky, Lensed, Homogeneous)	Siltstone		Rock,		Rock,			Rock,									
Presence of Roots or R Holes, Mica, Gypsum, Calcium Carbonate, Caliche			Claystone /		Claystone /			Claystone /									
Shale Chunk, Crush Sand Stone/Rock, Broken Shells, Slag, Granite, Nodule.			Siltstone		Siltstone			Siltstone									
Color (Brown, Dark, Gray or Grayish, Light, Olive)	Dark Yellowish		Dark Yellowish		Brown			Dark Yellowish									
(Pale, Red or Redish, Very, Yellow or Yellowish)	Brown		Brown					Brown									
Moisture State (Dry, Moist, Wet)	Moist		Moist		Moist			Moist									
Maximum Particle Size (inch or No. of Sieve)																	
Grain Size Distribution (%) (Gravel : Sand : Fine)																	
Sand Size (Coarse / Medium / Fine)																	
Plasticity (N-No, L-Low, M-Medium, H-High)																	
Consistency / Relative Density																	
Reaction to 10% of HCL (None, Weak, Strong)																	
Moisture Content (%)	11.77		14.05		16.66			12.77									
Wet Density (pcf)	105.83		118.78		115.94			112.97									
Dry Density (pcf)	94.69		104.15		99.38			100.18									
Void Ratio	0.78		0.62		0.70			0.68									
Porosity (%)	43.83		38.21		41.04			40.57									
Container Number	S-11		8		9			10									
Total Wet Wt. Soil + (Ring / Tube),(gm)	865.70		944.10		927.60			907.80									
Total Length of Sample (inch)	5		5		5			5									
Wet Weight of Soil + Container (gm)	463.54		356.96		308.53			337.11									
Dry Weight of Soil + Container (gm)	428.25		320.25		272.89			305.70									
Weight of Container (gm)	128.43		59.03		58.98			59.68									
Unit Weight of Tube or Ring (gm/inch)	45.36		45.40		45.54			45.16									
Average Interior Diameter (inch)	2.420		2.420		2.420			2.420									
Unit Volume (ft^3)	0.00266182		0.00266182		0.00266182			0.00266182									
Specific Gravity (Assuming)	2.70		2.70		2.70		2.70	2.70		2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70
Pocket Penetrometer (tsf)																	
Torvane Shear (kg/cm^2)																	
Grain Size Distribution (%) (Gravel : Sand : Fine)																	
Sand Equivalent																	
Atterberg Limits (LL/PL/PI)																	
Soil-Minimum Resisivity / (ohm-cm)																	
Soil-(pH)																	
Soil-Soluble Sulfate Content-(ppm)																	
Soil-Moisture Free Chloride Content-(ppm)																	
Dry Density/OPT Moisture (pcf/%)																	
Value																	
ple Remained (Ring, gm, Ran Out) 1																	

327

Atterberg Limit Test Results

ATTERBERG LIMITS

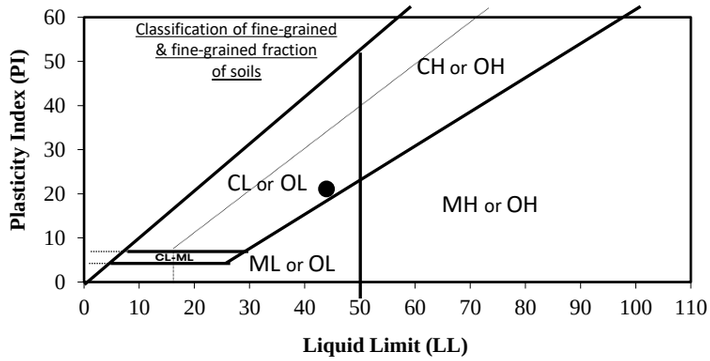
ASTM D-4318 / AASHTO T-89 / CTM 204

Project Name:	*AKD Westside Reservoir*	Tested By :	*Eric Y.*	Date:	*07/06/22*
Project No. :	*IR794*	Data Input By:	*Eric Y.*	Date:	*07/07/22*
Boring No.:	*B-1*	Checked By:		Date:	
Sample No. :	*R2-2*	Depth (ft.) :	*2.5*		
Initial Moisture:	*11.43%*	Container No.:	*AL-9*		
Description.:	*Yellowish Brown Sandy Silty Clay with Claystone/Siltstone*				

	PLASTIC LIMIT		LIQUID LIMIT			
TEST NO.	1	2	1	2	3	4
Number of Blows [N]			33	24	17	
Container No.	6	7	8	9	10	
Wet Wt. of Soil + Cont. (gm.)	33.14	33.50	37.13	39.33	39.06	
Dry Wt. of Soil + Cont. (gm.)	31.82	32.14	33.36	35.31	34.72	
Wt. of Container (gm.)	25.99	26.13	24.52	26.22	25.23	
Moisture Content (%) [Wn]	22.64	22.63	42.65	44.22	45.73	

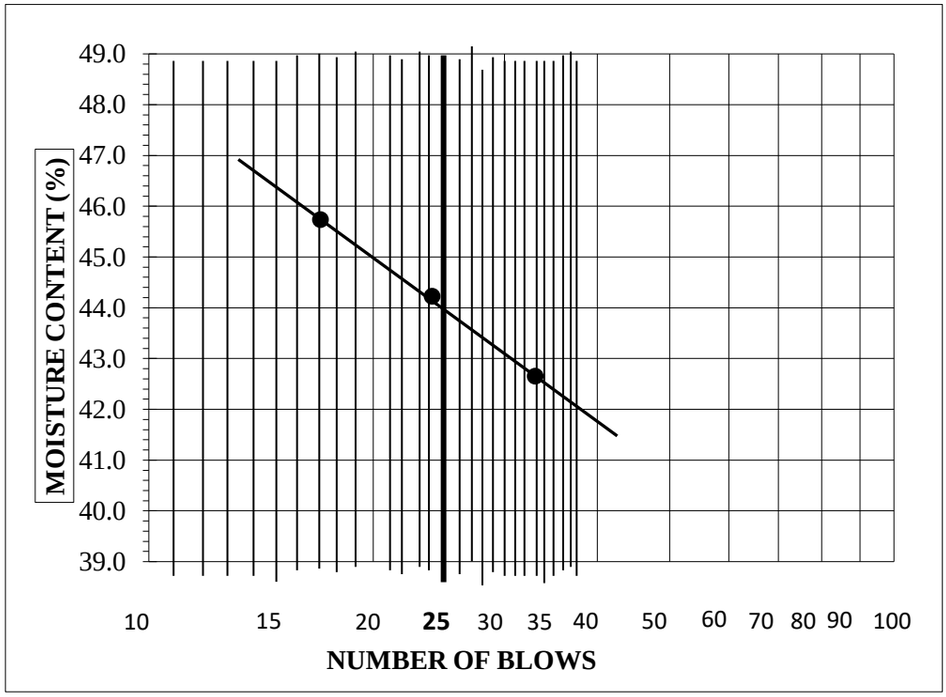
LIQUID LIMIT	**44**
PLASTIC LIMIT	**23**
PLASTICITY INDEX	**21**
PI at "A" - Line = 0.73(LL-20) =	**17.5**

One - Point Liquid Limit Calculation $LL=Wn(N/25)^{0.121}$



PROCEDURES USED

- ☐ Wet Preparation
  - Multipoint Wet Preparation
- ☒ Dry Preparation
  - Multipoint Dry Preparation
- ☒ Procedure A
  - Multipoint Test
- ☐ Procedure B
  - One-point Test



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ATTERBERG LIMITS

ASTM D-4318 / AASHTO T-89 / CTM 204

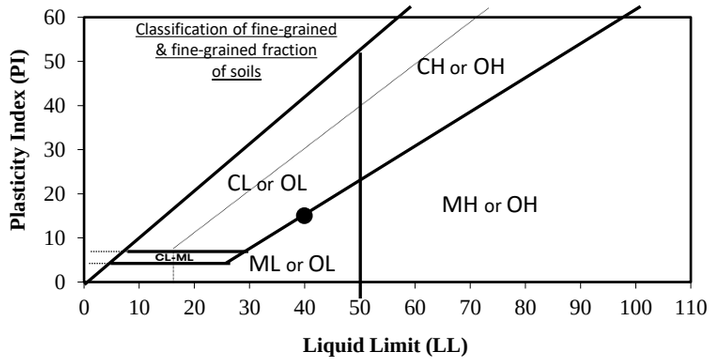
Project Name:	*AKD Westside Reservoir*	Tested By :	*Eric Y.*	Date:	*07/06/22*
Project No. :	*IR794*	Data Input By:	*Eric Y.*	Date:	*07/07/22*
Boring No.:	*B-2*	Checked By:		Date:	
Sample No. :	*R9-1*	Depth (ft.) :	*35*		
Initial Moisture:	*21.16%*	Container No.:	*AL-10*		
Description.:	*Yellowish Brown Sandy Clay/ Sandy Silt with Claystone/Siltstone*				

	PLASTIC LIMIT		LIQUID LIMIT			
TEST NO.	1	2	1	2	3	4
Number of Blows [N]			34	25	17	
Container No.	16	17	18	19	20	
Wet Wt. of Soil + Cont. (gm.)	32.17	31.50	38.87	40.09	37.62	
Dry Wt. of Soil + Cont. (gm.)	30.76	30.14	35.50	36.23	33.74	
Wt. of Container (gm.)	25.04	24.60	26.72	26.60	24.54	
Moisture Content (%) [Wn]	24.65	24.55	38.38	40.08	42.17	

LIQUID LIMIT	**40**
PLASTIC LIMIT	**25**
PLASTICITY INDEX	**15**

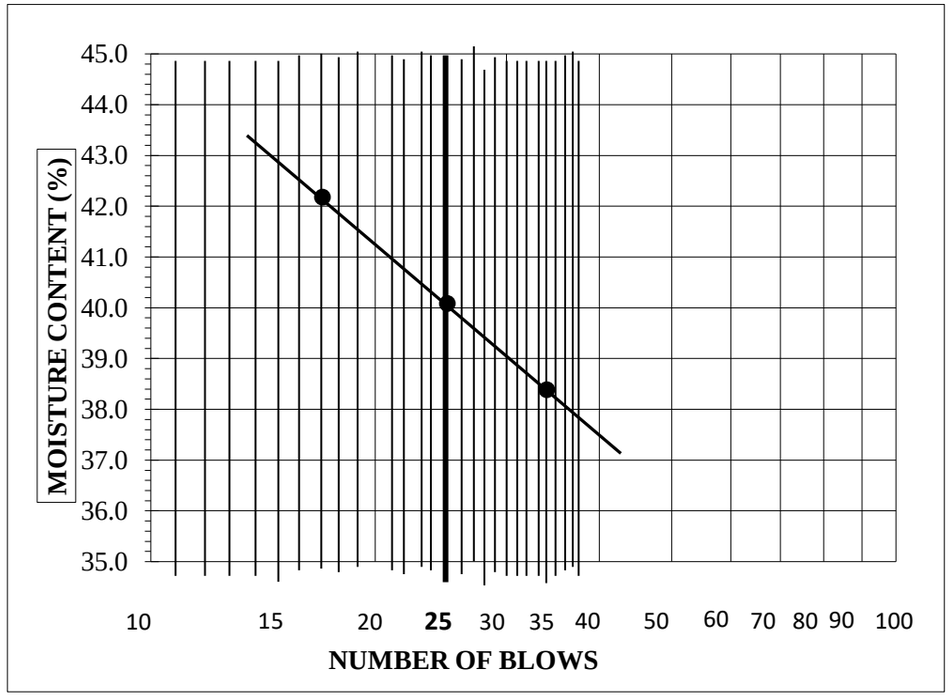
PI at "A" - Line = 0.73(LL-20) = **14.6**

One - Point Liquid Limit Calculation $LL=Wn(N/25)^{0.121}$



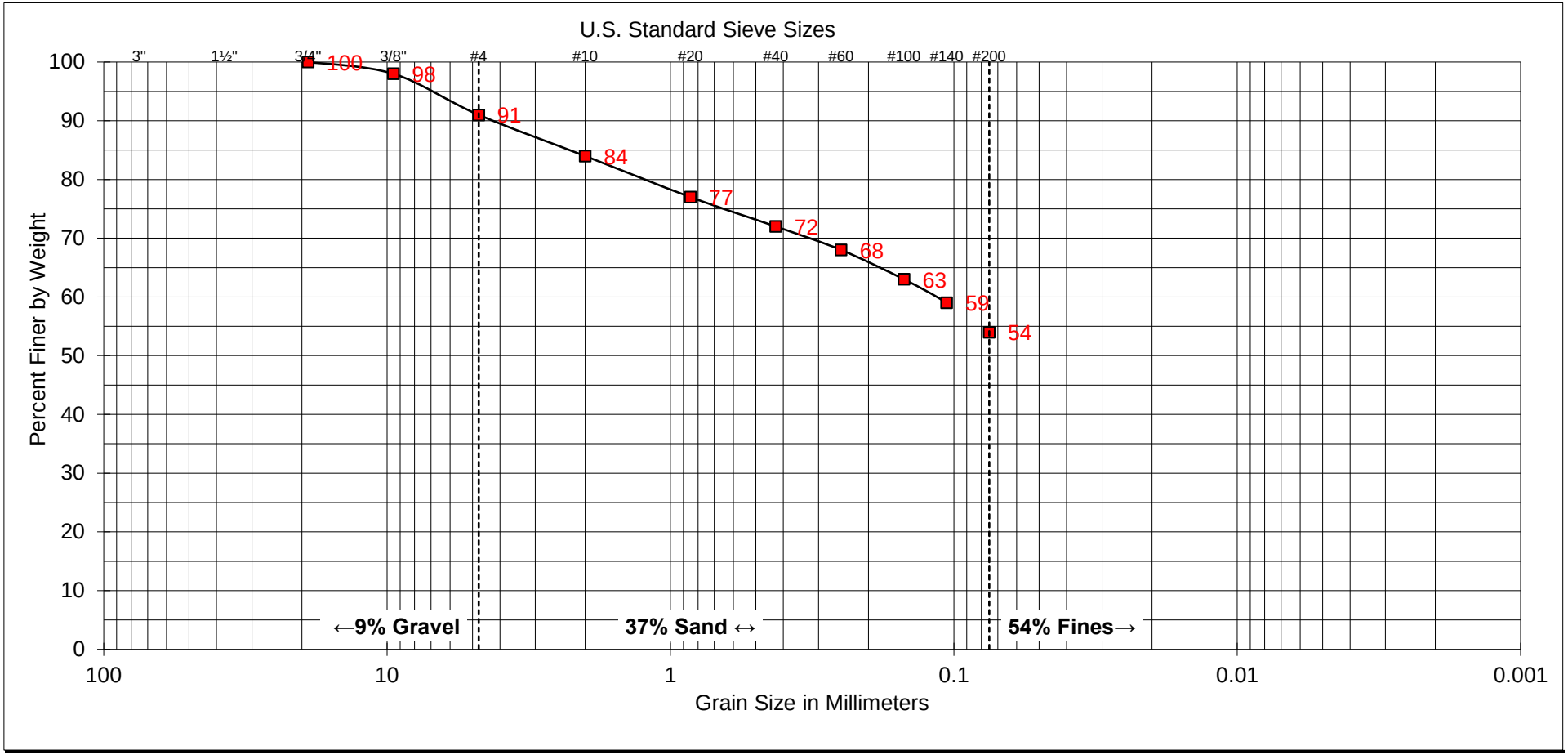
PROCEDURES USED

- ☐ Wet Preparation
  - Multipoint Wet Preparation
- ☒ Dry Preparation
  - Multipoint Dry Preparation
- ☒ Procedure A
  - Multipoint Test
- ☐ Procedure B
  - One-point Test



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Sieve Analysis & % Passing #200 Test Results



COARSE	FINE	COARSE	MEDIUM	FINE	SILT AND
GRAVEL		SAND			CLAY

SAMPLE	B-1
SAMPLE NUMBER:	S-13
SAMPLE DEPTH:	55'

UNIFIED SOIL CLASSIFICATION: CL

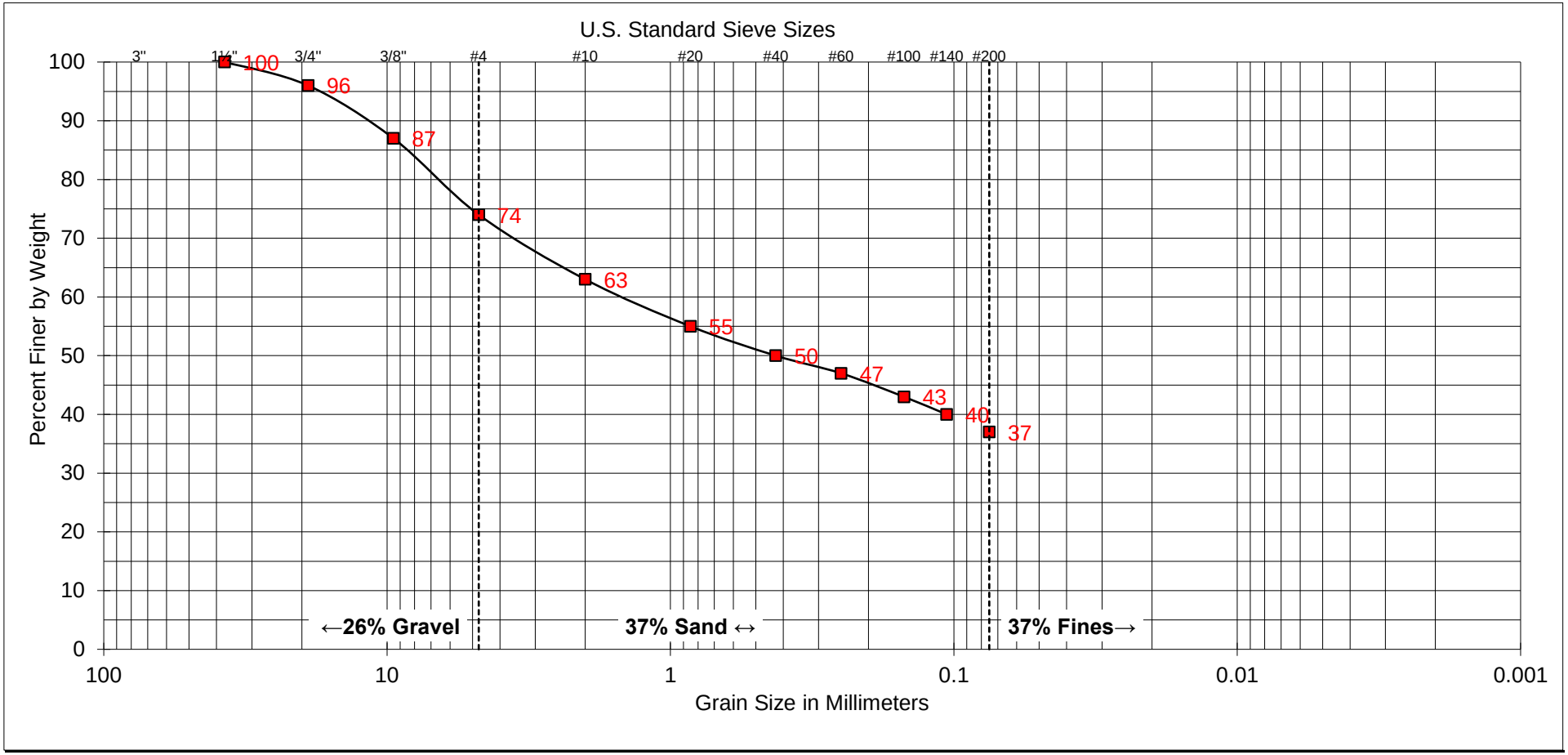
DESCRIPTION: SANDY CLAY

ATTERBERG LIMITS	
LIQUID LIMIT:	-
PLASTIC LIMIT:	-
PLASTICITY INDEX:	-

GROUP DELTA

SOIL CLASSIFICATION

Laboratory No. SO6486
Project No. IR794



COARSE	FINE	COARSE	MEDIUM	FINE	SILT AND
GRAVEL		SAND			CLAY

SAMPLE	B-1
SAMPLE NUMBER:	Bulk-1
SAMPLE DEPTH:	0 - 5'

UNIFIED SOIL CLASSIFICATION: SC

DESCRIPTION: CLAYEY SAND with GRAVEL, SILTSTONE/CLAYSTONE & ASPHALT

ATTERBERG LIMITS	
LIQUID LIMIT:	-
PLASTIC LIMIT:	-
PLASTICITY INDEX:	-

GROUP DELTA

SOIL CLASSIFICATION

Laboratory No. SO6486
Project No. IR794

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PERCENT PASSING NO. 200 SIEVE (ASTM D1140)

Lab No.: *SO6486*

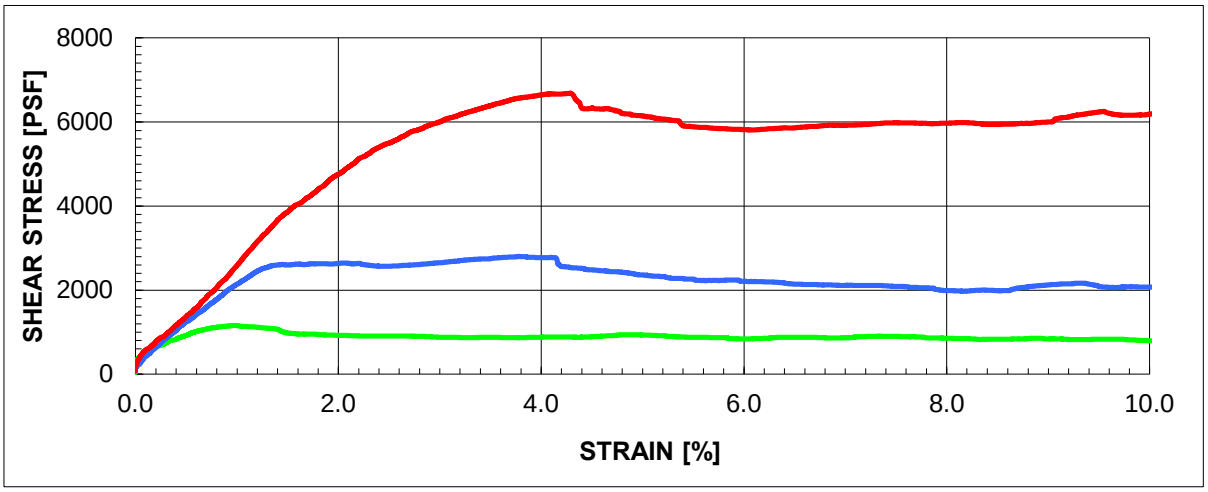
Project Name: *AKD-Westside Reservoir Seismic & Structural Evaluation* **Date Sampled:** *6/29/2022*

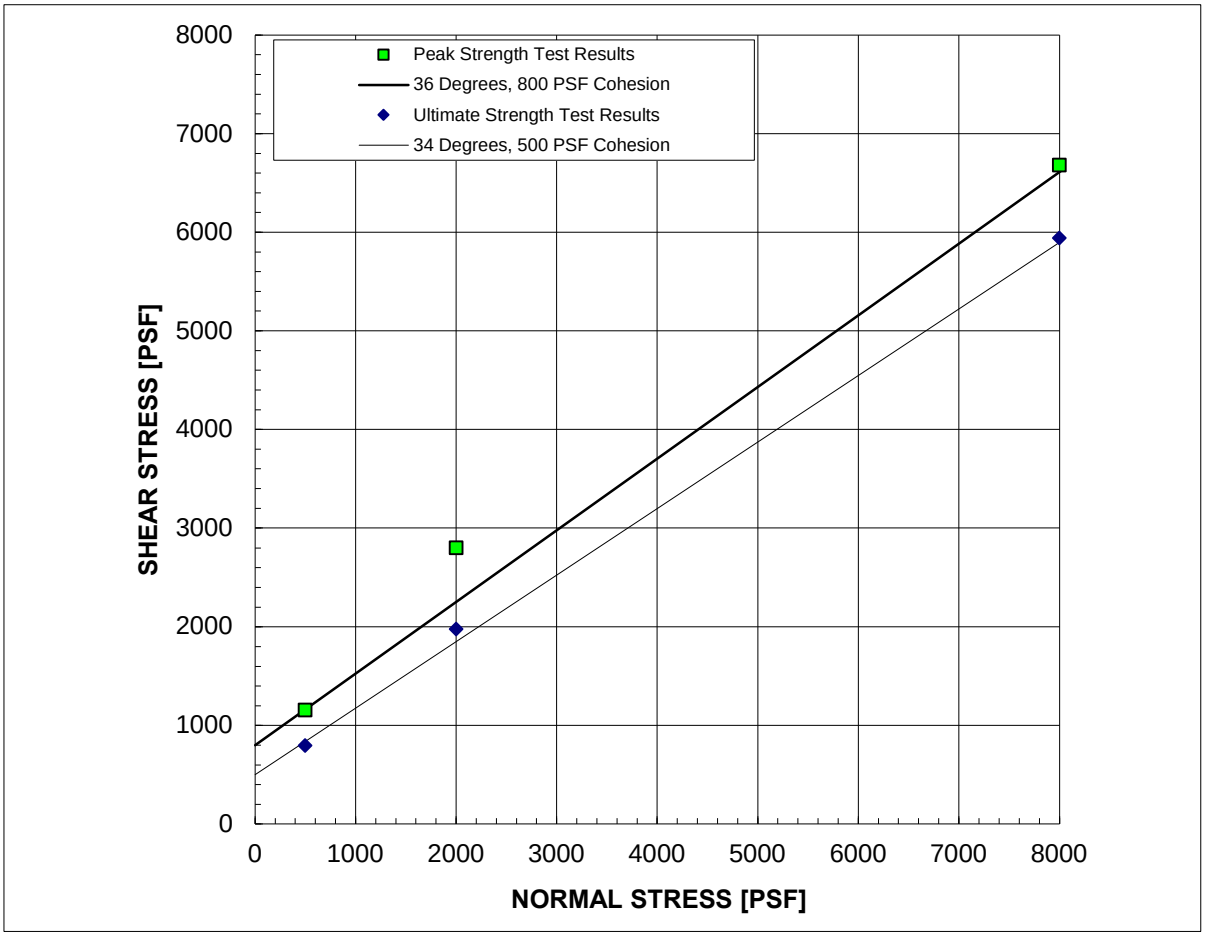
Project No.: *IR794* **Sampled By:** *G.V.*

Equipment Used: **Tested By:** *Eric Y.* **Date:** *7/1/2022*

	Boring No.	*B-1*		*B-2*									
	Sample No.	*R4-2*		*R9-2*									
	Depth	*10'*		*35'*									
	Soil Description	*Dark Yellowish Brown Sandy Clay with Claystone / Siltstone*		*Olive Brown Clayey Sand with traces of Claystone / Siltstone*									
BEFORE WASH	**Container No.**	*S-11*		*S-13*									
BEFORE WASH	**Wet Soil Weight & Tare**	*463.5*		*387.2*									
BEFORE WASH	**Dry Soil Weight & Tare**	*428.3*		*360.6*									
BEFORE WASH	**Tare Weight**	*128.4*		*125.8*									
BEFORE WASH	**Weight of Dry Soil**	*299.8*		*234.8*									
BEFORE WASH	**Moisture Loss**	*35.3*		*26.6*									
BEFORE WASH	**Percent Moisture**	*11.8*		*11.3*									
AFTER WASH	**Dry Weight of Soil Retained on #200 Sieve**	*147.6*		*143.7*									
AFTER WASH	**Dry Weight of Soil Retained on #4 Sieve**	*45.0*		*11.1*									
AFTER WASH	**Weight of Ret. #200 Soil Minus Ret. #4**	*102.6*		*132.6*									
AFTER WASH	**Percent Gravel**	*15.0*		*4.7*									
AFTER WASH	**Percent Sand**	*34.2*		*56.5*									
AFTER WASH	**Percent Fines**	*50.8*		*38.8*									

Direct Shear Test Results





SAMPLE: B-1 @ 30'

Description:
Yellowish brown lean claystone (CL)

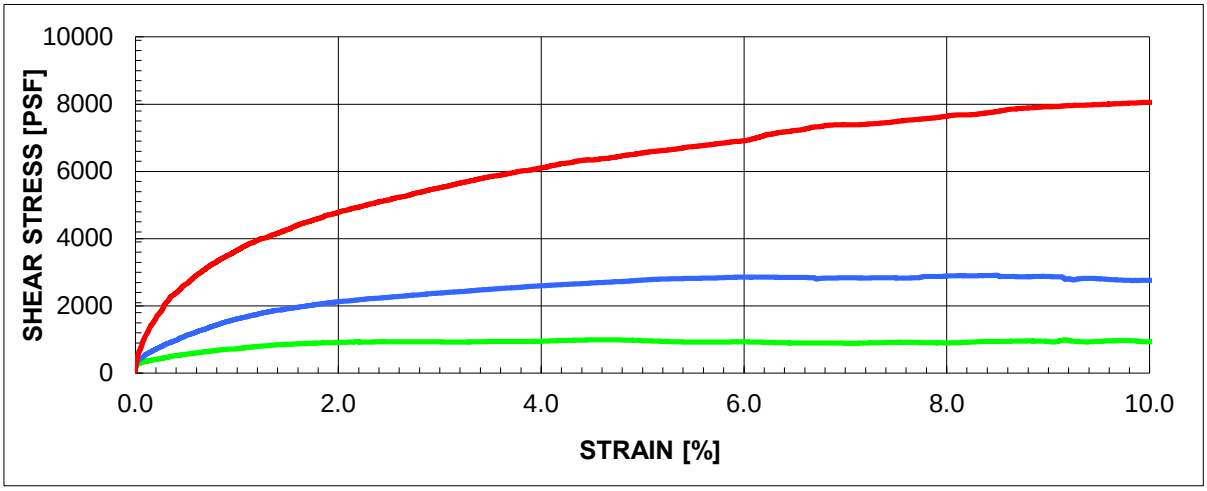
STRAIN RATE: 0.0002 IN/MIN
(Sample was consolidated and drained)

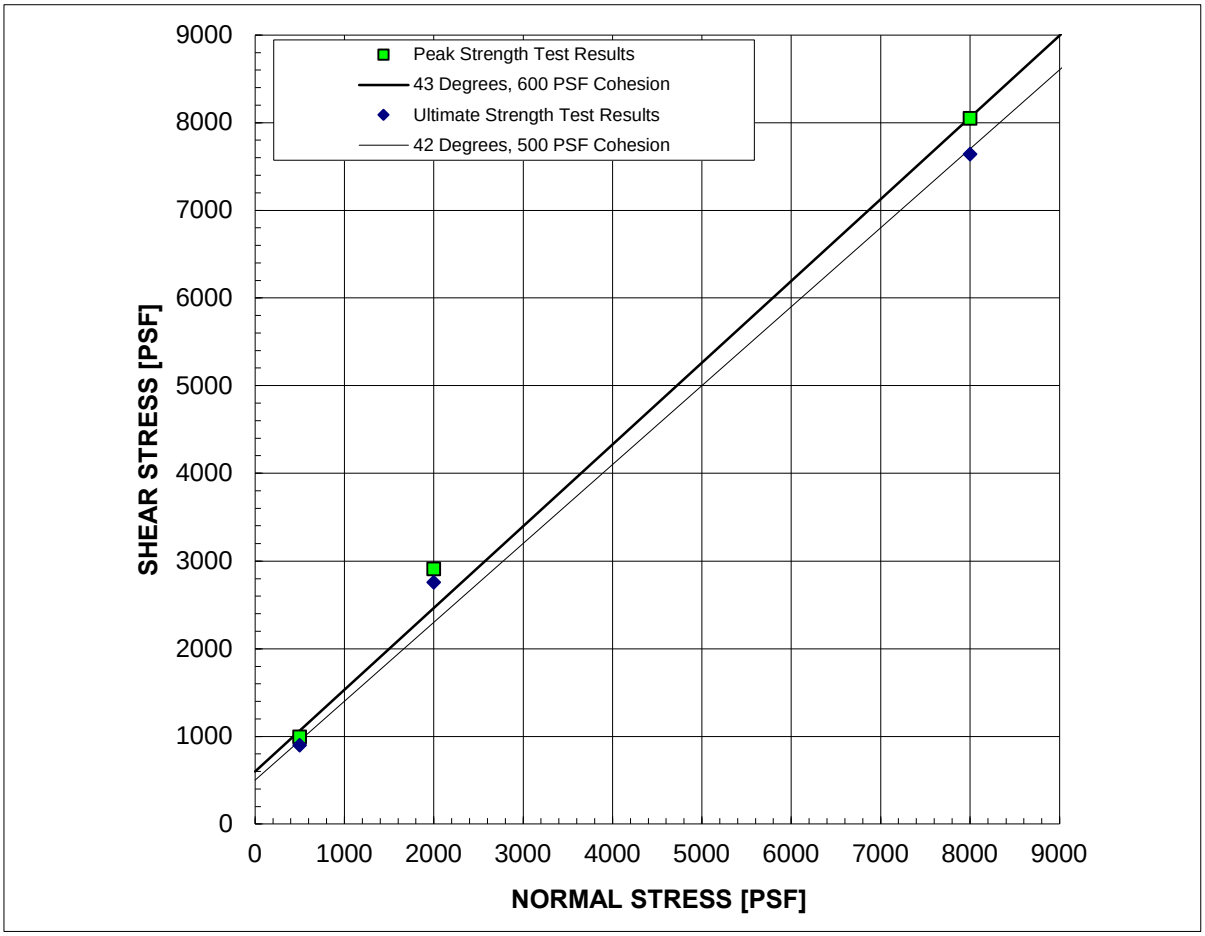
	PEAK	ULTIMATE
ϕ'	36 ^{o}	34 ^{o}
C'	800 PSF	500 PSF

	IN-SITU	AS-TESTED
γ_d	104.5 PCF	104.5 PCF
w_c	16.8 %	22.7 %

GROUP DELTA **DIRECT SHEAR TEST RESULTS**

Project No. IR794
FIGURE B-X.X





SAMPLE: B-2 @ 2.5'

	PEAK	ULTIMATE
Description: Fill derived from Yellowish brown siltstone (ML)		
ϕ'	43 ^{o}	42 ^{o}
C'	600 PSF	500 PSF

STRAIN RATE: 0.0007 IN/MIN
(Sample was consolidated and drained)

	IN-SITU	AS-TESTED
γ_d	100.6 PCF	100.6 PCF
w_c	11.3 %	25.0 %

GROUP DELTA **DIRECT SHEAR TEST RESULTS**

Project No. IR794
FIGURE B-X.X

Soil Corrosivity Test Results

CORROSIVITY TEST RESULTS
(ASTM D516, CTM 643)

SAMPLE	pH	RESISTIVITY (OHM-CM)	SULFATE CONTENT (%)	CHLORIDE CONTENT (%)
B-1 @ 0 - 5'	*7.38*	*1,894*	*< 0.01*	*< 0.01*

CORROSIVITY PARAMETERS

SULFATE CONTENT (%)	SULFATE EXPOSURE	CEMENT TYPE
0.00 to 0.10	Negligible	--
0.10 to 0.20	Moderate	II, IP(MS), IS(MS)
0.20 to 2.00	Severe	V
Above 2.00	Very Severe	V plus pozzolan

SOIL RESISTIVITY (OHM-CM)	GENERAL DEGREE OF CORROSIVITY TO FERROUS METALS
0 to 1,000	Very Corrosive
1,000 to 2,000	Corrosive
2,000 to 5,000	Moderately Corrosive
5,000 to 10,000	Mildly Corrosive
Above 10,000	Slightly Corrosive

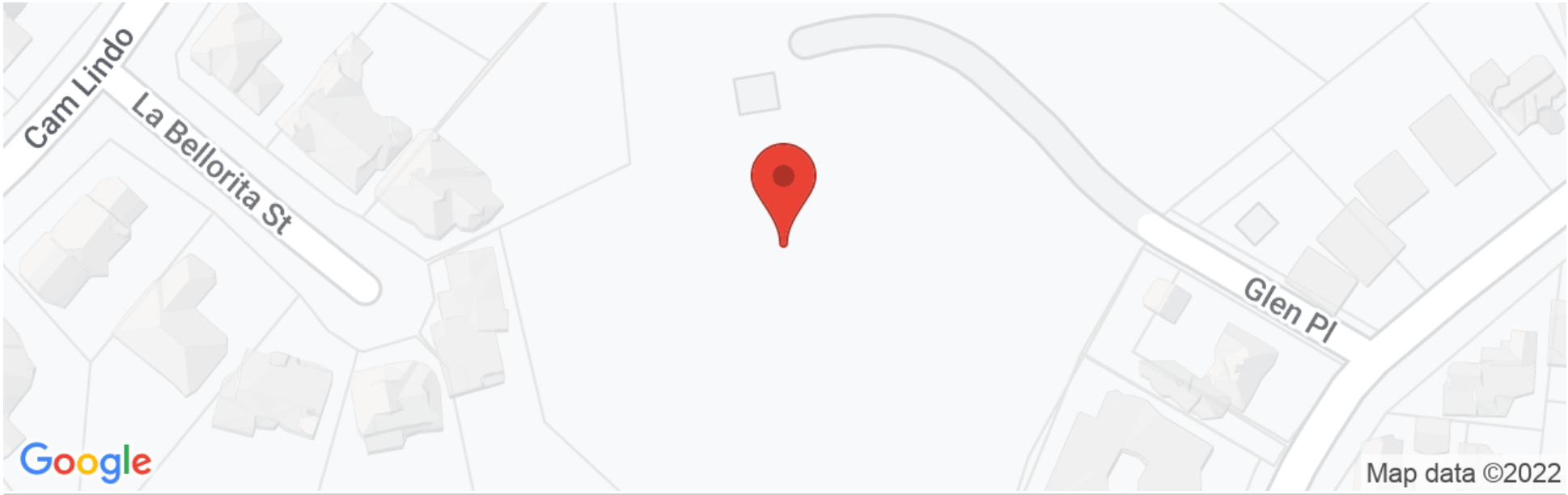
CHLORIDE (CI) CONTENT (%)	GENERAL DEGREE OF CORROSIVITY TO METALS
0.00 to 0.03	Negligible
0.03 to 0.15	Corrosive
Above 0.15	Severely Corrosive

GROUP DELTA CONSULTANTS
9245 Activity Road, Suite 103
San Diego, CA 92126

Project Name: AKD - Westside Resevoir
Project Number: IR794

APPENDIX C
CALCULATIONS

Latitude, Longitude: 34.10457228, -118.15999941



Date	7/1/2022, 4:46:28 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

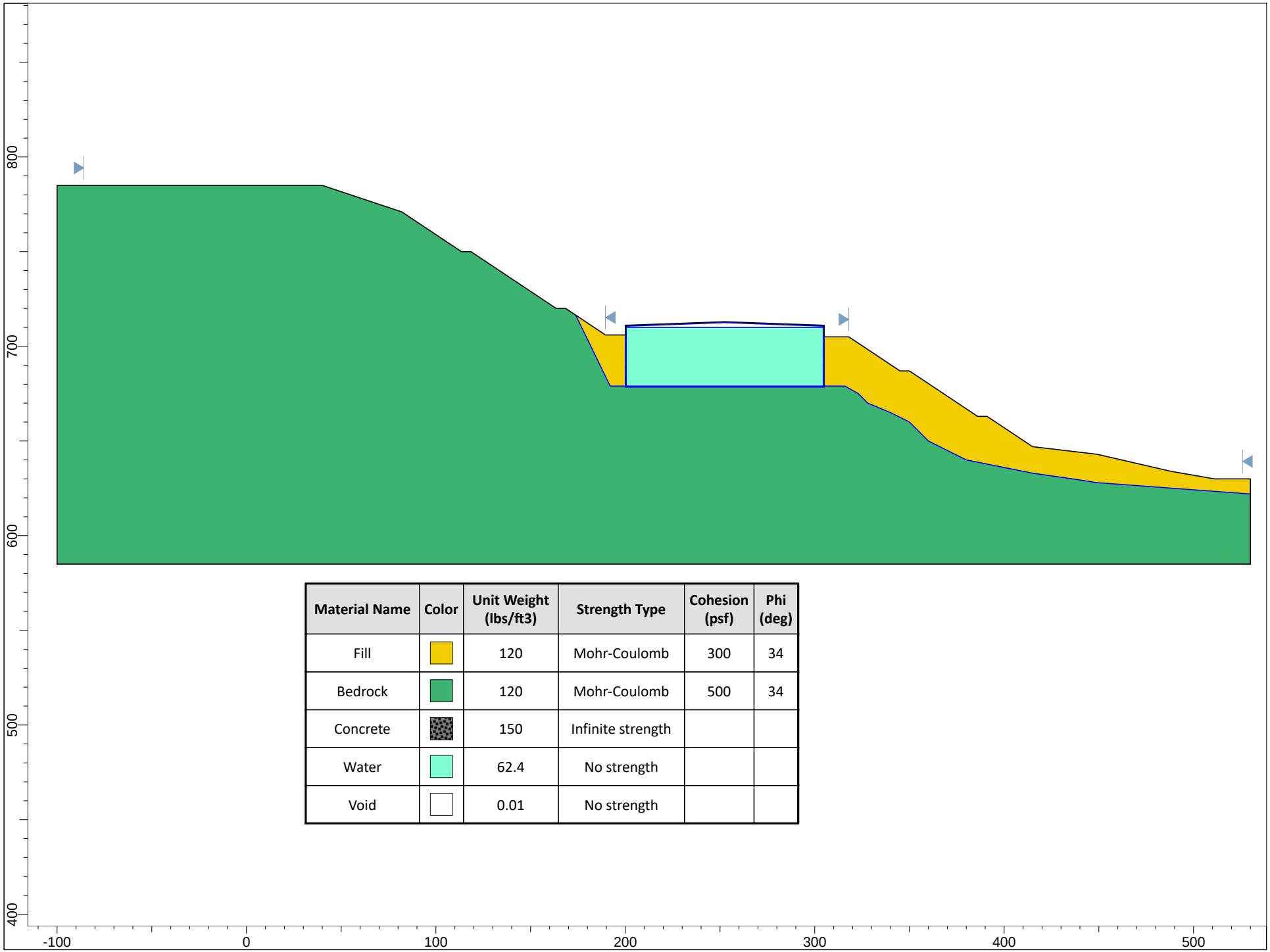
Type	Value	Description
S_S	2.109	MCE_R ground motion. (for 0.2 second period)
S_1	0.717	MCE_R ground motion. (for 1.0s period)
S_{MS}	2.531	Site-modified spectral acceleration value
S_{M1}	1.004	Site-modified spectral acceleration value
S_{DS}	1.687	Numeric seismic design value at 0.2 second SA
S_{D1}	0.669	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.4	Site amplification factor at 1.0 second
PGA	0.918	MCE_G peak ground acceleration

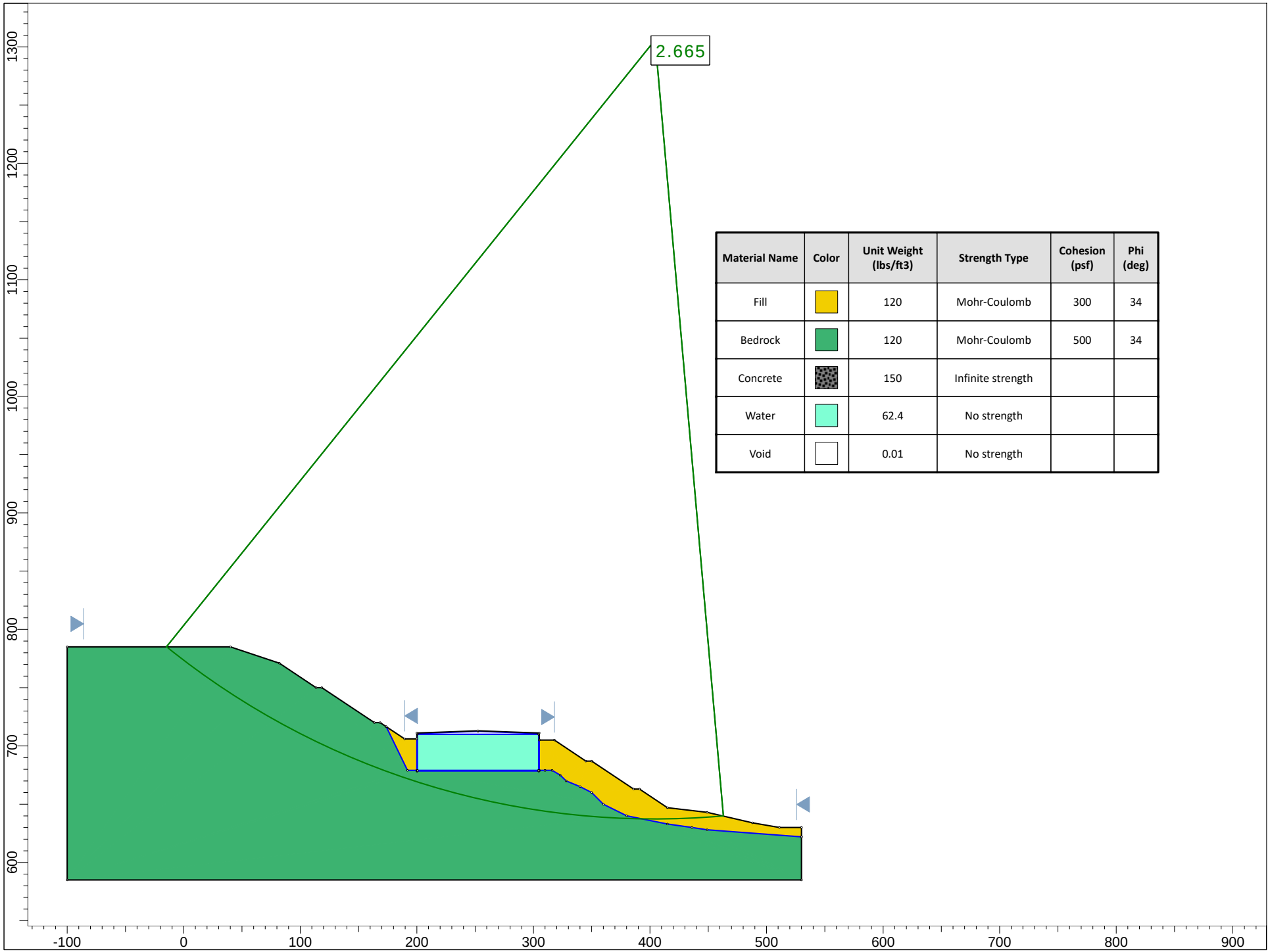
Type	Value	Description
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	1.102	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	2.109	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.398	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.377	Factored deterministic acceleration value. (0.2 second)
S1RT	0.759	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.855	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.717	Factored deterministic acceleration value. (1.0 second)
PGAd	0.946	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.88	Mapped value of the risk coefficient at short periods
C_{R1}	0.887	Mapped value of the risk coefficient at a period of 1 s

DISCLAIMER

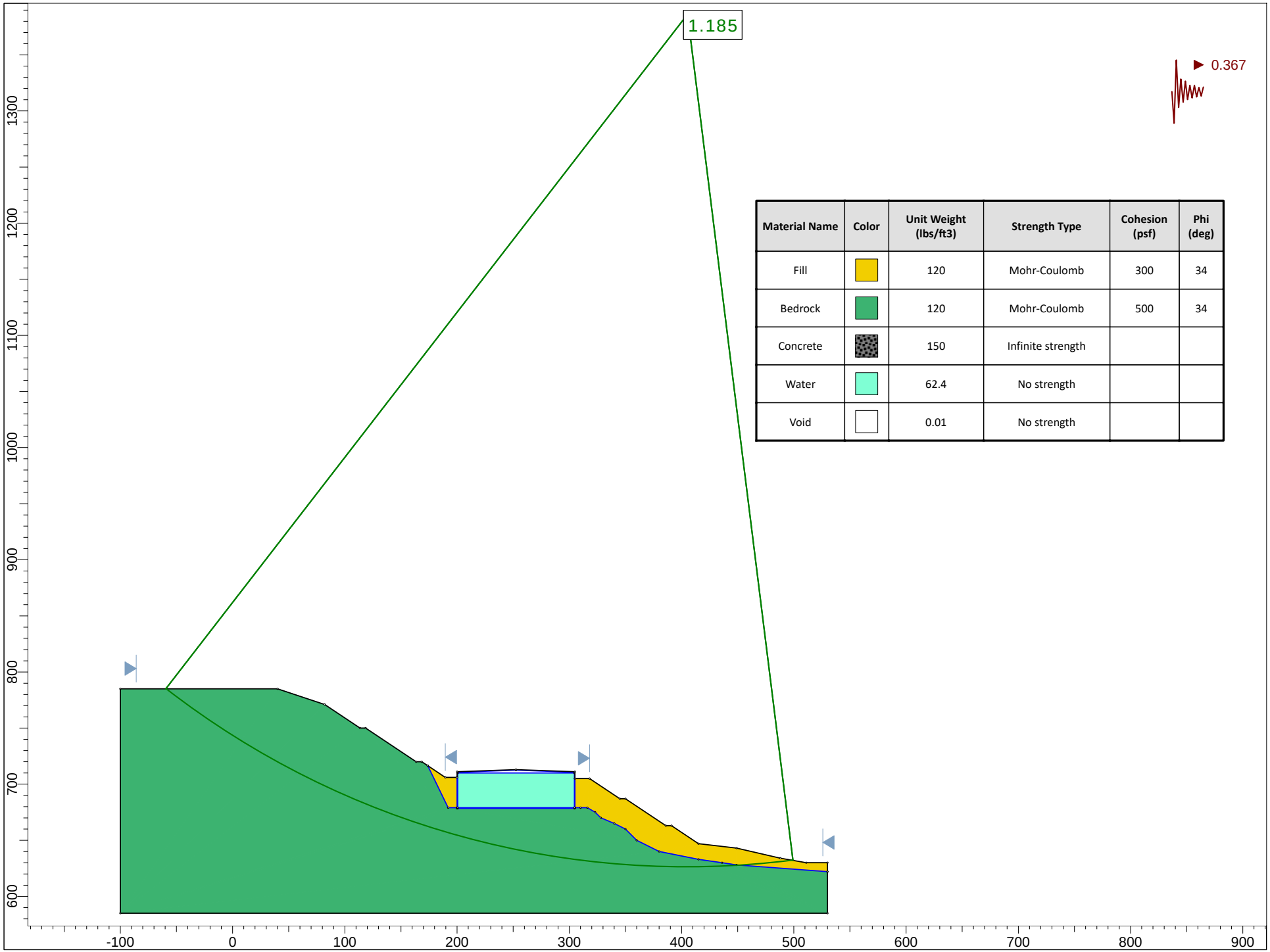
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Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Fill		120	Mohr-Coulomb	300	34
Bedrock		120	Mohr-Coulomb	500	34
Concrete		150	Infinite strength		
Water		62.4	No strength		
Void		0.01	No strength		



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Fill		120	Mohr-Coulomb	300	34
Bedrock		120	Mohr-Coulomb	500	34
Concrete		150	Infinite strength		
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Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Fill		120	Mohr-Coulomb	300	34
Bedrock		120	Mohr-Coulomb	500	34
Concrete		150	Infinite strength		
Water		62.4	No strength		
Void		0.01	No strength		

APPENDIX D
SELECTED SITE PHOTOS











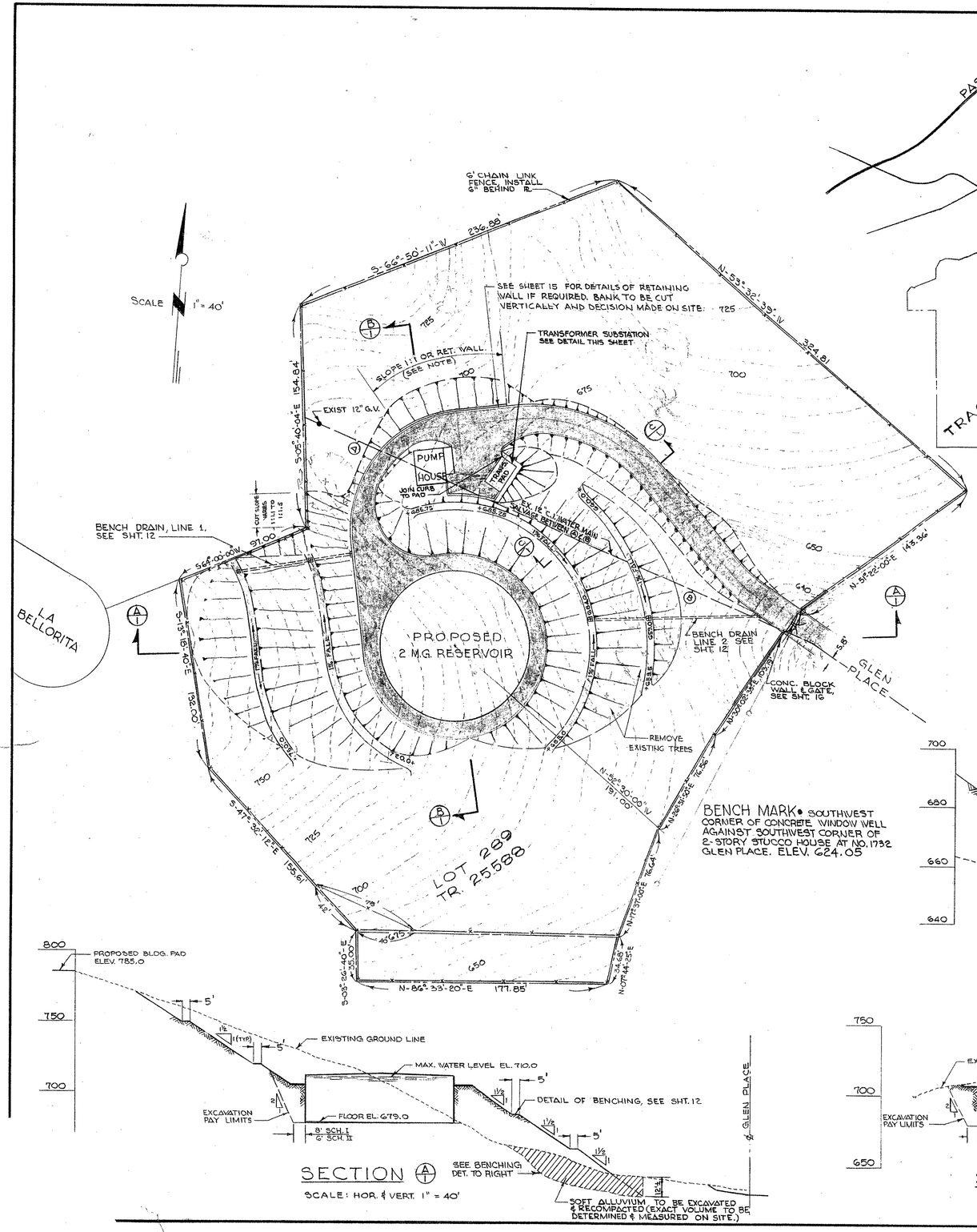


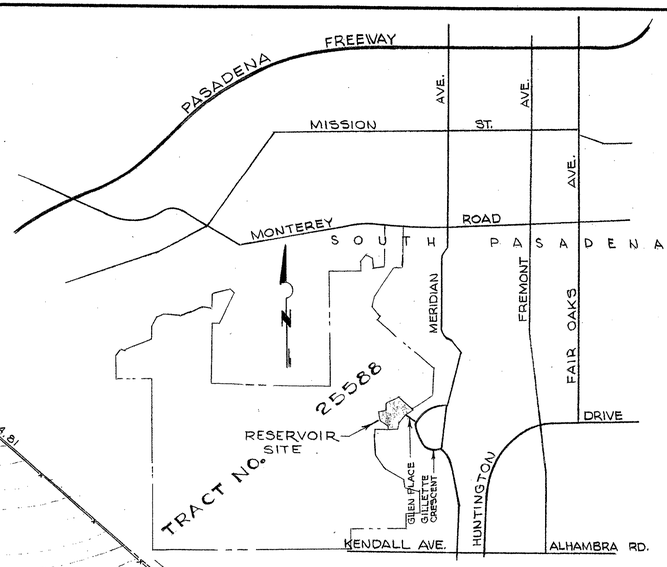






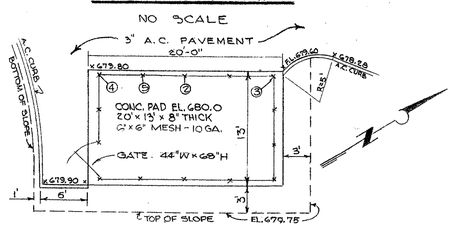
APPENDIX E
AS-BUILT PLANS





LOCATION MAP

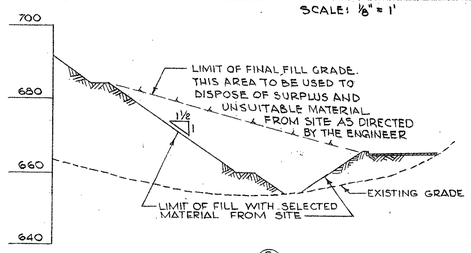
NO SCALE



NOTE: ORIENT STRUCTURE ACCORDING TO NUMBERED POSTS ON STD. SHTS. S 703 1 & 2.

TRANSFORMER SUBSTATION

SCALE: ⅛" = 1'

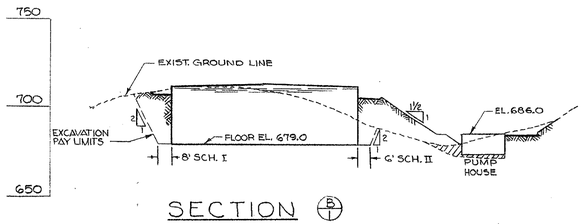


SECTION (C/1)

SCALE: HOR. & VERT. 1" = 20'

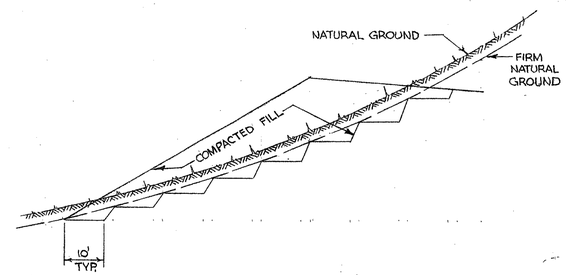
SECTION (A/1)

SCALE: HOR. & VERT. 1" = 40'



SECTION (B/1)

SCALE: HOR. & VERT. 1" = 40'



TYPICAL SECTION FOR FILL BENCHING TO FIRM NATURAL GROUND

NO SCALE

LIST OF DRAWINGS

DWG. NO. 1 – SITE LAYOUT
DWG. NO. 2 – ACCESS ROAD
DWG. NO. 3 – RESERVOIR FLOOR
DWG. NO. 4 – RESERVOIR FLOOR STRUCTURAL DETAILS
DWG. NO. 5 – WALLS – WIRE STRESSED
DWG. NO. 6 – WALLS – CABLE STRESSED
DWG. NO. 7 – RESERVOIR ROOF
DWG. NO. 8 – ROOF & COLUMNS STRUCTURAL DETAILS
DWG. NO. 9 – PIPING PLAN AND PROFILES
DWG. NO. 10 – PIPING PROFILES
DWG. NO. 11 – PIPING DETAILS
DWG. NO. 12 – BENCH DRAINS
DWG. NO. 13 – VALVE PIT & CONTROL VALVE
DWG. NO. 14 – PUMP LAYOUT
DWG. NO. 15 – RETAINING WALL & MISCELLANEOUS DETAILS
DWG. NO. 16 – MISCELLANEOUS DETAILS
DWG. NO. 17 – WATER LEVEL GAUGE
DWG. NO. 18 – PUMP HOUSE FLOOR PLAN & ELEVATIONS
DWG. NO. 19 – PUMP HOUSE STRUCTURAL DETAILS
DWG. NO. 20 – PUMP HOUSE STRUCTURAL DETAILS
DWG. NO. 21 – ELECTRICAL – PLOT PLAN & DETAILS
DWG. NO. 22 – ELECTRICAL – PUMP HOUSE & VALVE PIT DETAILS
DWG. NO. 23 – ELECTRICAL – SINGLE LINE & SWITCHBOARD DETAILS
DWG. 703 – 1 & 2. 12 FT. X 18 FT. CONSUMER SUBSTATION. – BOUND IN SPECS.
DWG. S 103 CONSUMER SUBSTATION SPECIFICATIONS. – BOUND IN SPECS.

REVISED AS BUILT JULY, 1963

APPROVED:
Willis L. Spence
WILLIS L. SPENCE
SUPERINTENDENT, WATER DEPT.

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R. E. NO. 10201

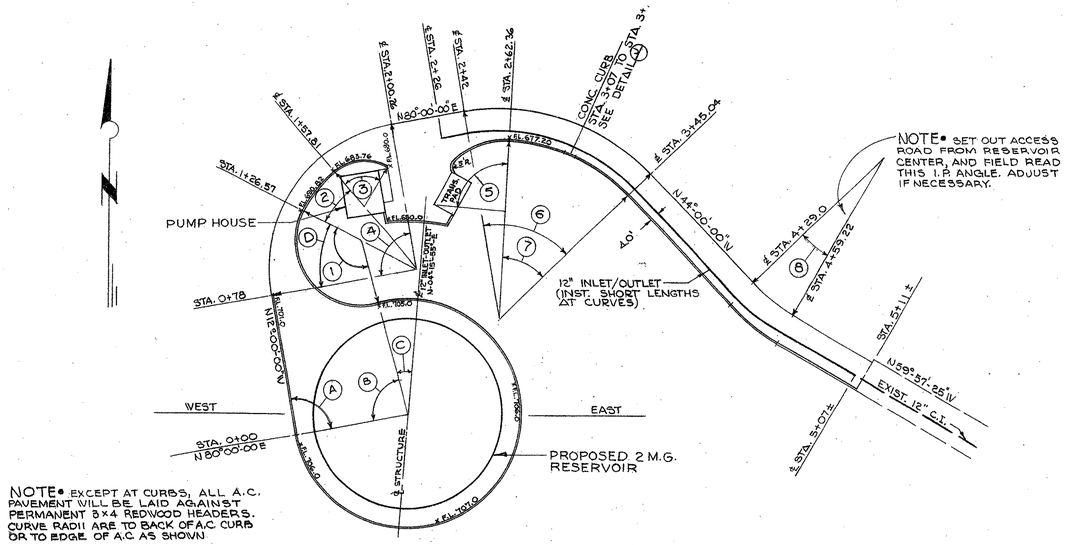
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR

SITE LAYOUT

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY B.T. J.P.
APPROVED BY CHARLES LANE, CITY ENGINEER	SHEET 1 OF 23

306



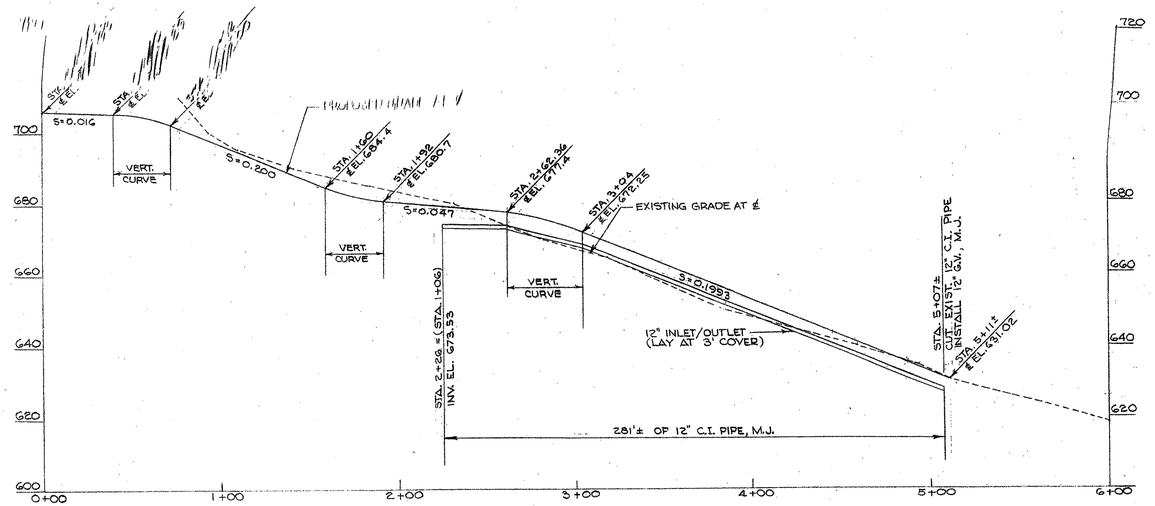
NOTE• EXCEPT AT CURBS, ALL A.C. PAVEMENT WILL BE LAID AGAINST PERMANENT 3"x4" REDWOOD HEADERS. CURVE RADII ARE TO BACK OF A.C. CURB OR TO EDGE OF A.C. AS SHOWN

CURVE DATA

	Δ	R	T	L
1	130°-24'-06"	35'	75.75'	79.66'
2	25°-00'-00"	71'	14.45'	28.50'
3	72°-00'-00"	25'	18.16'	31.42'
4	90°-00'-00"	83.83'	83.83'	131.65'
5	88°-00'-00"	40'	38.63'	61.42'
6	54°-00'-00"	117.83'	60.04'	111.05'
7	43°-20'-00"	100'	39.73'	75.62'
8	15°-57'-25"	200'	14.01'	27.85'
A	ANGLE = 90°-00'-00"			
B	ANGLE = 84°-20'-51"			
C	ANGLE = 19°-54'-58"			
D	ANGLE = 35°-45'-03"			

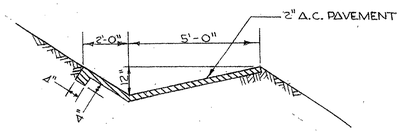
ACCESS ROAD LAYOUT

SCALE: 1" = 40'



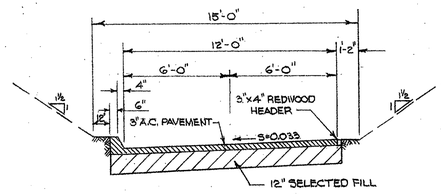
PROFILE OF ACCESS ROAD

SCALE: HOR. 1" = 40'
VERT. 1" = 20'



BENCH DETAIL TYPICAL SECTION

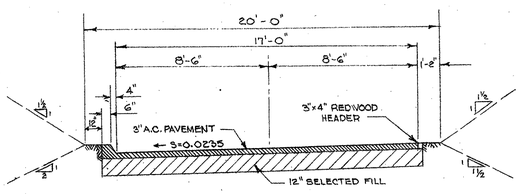
SCALE: 3/8" = 1'



TYPICAL SECTION

STA. 1+26.57 TO STA. 1+57.81

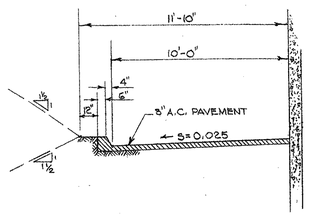
SCALE: ¼" = 1'



TYPICAL SECTION

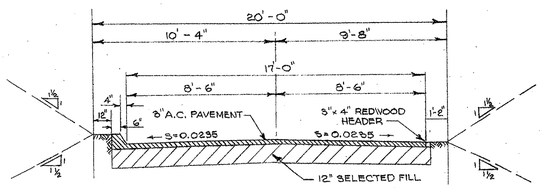
STA. 2+62.36 TO STA. 3+89.0

SCALE: ¼" = 1'



TYPICAL SECTION AROUND RESERVOIR

SCALE: ¼" = 1'



TYPICAL SECTION

STA. 4+29.0 TO STA. 5+11±

SCALE: ¼" = 1'

NOTE• TRANSITION FROM CROSSFALL TO CAMBER BETWEEN STATIONS 3+89.0 AND 4+29.0

REVISED AS BUILT JULY, 1963

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

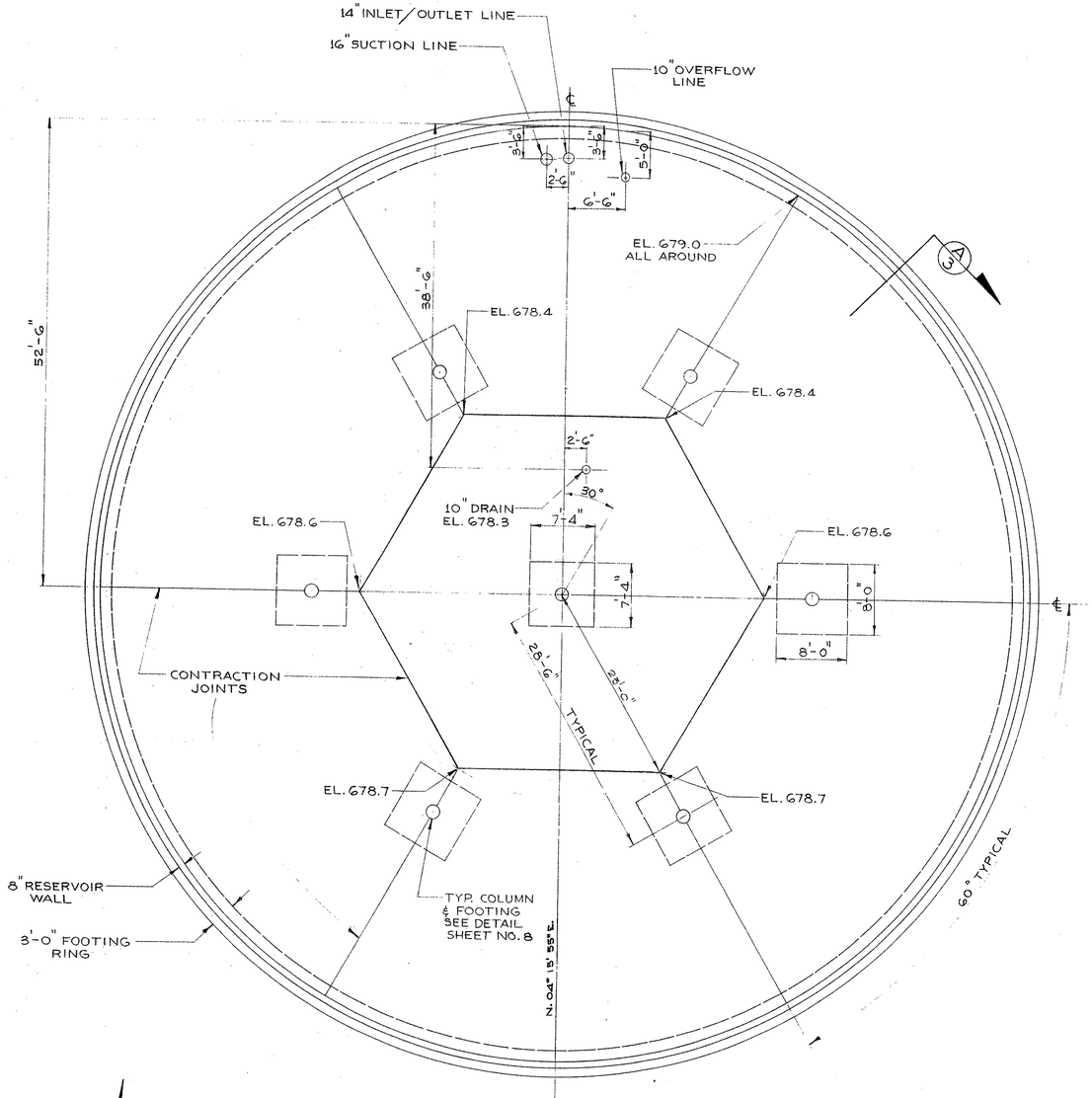
WEST SIDE RESERVOIR

ACCESS ROAD

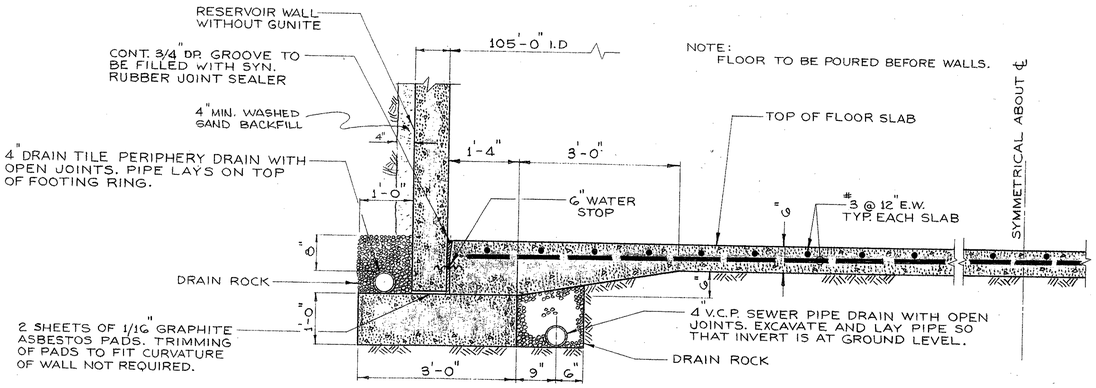
PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M Swift
R.E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY B.T. J.P.
APPROVED Charles H Lowe	SHEET 2 OF 23

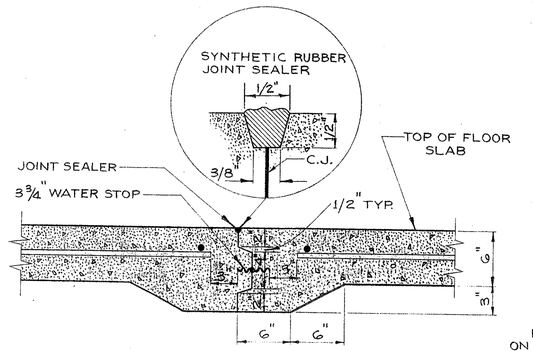
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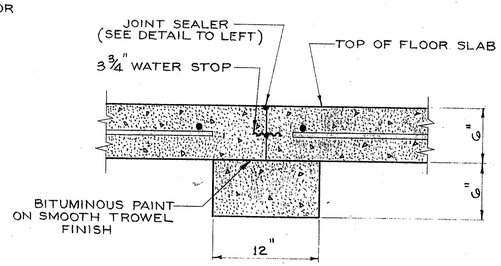
FLOOR PLAN
SCALE: 1/8" = 1'-0"



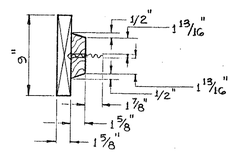
SECTION A/3
SCALE: 3/4" = 1'-0"



CONTRACTION JOINT
SCALE: 1 1/2" = 1'-0"



CONTRACTION JOINT (ALTERNATE)
SCALE: 1 1/2" = 1'-0"



JOINT FORM
SCALE: 1 1/2" = 1'-0"

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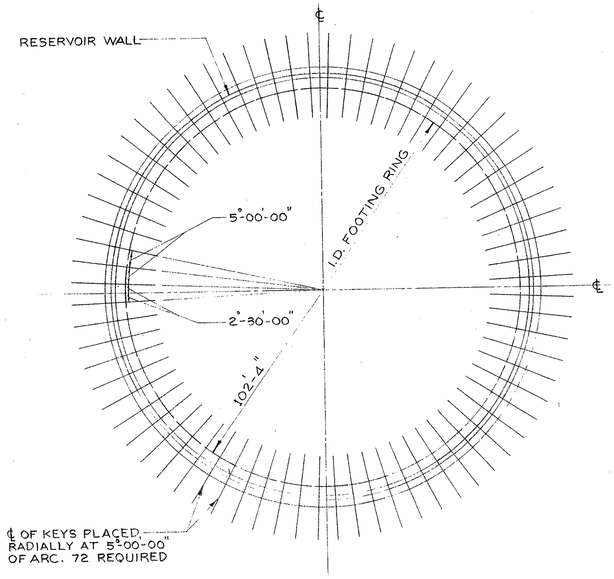
WEST SIDE RESERVOIR

RESERVOIR FLOOR

PREPARED BY
ALDERMAN & SWIFT
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Frank M. Swift
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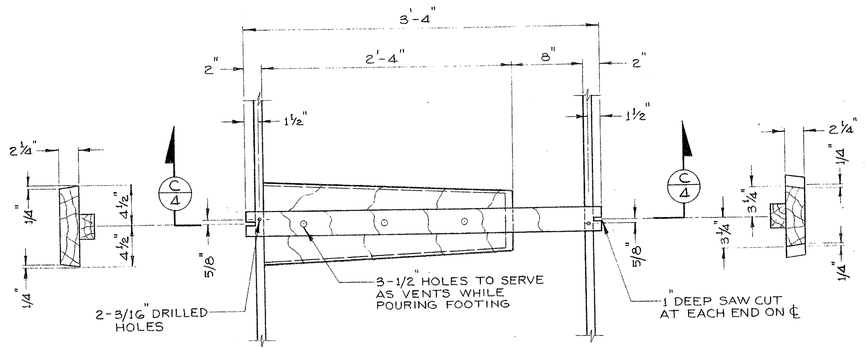
DATE 2 APRIL, 1962 | SCALE AS SHOWN
DESIGNED BY W.J. | DRAWN BY E.C.
APPROVED Charles H. Lane | SHEET 3 OF 23

306



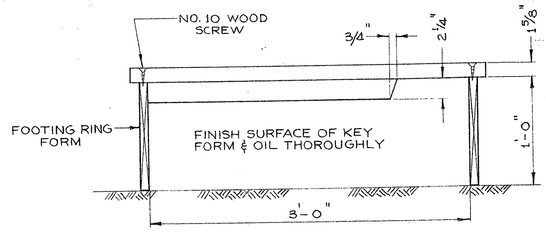
LOCATION OF RADIAL KEYS

NO SCALE



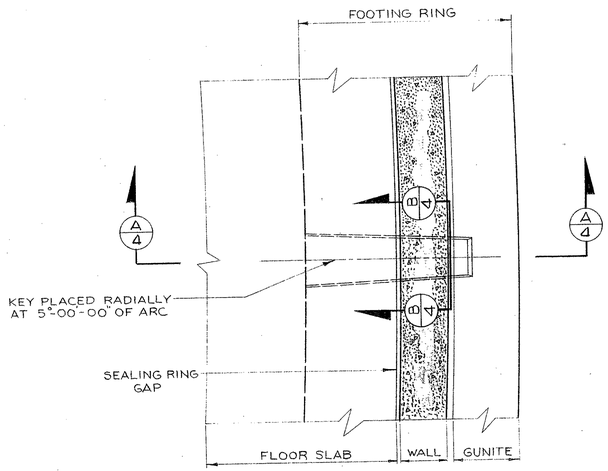
FORM FOR RADIAL KEY

SCALE: 1½" = 1'-0"



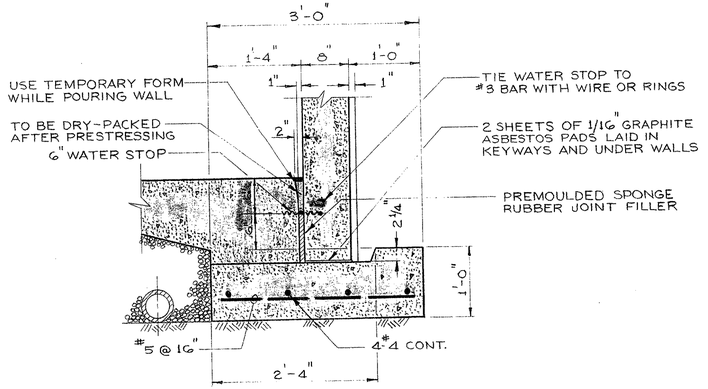
SECTION C/4

SCALE: 1½" = 1'-0"



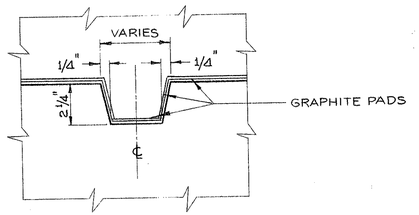
PLAN OF FOOTING RING

SCALE: 1" = 1'-0"



SECTION A/4

SCALE: 1" = 1'-0"



SECTION B/4

NO SCALE

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WATER DEPARTMENT

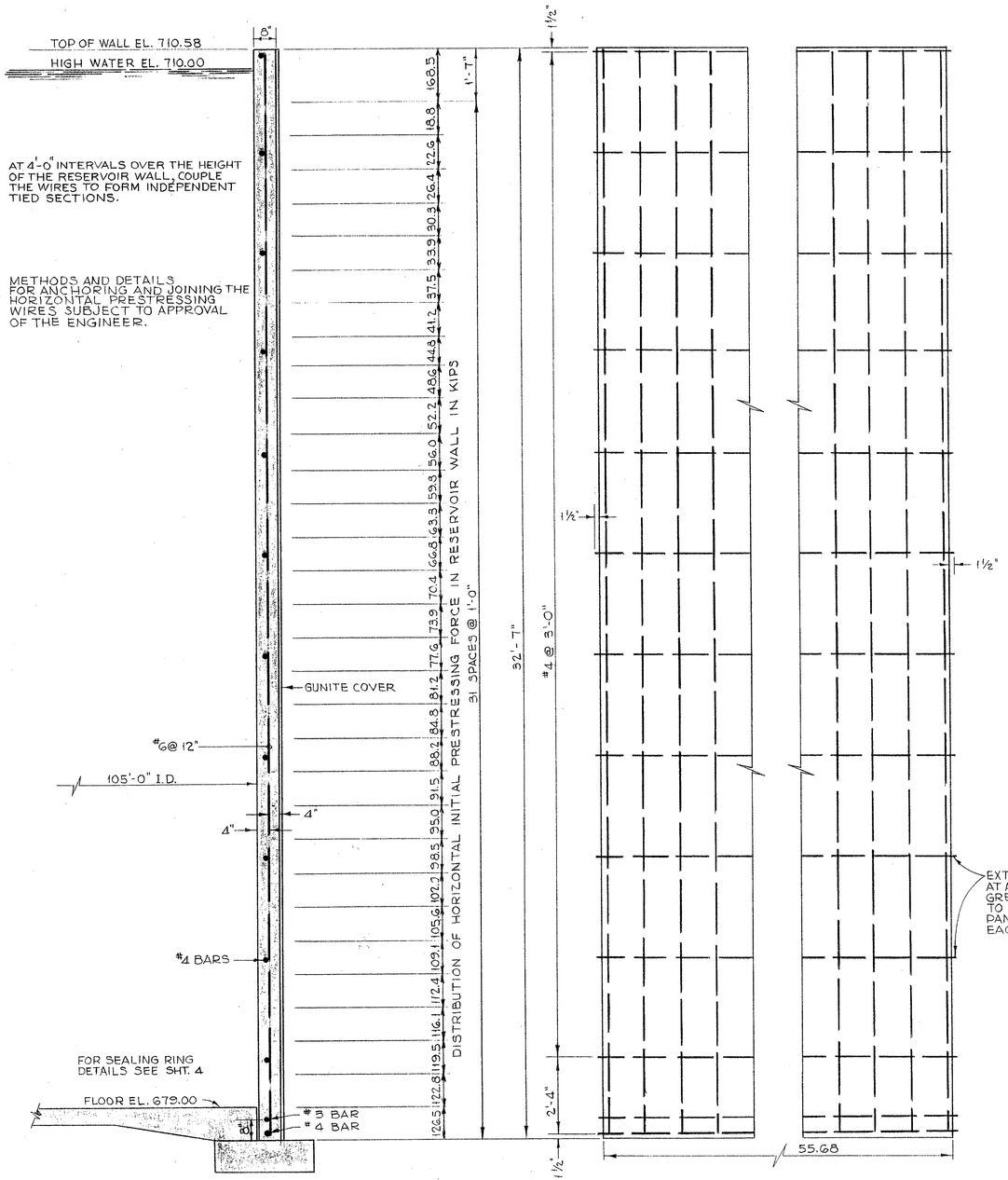
WEST SIDE RESERVOIR

RESERVOIR FLOOR STRUCTURAL DETAILS

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

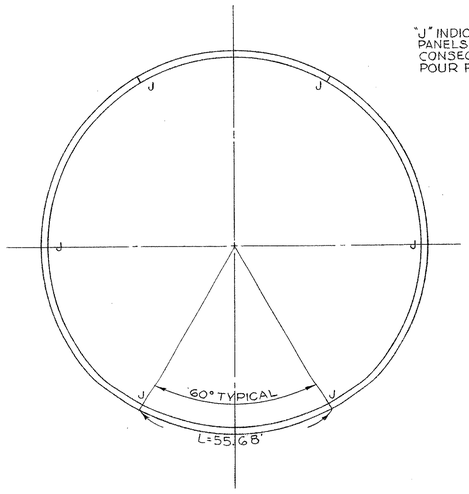
DATE 2 APRIL, 1962 | SCALE AS SHOWN
DESIGNED BY W.E. | DRAWN BY E.C.
APPROVED Chester A. Dave | SHEET 4 OF 23

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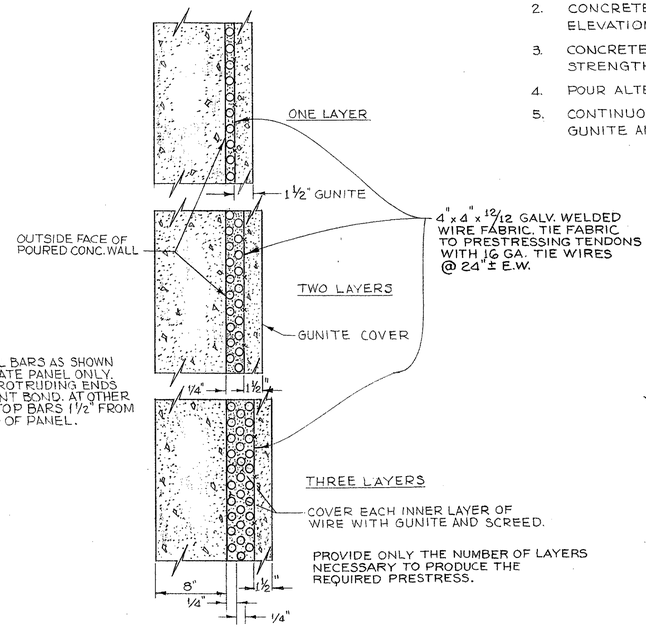
WALL SECTION
SCALE: 1/2" = 1'-0"

ELEVATION - WALL PANELS
SCALE: 1/2" = 1'-0"



"J" INDICATES JOINT BETWEEN PANELS. POUR ALTERNATE SECTIONS CONSECUTIVELY. ONE CONTINUOUS POUR FOR FULL HEIGHT OF WALL.

PLAN-WALL PANELS
NO SCALE



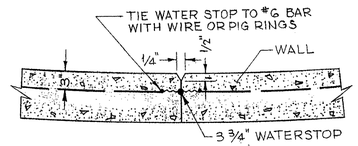
WIRE WRAPPING DETAILS
NO SCALE

HORIZONTAL PRESTRESSING WIRE

1. THE WIRE SHALL HAVE AN ULTIMATE STRENGTH OF NOT LESS THAN 210,000 P.S.I.
2. THE WIRE SHALL BE UNCOATED, HARD DRAWN AND 0.160 TO 0.196 INCH DIAMETER.
3. THE STRESS AT 0.7% ELONGATION SHALL NOT BE LESS THAN 140,000 P.S.I.
4. THE ELONGATION AT FRACTURE SHALL NOT BE LESS THAN 0.025 INCH PER INCH ON A 10 INCH GAGE LENGTH.
5. THE MINIMUM SPACING OF THE WIRE SHALL NOT BE LESS THAN 2¼ TIMES THE WIRE DIAMETER.
6. THE WIRE SHALL NOT BE SMALLER THAN 0.136 INCH DIAMETER AFTER DRAWING THROUGH THE PRESTRESSING DIE.
7. THE WIRE SHALL BE PLACED WITH A PRESTRESS OF 140,000 P.S.I.± 10,000 P.S.I.
8. THE METHOD FOR ANCHORING THE ENDS OF WIRE WRAPPING SUBJECT TO THE APPROVAL OF THE ENGINEER.

CONCRETE RESERVOIR WALL

1. CONCRETE TO HAVE 4250 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS FOR BOTTOM 2 FEET OF WALL. ELEVATION 679.00 TO ELEVATION 681.00
2. CONCRETE TO HAVE 3,500 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS FROM ELEVATION 682.00 TO ELEVATION 710.58
3. CONCRETE, AT TIME OF PRESTRESSING TO HAVE 3,000 P.S.I. COMPRESSIVE STRENGTH.
4. POUR ALTERNATE PANELS CONSECUTIVELY.
5. CONTINUOUS INSPECTION WILL BE PROVIDED FOR THE PLACING OF ALL GUNITE AND CONCRETE.



WALL PANEL JOINT
NO SCALE

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

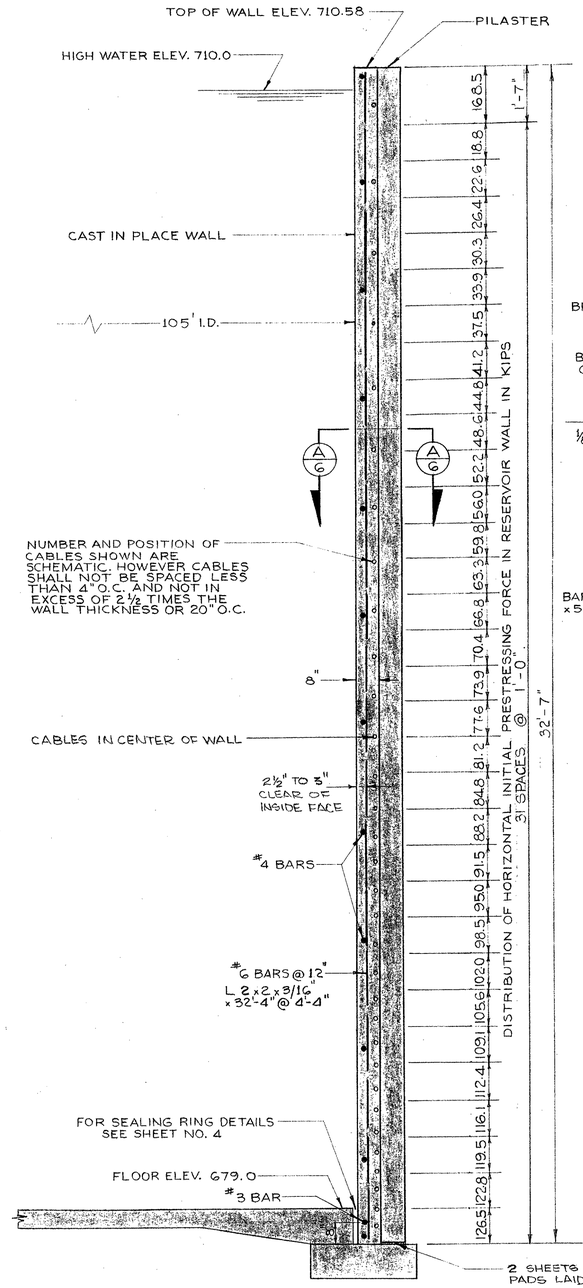
WEST SIDE RESERVOIR

WALLS: WIRE-STRESSED

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Frank M. Swift
R.E. NO. 10201

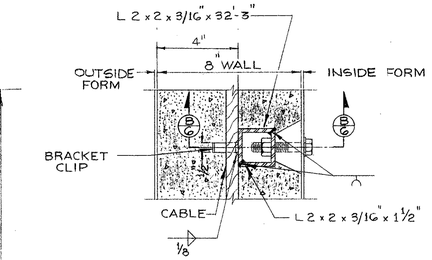
DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY R.S.
APPROVED Charles H. Lowe	SHEET 5 OF 23

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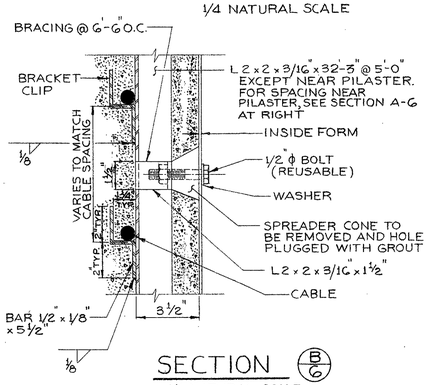
WALL SECTION

SCALE: 1/2" = 1'-0"



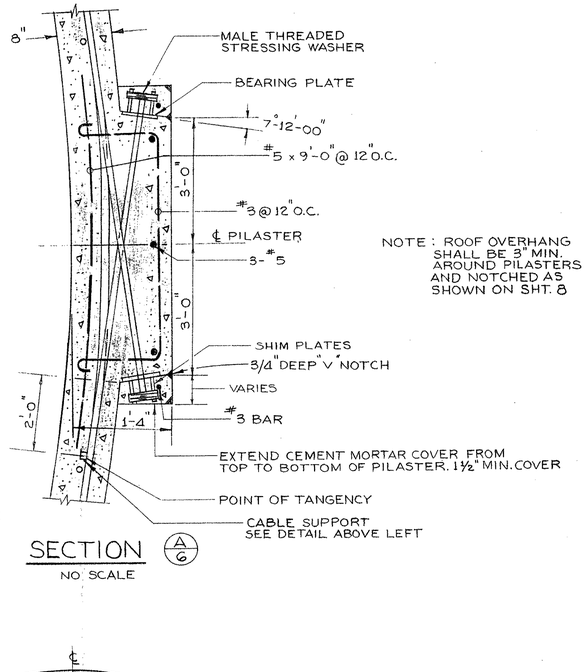
CABLE SUPPORTS

1/4 NATURAL SCALE



SECTION (B/6)

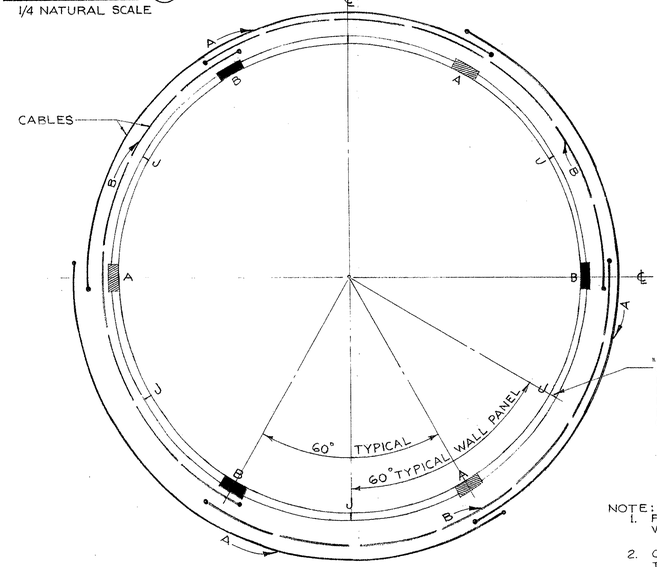
1/4 NATURAL SCALE



NOTE: ROOF OVERHANG SHALL BE 3" MIN. AROUND PILASTERS AND NOTCHED AS SHOWN ON SHT. 8

SECTION (A/6)

NO SCALE



PLAN — WALL PANELS

NO SCALE

NOTE:
1. FOR DETAILS OF WALL PANELS AND WALL PANEL JOINTS SEE SHEET NO. 5
2. OUTSIDE OF WALL ABOVE BACKFILL TO BE CLEANED BY SANDBLASTING.

HORIZONTAL PRESTRESSING WIRE

1. THE WIRE SHALL HAVE AN ULTIMATE STRENGTH OF NOT LESS THAN 240,000 P.S.I.
2. THE WIRE SHALL BE HARD DRAWN STRESS RELIEVED 0.160 TO 0.250 INCH DIAMETER. VARIATIONS IN DIAMETER OF WIRE SHALL NOT EXCEED PLUS OR MINUS 0.003 INCHES.
3. THE STRESS AT 0.7 % ELONGATION SHALL NOT BE LESS THAN 140,000 P.S.I.
4. THE ELONGATION AT FRACTURE SHALL NOT BE LESS THAN 0.03 INCH PER INCH ON A 10 INCH GAGE LENGTH.
5. THE WIRE SHALL BE PLACED WITH A PRESTRESS OF 140,000 P.S.I. WORKING STRESS PLUS FRICTION AND END ANCHORAGE LOSSES.
6. THE METHOD FOR ANCHORING THE ENDS OF WIRE WRAPPING SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. THE TENSION PRODUCED IN THE PRESTRESSING WIRES DURING THE PRESTRESSING OPERATION SHALL NOT EXCEED AT ANY POINT 80 % OF THE MINIMUM ULTIMATE STRENGTH OF THE WIRE.
8. THE AVERAGE STRESS IN THE TENSIONED WIRES WILL BE TAKEN AS THAT INDICATED BY THE MEASURED ELONGATION PRODUCED DURING THE PRESTRESSING OPERATION. AN ADEQUATE AMOUNT OF WIRES TO PROVIDE THE SPECIFIED PRESTRESSING FORCE IN THE WALL MUST BE PROVIDED, TAKING INTO ACCOUNT ALL LOSSES DUE TO THE VARIOUS FRICTION FORCES DEVELOPED BY THE PRESTRESSING OPERATION. AN AVERAGE FRICTION FACTOR OF NOT LESS THAN 0.6 SHALL BE USED IN COMPUTING FRICTION LOSSES BETWEEN THE CABLE AND THE SHEATHING. WHERE SHEATHING IS USED AND WHERE WIRES ARE PRECOATED WITH AN APPROVED COATING, THE FRICTION FACTOR MAY BE REDUCED TO 0.3. HOWEVER, FOR ALL METHODS OF PRESTRESSING PROPOSED, THE FRICTION ASSUMPTION MUST BE VERIFIED BY ACTUAL FIELD TESTS ON A MINIMUM OF 3 CABLES, IN THE PRESENCE OF THE ENGINEER. FROM THE DATA SO DERIVED THE ENGINEER WILL DETERMINE THE OVERSTRESS AND UNDERSTRESS PATTERN TO BE USED TO DEVELOP THE WORKING STRESSES DESIRED. A TENSIONING SCHEDULE AND DRAWINGS SHOWING THE TYPE, AMOUNT AND ARRANGEMENT OF PRESTRESSING WIRES SHALL BE SUBMITTED FOR THE APPROVAL OF THE ENGINEER.

CONCRETE RESERVOIR WALLS

1. CONCRETE TO HAVE 4,500 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS FOR BOTTOM 2 FEET OF WALL. ELEV. 679.0 TO ELEV. 681.0.
2. CONCRETE TO HAVE 3,500 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS FOR ELEV. 681.0 TO ELEV. 710.58.
3. CONCRETE AT TIME OF PRESTRESSING TO HAVE 3,000 P.S.I. COMPRESSIVE STRENGTH.

ARRANGEMENT OF HORIZONTAL PRESTRESSING CABLES

1. EACH HORIZONTAL BANK IS COMPOSED OF 3 CABLES
2. THE WIRE CABLES MARKED "A" COMPOSE ALTERNATE BANDS
3. THE WIRE CABLES MARKED "B" COMPOSE REMAINING BANDS
4. CABLES "A" ARE COUPLED AT PILASTERS MARKED ▨
5. CABLES "B" ARE COUPLED AT PILASTERS MARKED ■

CONCRETE BEARING STRESS

UNIT PRESSURE ON THE CONCRETE SHALL NOT EXCEED

$$1800\sqrt{\frac{A_c}{\text{BEARING AREA OF ANCHORAGE PLATE IN SQUARE INCHES}}}$$

OR 3000 P.S.I. WHICHEVER IS LESS.

A_c = 8 x C.C. SPACING OF CABLES

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WATER DEPARTMENT

WEST SIDE RESERVOIR

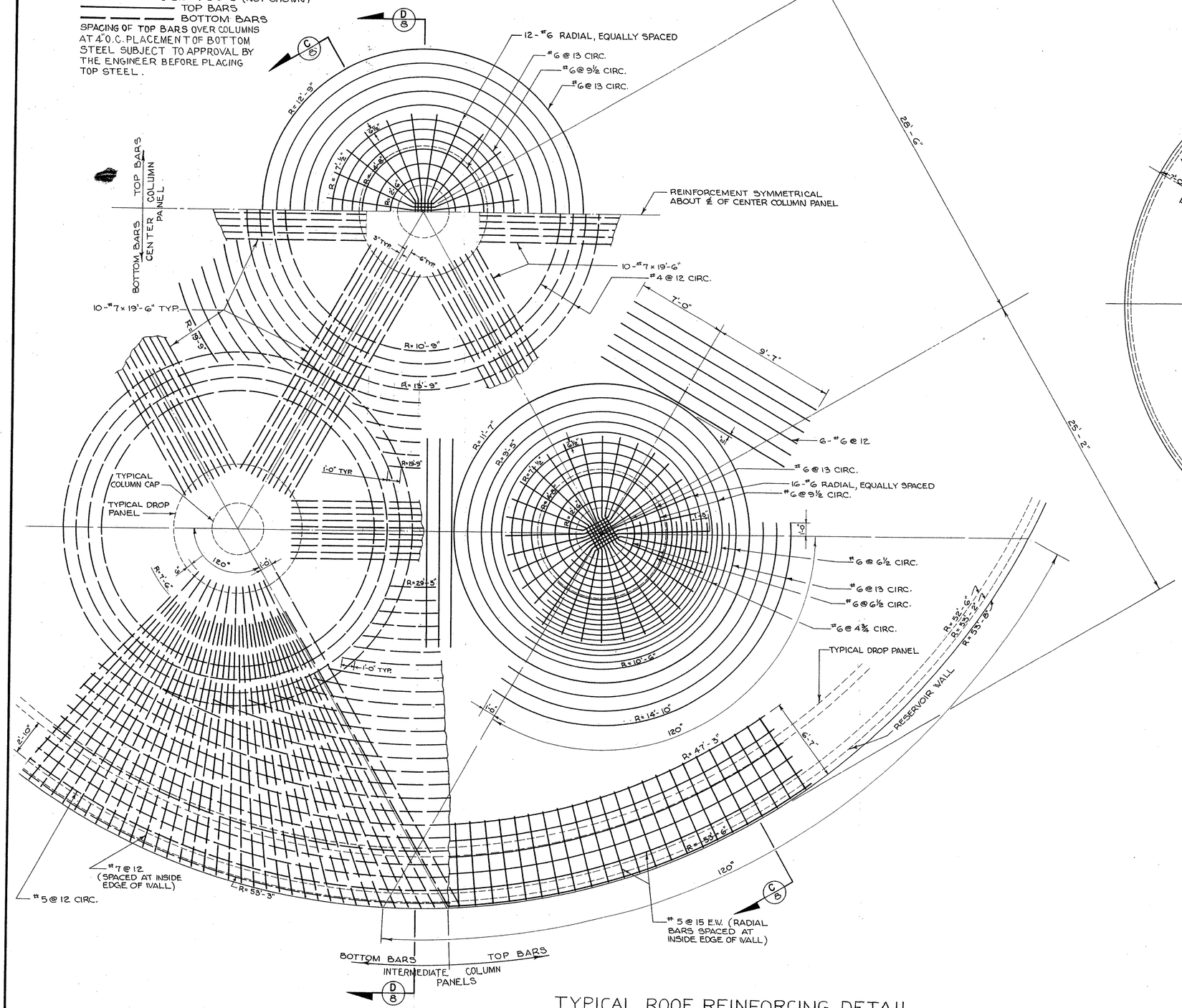
WALLS: CABLE-STRESSED

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Frank M. Swift
R.E. NO. 10201

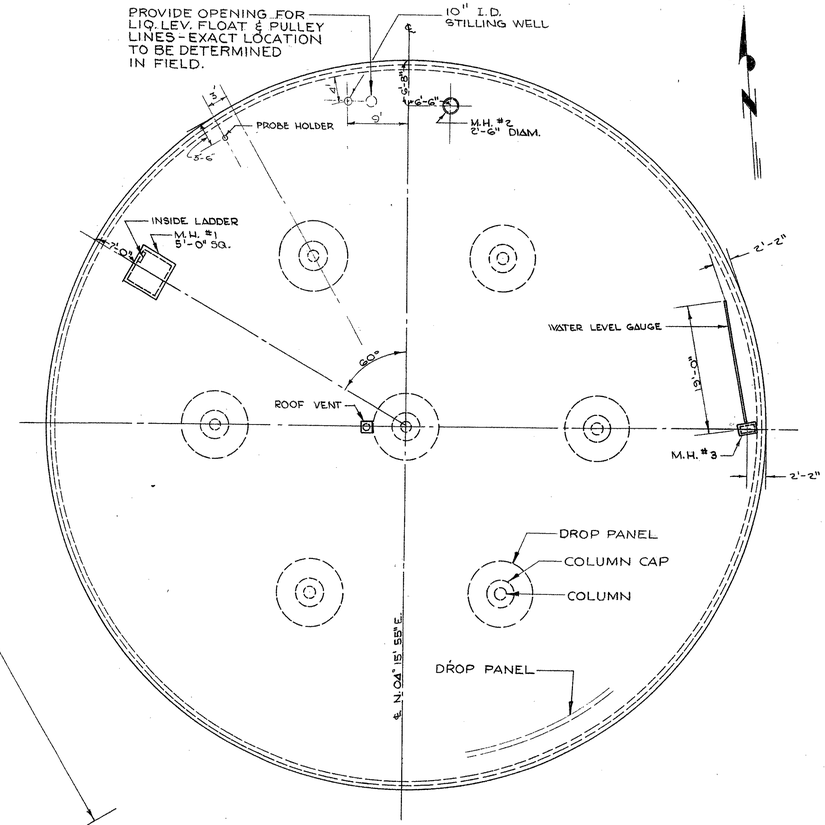
DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY W. L.	DRAWN BY E.C. & L.B.
APPROVED Charles H. Howe	SHEET 6 OF 23

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NOTE: DIMENSIONS SHOWN ARE TO ℄ OF BARS.
SPACER BARS TO BE #4 @ 3'-0" (NOT SHOWN)
——— TOP BARS
— — — — BOTTOM BARS
SPACING OF TOP BARS OVER COLUMNS AT 4'-0" C. PLACEMENT OF BOTTOM STEEL SUBJECT TO APPROVAL BY THE ENGINEER BEFORE PLACING TOP STEEL.



TYPICAL ROOF REINFORCING DETAIL
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE 3/32" = 1'

NOTE:
SEE SHT. 16 FOR DETAILS OF ROOF VENT & MANHOLES
SEE SHT. 17 FOR DETAILS OF WATER LEVEL GAUGE, DETAIL A/E-1
SEE SHT. 21 FOR DETAILS OF PROBE HOLDER

EACH M.H. IS TO BE REINFORCED W/ 8-#6 BARS x LGTH. = 2½ x NET OPENING PLACED @ 45° WITH PRINCIPAL REINF. BARS. FOR ADDITIONAL REINF. SEE DET. SH. No. 16

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CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR

RESERVOIR ROOF

PREPARED BY
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CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
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APPROVED Charles H. Shaw	SHEET 7 OF 23

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SLAB STEEL NOT SHOWN.

2 SHEETS OF 1/16" GRAPHITE ASBESTOS PAD

1" CHAMFER

3'-9"

ALTERNATE DROP PANEL.

NOTE:
FOR STEEL ARRANGEMENT
SEE SHEET NO. 7

#5 @ 15" E.W. (SPACED AT INSIDE EDGE OF WALL)

#6 @ 4 3/4" CIRC.

#6 @ 6 1/2" CIRC.

#6 @ 13" CIRC.

#6 RADIAL

#6 @ 6 1/2" CIRC.

℄ INTERMEDIATE COLUMN

#6 @ 13" CIRC.

#6 @ 9 1/2" CIRC.

#4 SPACER BARS @ 3'-0"

#4 SPACER BARS @ 3'-0"

#6 @ 13" CIRC.

#6 @ 9 1/2" CIRC.

EL. 712.48

℄ CENTER COLUMN

#6 RADIAL

#6 @ 13" CIRC.

REINFORCING SYMMETRICAL ABOUT ℄

EL. 711.41

℄ WALL

10"

EL. 710.58

6"

DRIP

3'-2"

4"

45°

6-#4 CONT.

#2 TIES @ 12"

7@12" RADIAL (SPACED @ INSIDE EDGE OF WALL)

#4 SPACER BARS @ 3'-0"

#5 @ 12" CIRC.

2'-0" TYP.

5'-0" TYP.

45°

3 1/2" TYP.

#4 SPACER BARS @ 3'-0"

#4 @ 12" CIRC.

10-#7 x 19'-6"

#4 SPACER BARS @ 3'-0"

2'-10"

2'-10"

CAMBER 5/8"

12'-0"

14'-3"

CAMBER 5/8"

24'-0"

28'-6"

#3 SPIRALS @ 1 3/4" PITCH (TYP. ALL COLUMNS)

2 SHEETS OF 1/16" GRAPHITE ASBESTOS PAD

SECTION C/8

SCALE: 1/2"=1'-0"

NOTE:
FOR WALL FOOTING
REINF. SEE SHEET NO. 4

18" DIAM.

1 1/2" CL.

6-#6 BARS

18" DIAM.

1 1/2" CL.

6-#6 BARS

CONT. JOINT SEE DETAIL SHEET NO. 3

1'-6"

3 3/4" WATER STOP

6"

6"

1'-2"

8"

8'-0"

A/8

CONT. 1/2" SQ. SYN. RUBBER JOINT SEALER

6" CIRCULAR WATERSTOP, WELD JOINT AND WELD TO WATERSTOP IN FLOOR

8"

8"

6"

#11 DOWEL (GREASE PROJ.)

8'-0"

1/2" PREMOULDED SPONGE RUBBER

3 3/4" WATER STOP

1'-6"

CONT. JOINT SEE DETAIL SHEET NO. 3

9-#6 BARS E.W. (TYP. ALL COLUMNS)

6"

1'-0"

3" CL.

7'-4"

#11 DOWEL (GREASE PROJ.)

CONT. 1/2" SQ. SYN. RUBBER JOINT SEALER

1/2" PREMOULDED SPONGE RUBBER

B/8

6" CIRCULAR WATER STOP

6"

6"

1'-0"

7'-4"

9-#6 BARS E.W. (TYP. ALL COLUMNS)

SECTION A/8

SCALE: 1/2"=1'-0"

INTERMEDIATE COLUMN FOOTING DETAIL

SCALE: 1/2"=1'-0"

SECTION B/8

SCALE: 1/2"=1'-0"

CENTER COLUMN FOOTING DETAIL

SCALE: 1/2"=1'-0"

1/2" CHAMFER

3/4"

1 1/2"

DRIP DETAIL

NO SCALE

14'-6"

24'-9"

CAMBER 3/4"

#4 SPACER BARS @ 3'-0"

CAMBER 5/8"

#4 SPACER BARS @ 3'-0"

#6 RADIAL

#6 @ 13" CIRC.

#6 @ 9 1/2" CIRC.

#6 @ 13" CIRC.

℄ CENTER COLUMN

EL. 712.48

REINFORCING SYMMETRICAL ABOUT ℄

EL. 711.41

EL. 710.58

#5 @ 15" E.W.

#7 @ 12" RADIAL

#5 @ 12" CIRC.

#5 @ 12" CIRC.

6"

6-#4 CONT.

#7 @ 12" RADIAL

#5 @ 12" CIRC.

℄ WALL

#2 TIES @ 12"

#5 @ 12" CIRC.

#6 @ 12"

#4 SPACER BARS @ 3'-0"

#5 @ 12" CIRC.

52'-6"

10-#7 x 19'-6"

#4 @ 12" CIRC.

#4 SPACER BARS @ 3'-0"

2 SHEETS OF 1/16" GRAPHITE ASBESTOS PAD

SECTION D/8

SCALE: 1/2"=1'-0"

NOTE:
MIN. CAMBER AS SHOWN TO BE PROVIDED IN FORMWORK.
THE SURFACE SHALL BE MACHINE FINISHED AND THEN ROUGHENED BY BROOMING WITH A STIFF BROOM TOWARDS THE CENTER.

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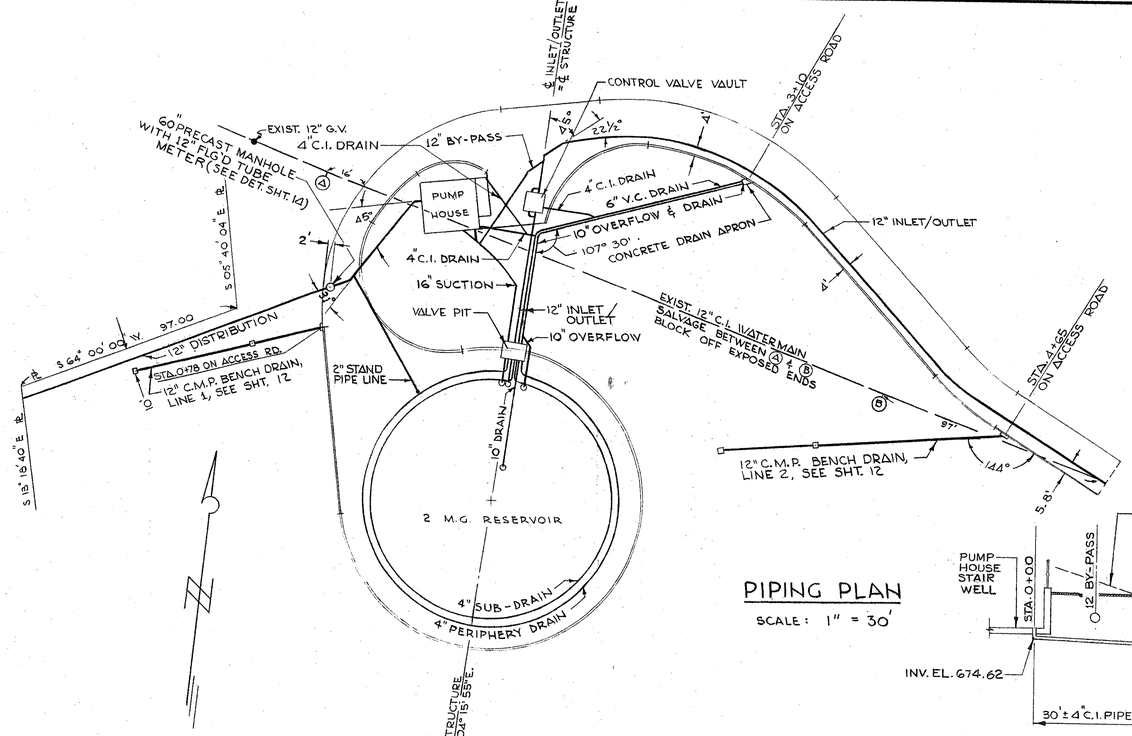
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WATER DEPARTMENT

WEST SIDE RESERVOIR
ROOF & COLUMNS
STRUCTURAL DETAILS

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY W.L.	DRAWN BY E.C.
APPROVED Charles H. Lowe	SHEET 8 OF 23

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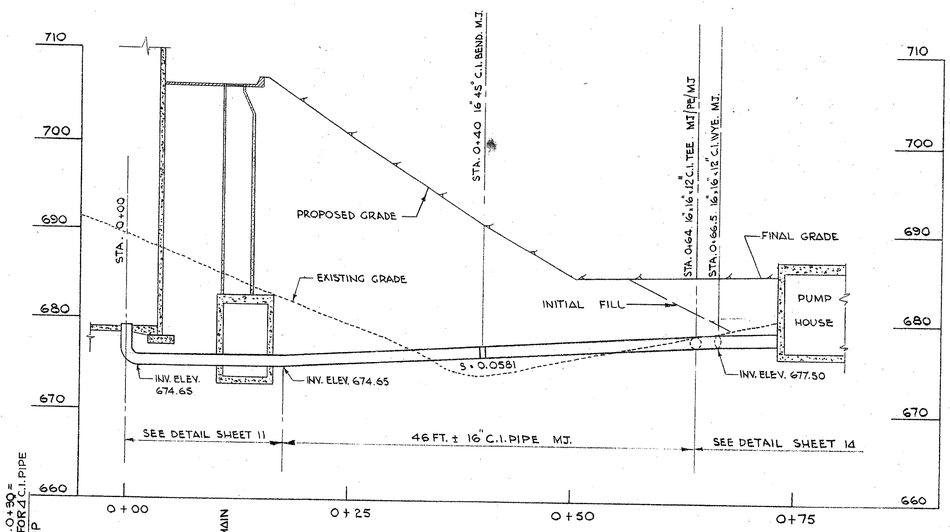


PIPING PLAN

SCALE : 1" = 30'

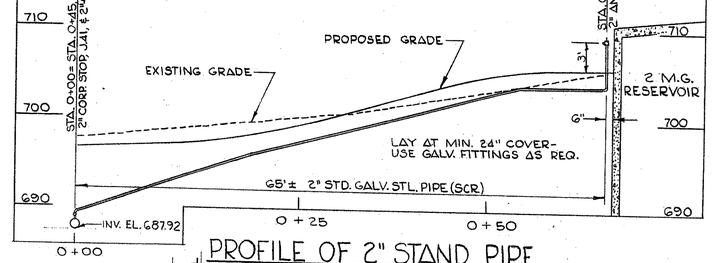
PROFILE OF 4" DRAIN LINE FROM PUMP HOUSE STAIR WELL

SCALE : 1/8" = 1'-0"



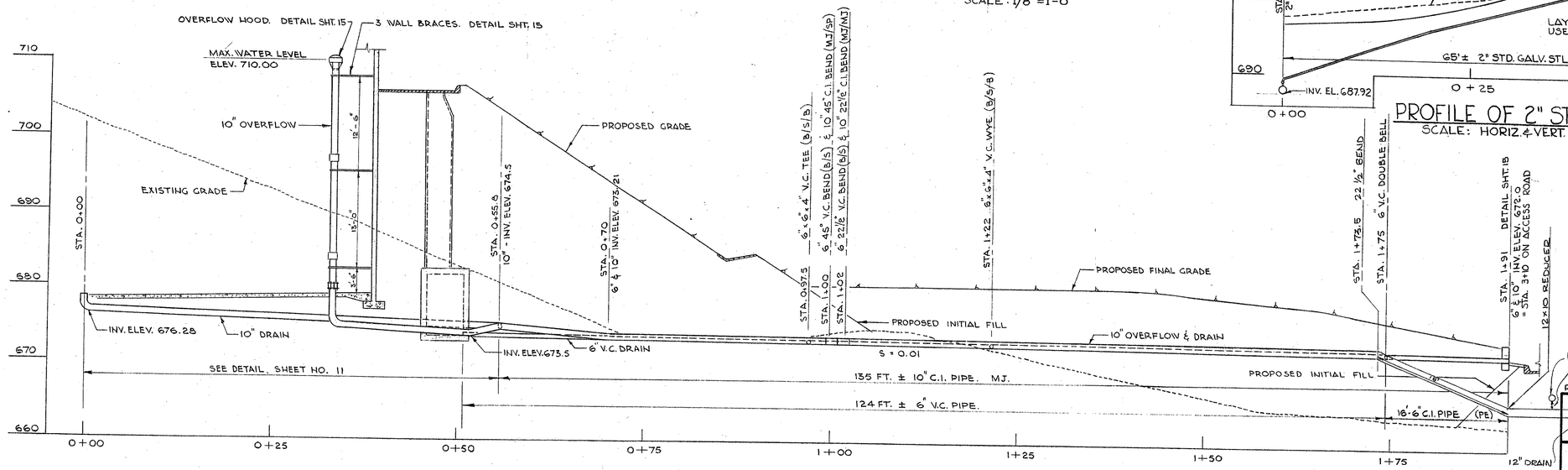
PROFILE OF 16" SUCTION LINE

SCALE : HORIZ. & VERT. - 1/8" = 1'



PROFILE OF 2" STAND PIPE

SCALE: HORIZ. & VERT. - 1/8" = 1'



PROFILE OF 10" OVERFLOW & DRAIN AND 6" V.C. DRAIN

SCALE : HORIZ. & VERT. 1/8" = 1'

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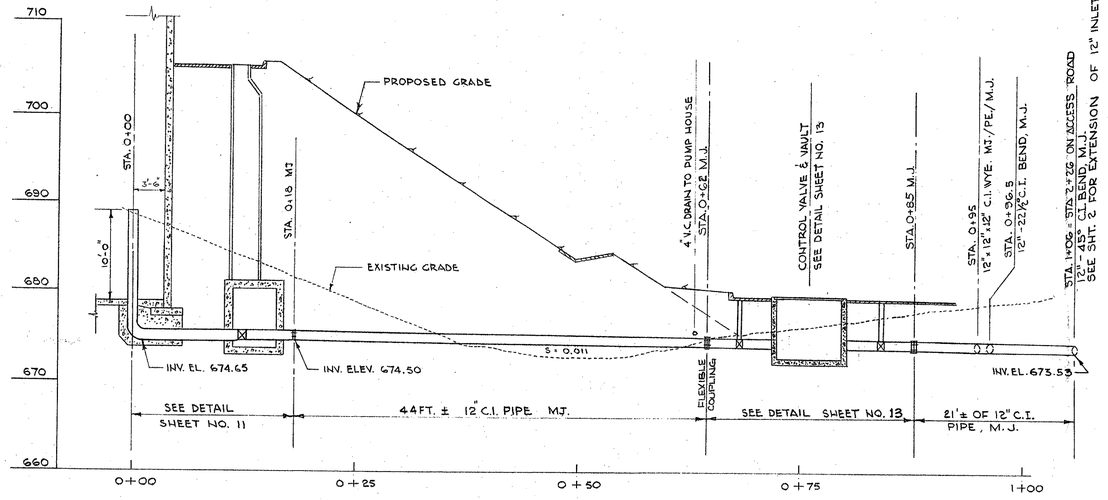
WEST SIDE RESERVOIR

PIPING PLAN AND PROFILES

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY E.N.E. & J.P.
APPROVED Charles H. Lee	SHEET 9 OF 23

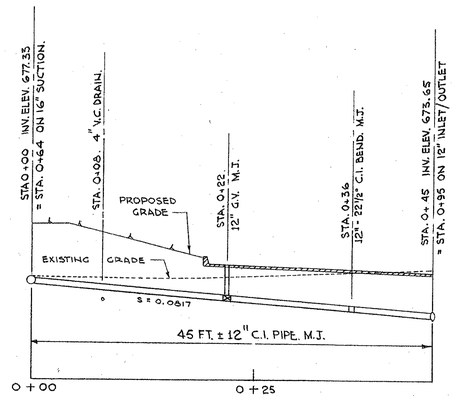
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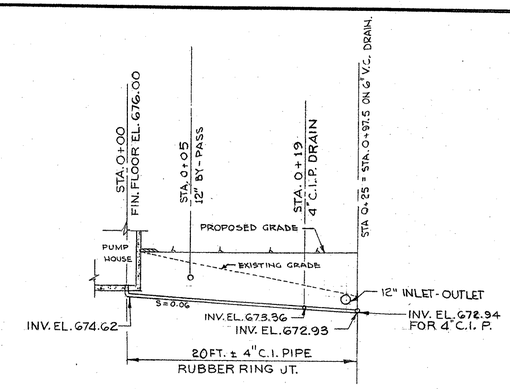
PROFILE OF 12" INLET/OUTLET

SCALE: HORIZ. & VERT. 1/8" = 1'



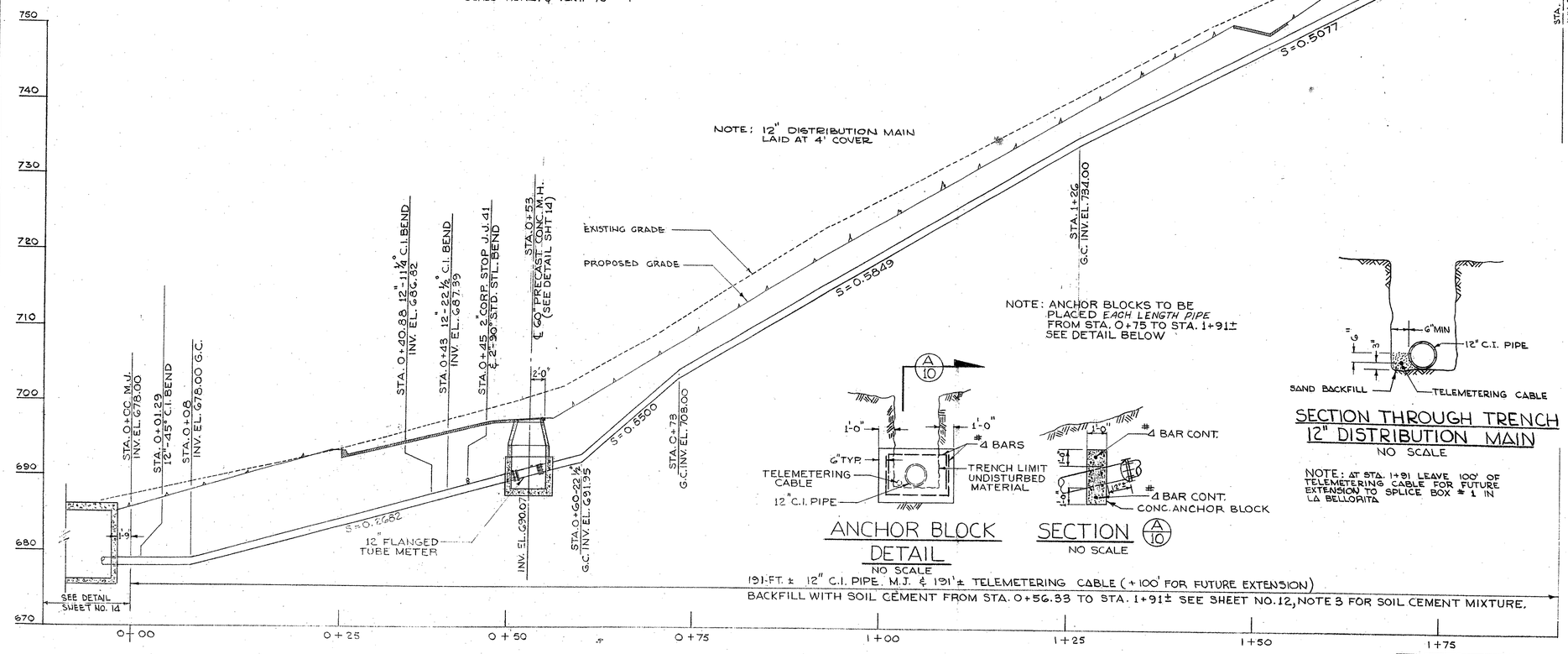
PROFILE OF 12" BY-PASS

SCALE: HORIZ. & VERT. 1/8" = 1'



PROFILE OF 4" DRAIN FROM PUMP HOUSE

SCALE: HORIZ. & VERT. 1/8" = 1'



PROFILE OF 12" DISTRIBUTION MAIN

SCALE: HORIZ. & VERT. 1/8" = 1'

ANCHOR BLOCK DETAIL

NO SCALE

SECTION (A 10)

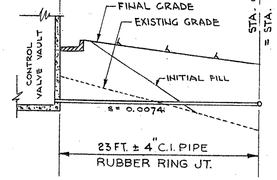
NO SCALE

SECTION THROUGH TRENCH 12" DISTRIBUTION MAIN

NO SCALE

NOTE: AT STA. 1+91 LEAVE 100' OF TELEMETERING CABLE FOR FUTURE EXTENSION TO SPLICE BOX # 1 IN LA BELLORITA

191 FT. ± 12" C.I. PIPE. M.J. & 191' ± TELEMETERING CABLE (+100' FOR FUTURE EXTENSION)
BACKFILL WITH SOIL CEMENT FROM STA. 0+56.33 TO STA. 1+91± SEE SHEET NO. 12, NOTE 3 FOR SOIL CEMENT MIXTURE.



PROFILE OF 4" DRAIN FROM CONTROL VALVE VAULT

SCALE: HORIZ. & VERT. 1/8" = 1'

REVISED AS BUILT JULY, 1963

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS

Frank M Swift
R.E. NO. 10201

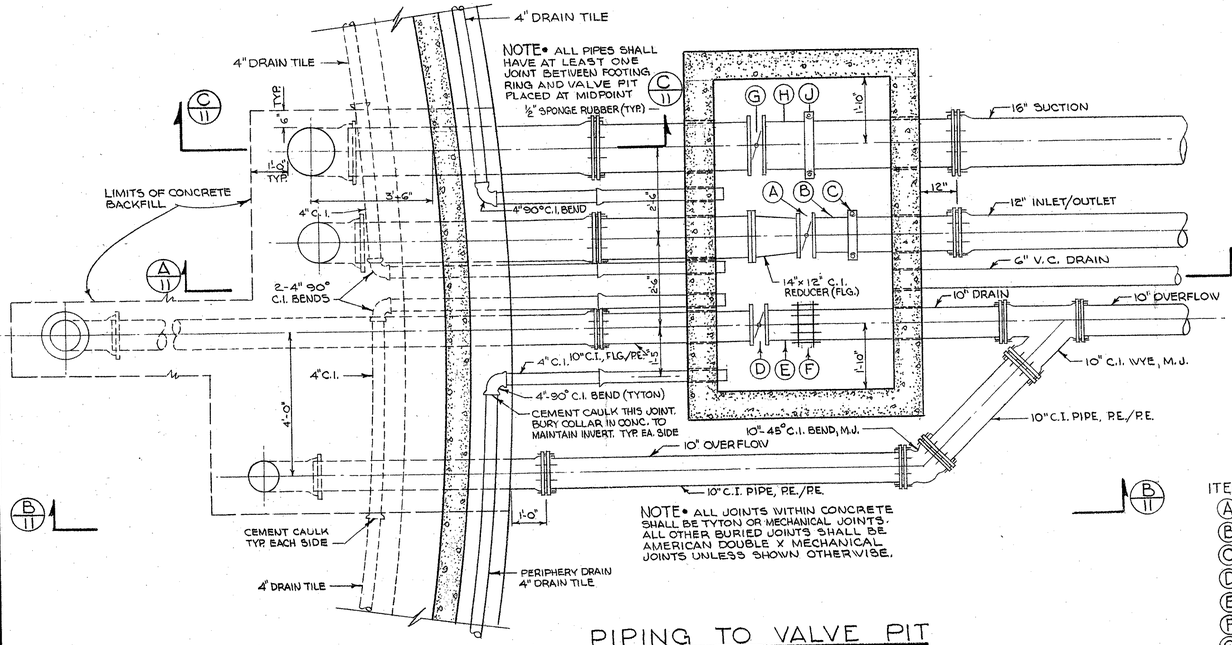
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR

PIPING PROFILES

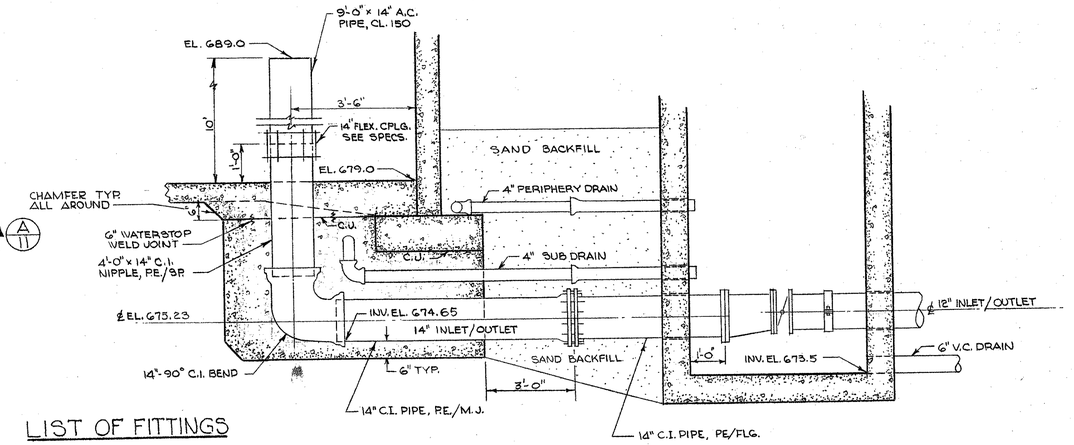
DATE 2 APRIL, 1962	SCALE 1/8" = 1'-0"
DESIGNED BY E.N.E.	DRAWN BY E.N.E. & J.P.
APPROVED Charles H Lowe	SHEET 10 OF 23

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PIPING TO VALVE PIT

SCALE: ½" = 1'

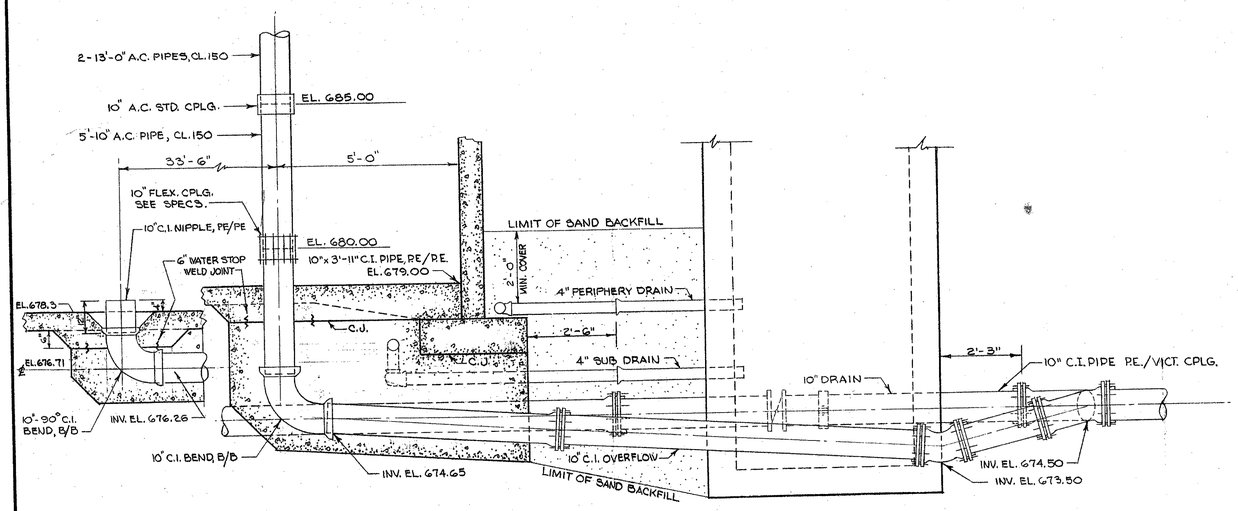


LIST OF FITTINGS

ITEM	QUAN.	DESCRIPTION
(A)	1	12" BUTTERFLY VALVE
(B)	1	12" x 12" C. I. NIPPLE, FLG./VICT. CPLG.
(C)	1	12" VICTAULIC COUPLING
(D)	1	10" BUTTERFLY VALVE
(E)	1	10" C.I. NIPPLE, FLG./VICT. CPLG.
(F)	1	10" FLEXIBLE COUPLING
(G)	1	16" BUTTERFLY VALVE
(H)	1	18"x16" C.I. NIPPLE, FLG/VICT. CPLG.
(J)	1	16" VICTAULIC COUPLING

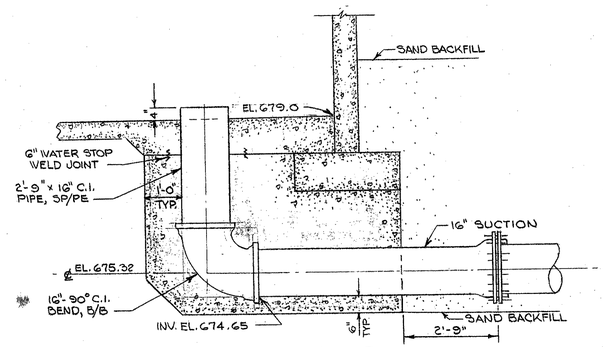
SECTION A/11

SCALE: ½" = 1'



SECTION B/11

SCALE: ½" = 1'



SECTION C/11

SCALE: ½" = 1'

REVISED AS BUILT JULY, 1963

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

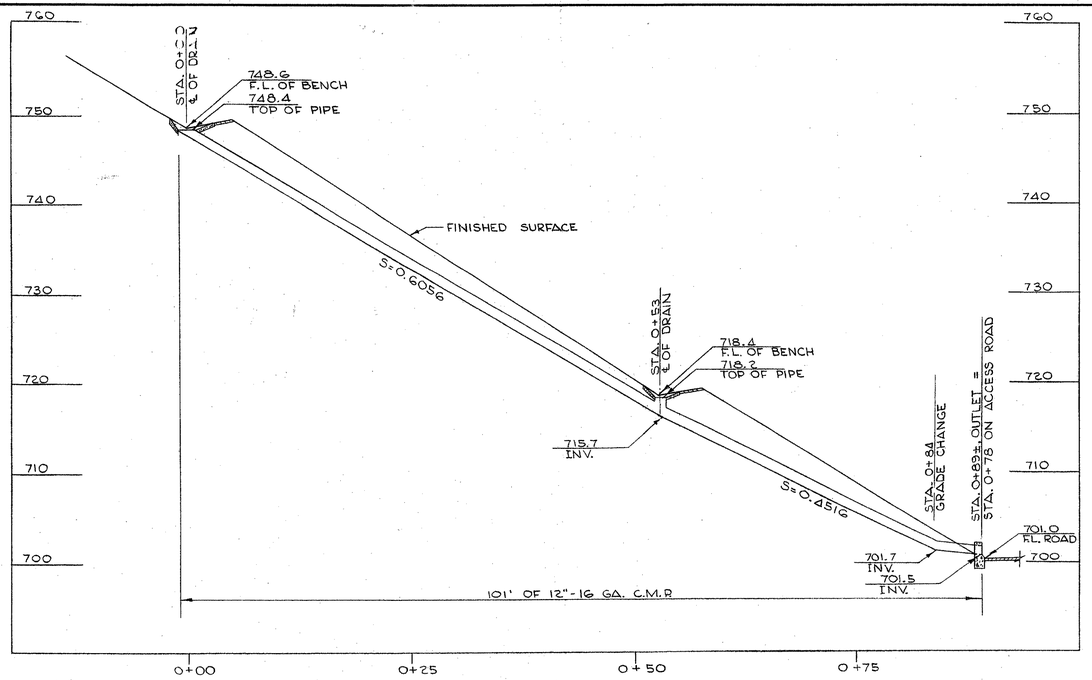
WEST SIDE RESERVOIR

PIPING DETAILS

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

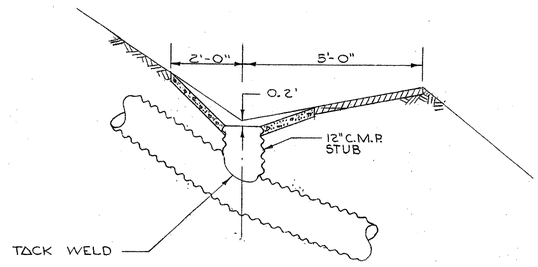
DATE 2 APRIL, 1962	SCALE 1/2" = 1'-0"
DESIGNED BY E.N.E.	DRAWN BY B.T. J.P.
APPROVED Charles H. Howe	SHEET 11 OF 23

306

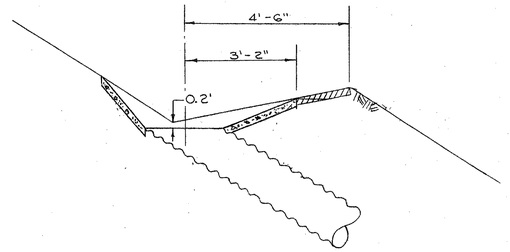


PROFILE OF BENCH DRAIN, LINE 1

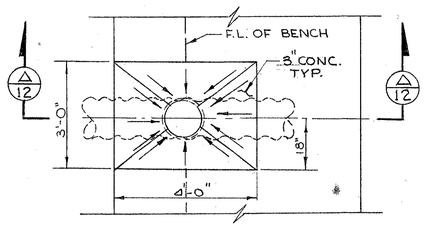
SCALE: HORIZ. & VERT. 1/8" = 1'



SECTION (A/12)

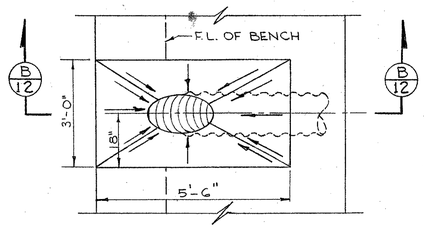


SECTION (B/12)



BENCH DRAIN INLET & JUNCTION

SCALE: 1/2" = 1'



BENCH DRAIN INLET

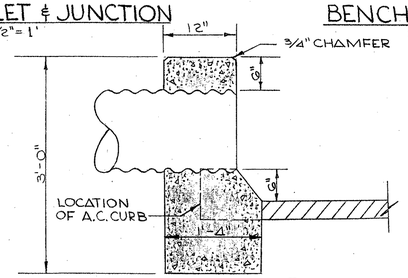
SCALE: 1/2" = 1'

GENERAL NOTES

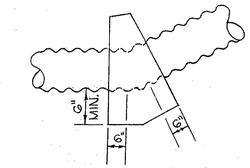
ALL C.M.P. SHALL BE BITUMINOUS HOT-DIP COATED

ALL VERTICAL DEFLECTION ANGLES SHALL BE SHOP FABRICATED OR USE CONC. COLLAR PER DETAIL HEREON

BACKFILL ALL PIPE TRENCHES WITH SLOPE GREATER THAN S=0.250 WITH COMPACTED SOIL CEMENT. MIX 2,7 SACKS CEMENT & APPROXIMATELY 27 GALS. WATER PER C.Y. SOIL

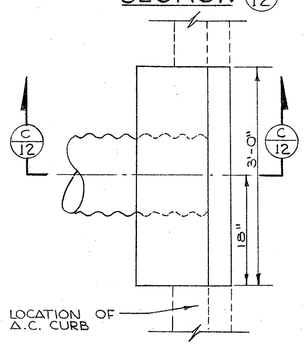


SECTION (C/12)



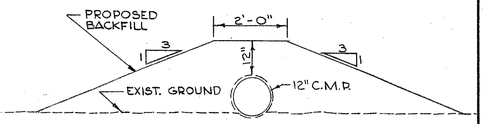
CONC. DEFLECTION COLLAR

NO SCALE



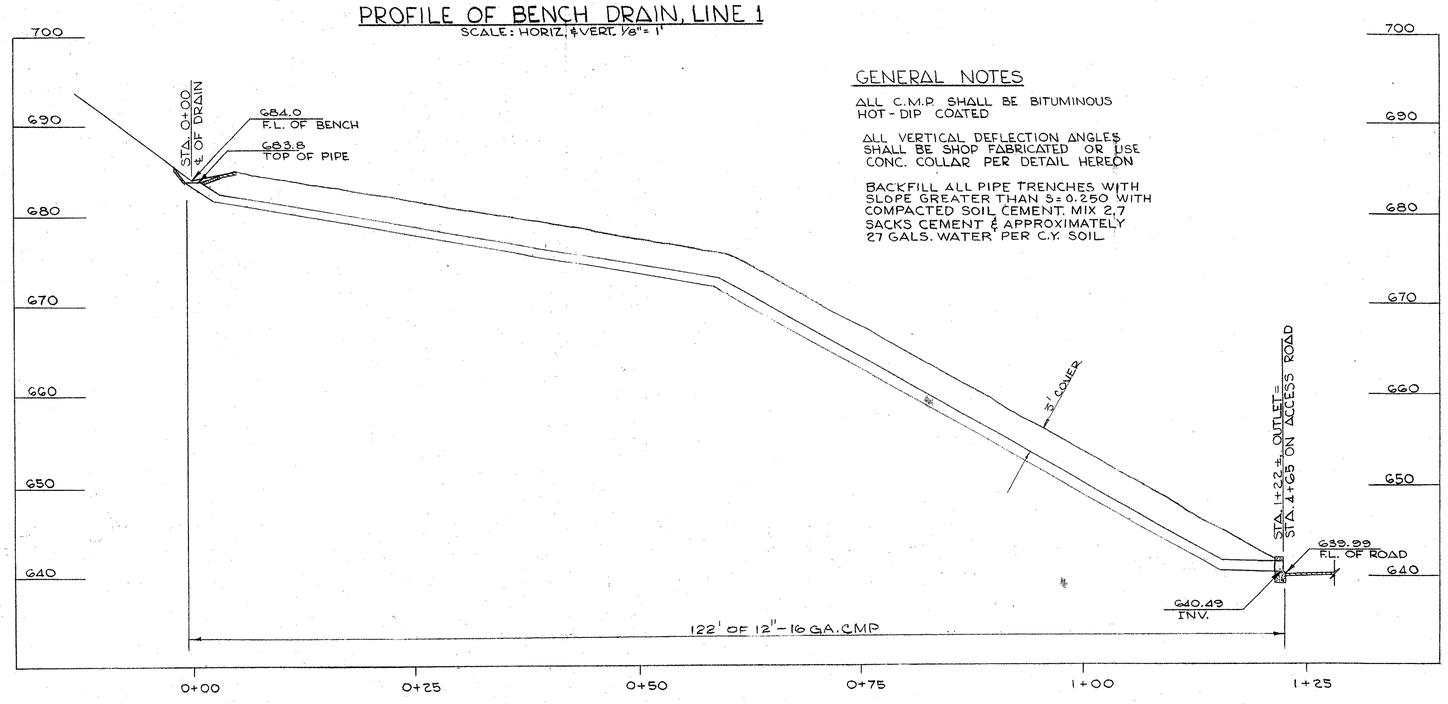
BENCH DRAIN OUTLET

SCALE: 1" = 1'



DETAIL OF BACKFILL OVER EXPOSED PIPE

NO SCALE



PROFILE OF BENCH DRAIN, LINE 2

SCALE: HORIZ. & VERT. 1/8" = 1'

REVISED AS BUILT JULY, 1963

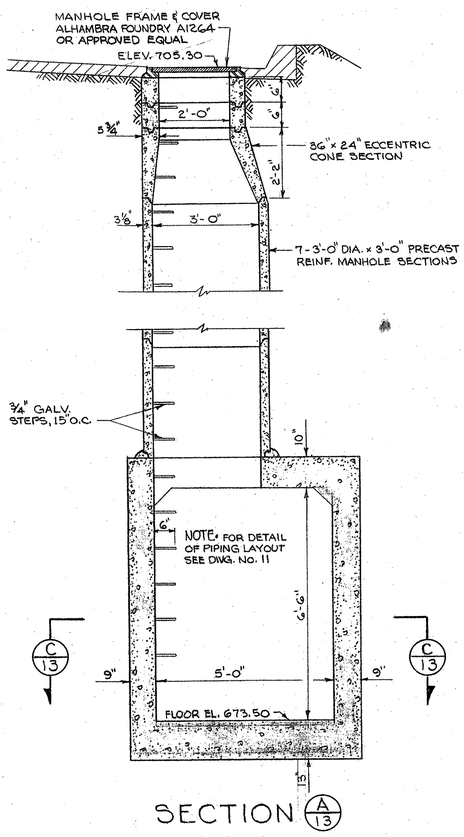
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
BENCH DRAINS

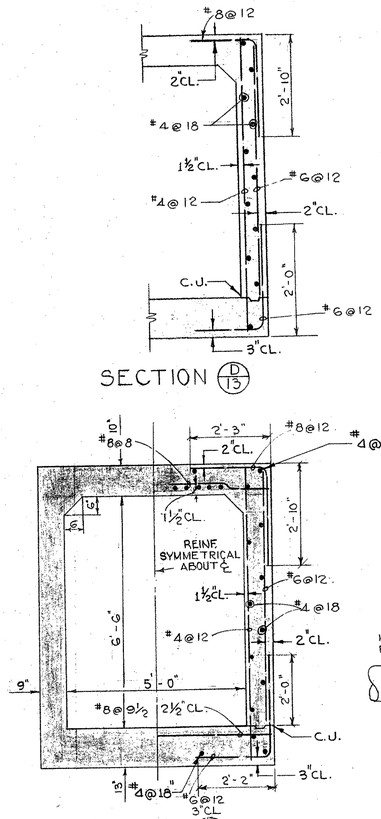
PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY J.P.
APPROVED Charles H. Lowe	SHEET 12 OF 23

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SECTION A/13

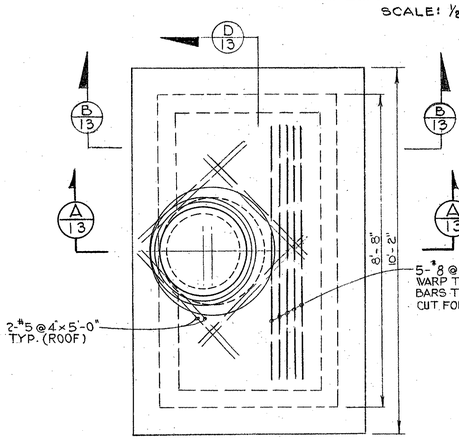


SECTION D/13

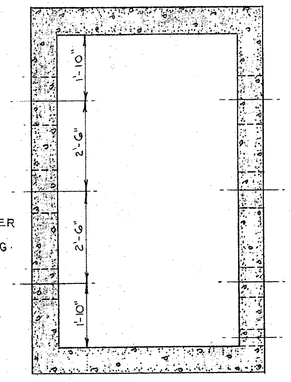
SECTION B/13

VALVE PIT DETAILS

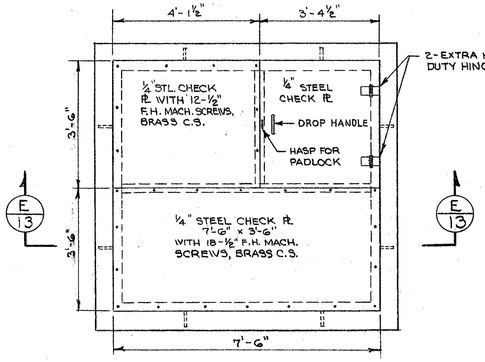
SCALE: ½" = 1'-0"



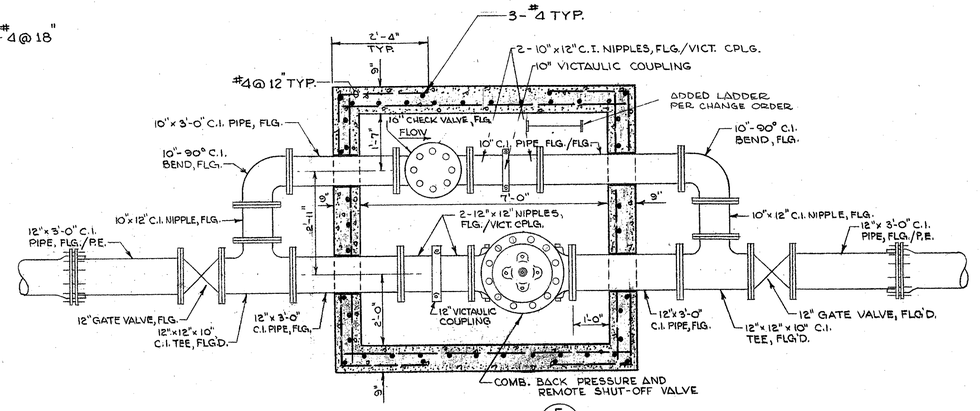
PLAN



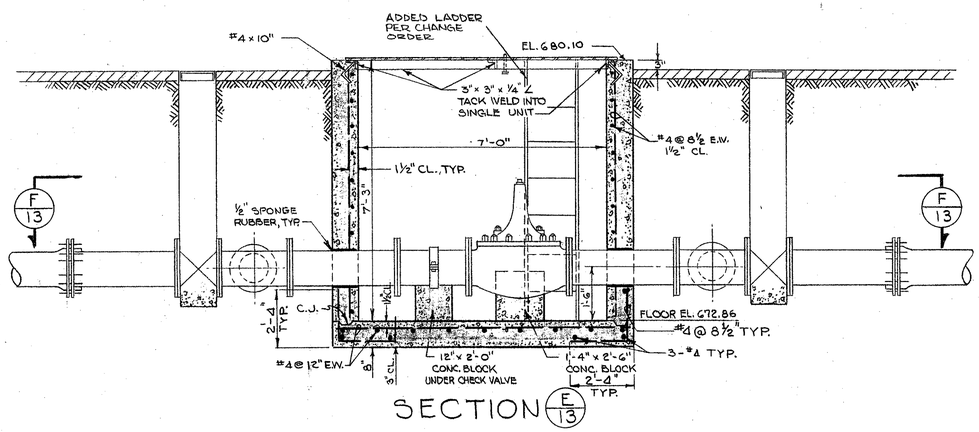
SECTION C/13



PLAN



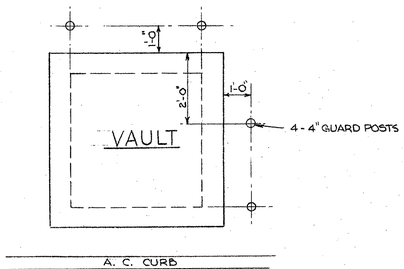
SECTION F/13



SECTION E/13

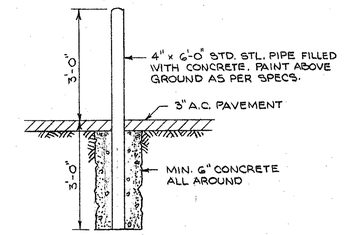
12" INLET/OUTLET CONTROL VALVE AND VAULT

SCALE: ½" = 1'-0"



LOCATION OF POSTS

SCALE: ⅜" = 1'



4" POST

SCALE: ½" = 1'

GUARD POST DETAILS

REVISED AS BUILT JULY, 1963

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR

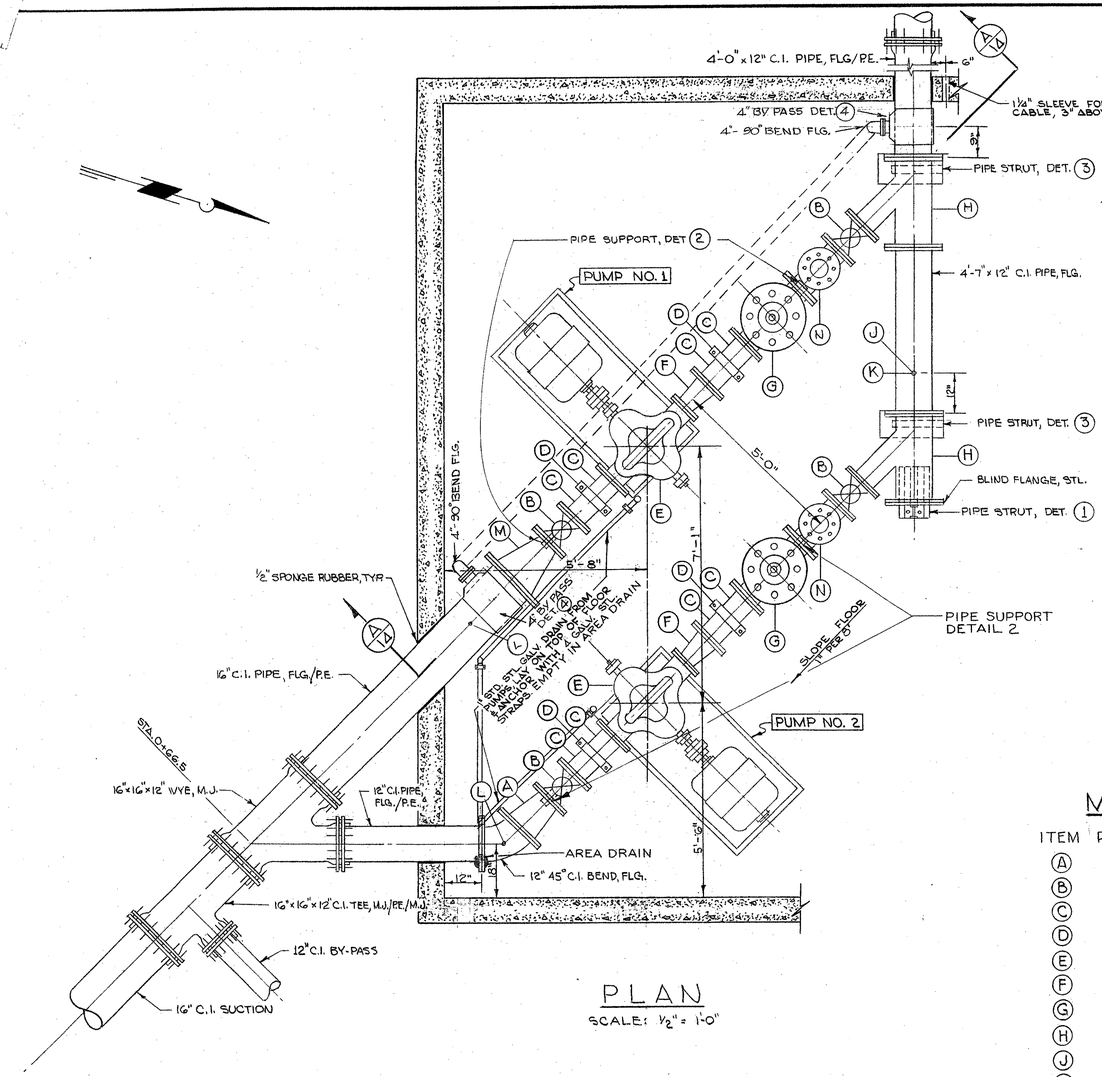
VALVE PIT & CONTROL VALVE

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS

Frank M. Swift
R. E. NO. 10201

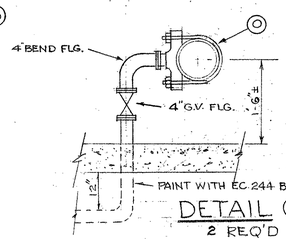
DATE 2 APRIL, 1962	SCALE 1/2" = 1'-0"
DESIGNED BY E.N.E.	DRAWN BY B.T. J.P.
APPROVED Charles H. Shaw	SHEET 13 OF 23

306.

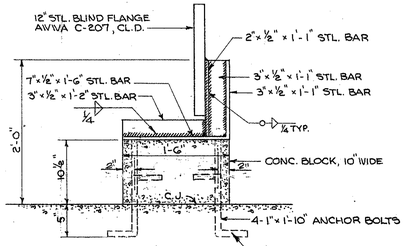


PLAN

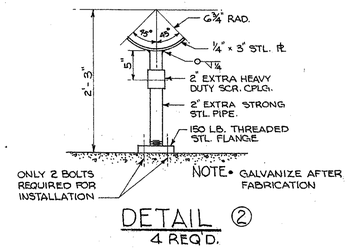
SCALE: ½" = 1'-0"



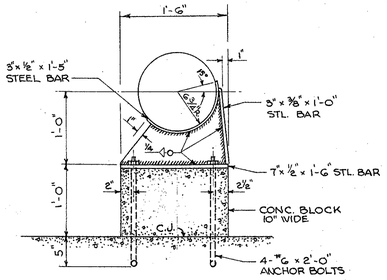
DETAIL ④
2 REQ'D



DETAIL ①
1 REQ'D.



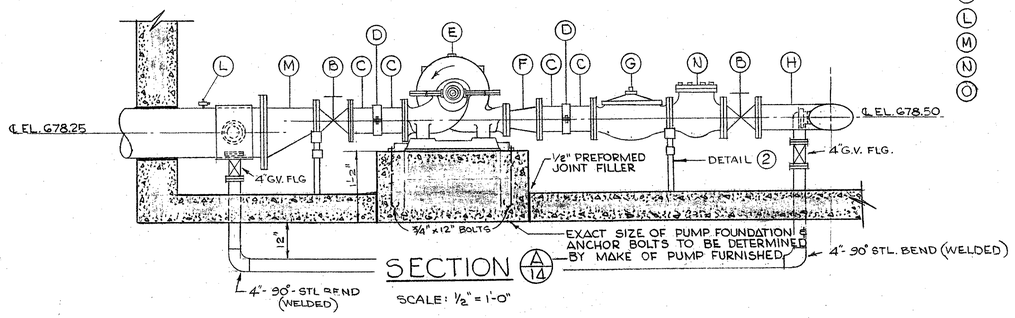
DETAIL ②
4 REQ'D.



DETAIL ③
2 REQ'D.

MATERIAL LIST

ITEM	REQ'D.	DESCRIPTION
Ⓐ	1	12" x 8" C.I. ECCENTRIC REDUCER, FLG'D.
Ⓑ	4	8" FLG'D. GATE VALVE WITH HAND WHEEL
Ⓒ	8	8" x 9" C.I. NIPPLE, FLG./VICT. CPLG.
Ⓓ	4	8" VICTAULIC COUPLING OR EQUAL.
Ⓔ	2	HORIZONTAL SPLIT CASE PUMP
Ⓕ	2	8" x 6" C.I. CONCENTRIC REDUCER, FLG'D.
Ⓖ	2	8" PUMP CONTROL VALVES, FLG'D. CLA-VAL 60P, OR EQUAL
Ⓗ	2	12" x 12" x 8" WYE, FLG'D.
Ⓙ	1	PRESSURE GAUGE, 0-200 P.S.I. ASHCROFT DURAGAGE, 4½" DIA. FACE
Ⓚ	1	¼" GATE VALVE, MUELLER H10914, OR EQUAL
Ⓛ	2	½" CORPORATION STOP, J. JONES J-41, OR EQUAL
Ⓜ	1	16" x 8" C.I. REDUCER FLG'D. ECCENTRIC.
Ⓝ	2	8" CHECK VALVES, FLG'D.
Ⓞ	2	BRONZE SERVICE CLAMPS SMITH BLAIR, 3 STRAP I.P. THREAD, FLAT STRAPS WITH RUBBER GASKETS OR EQUAL

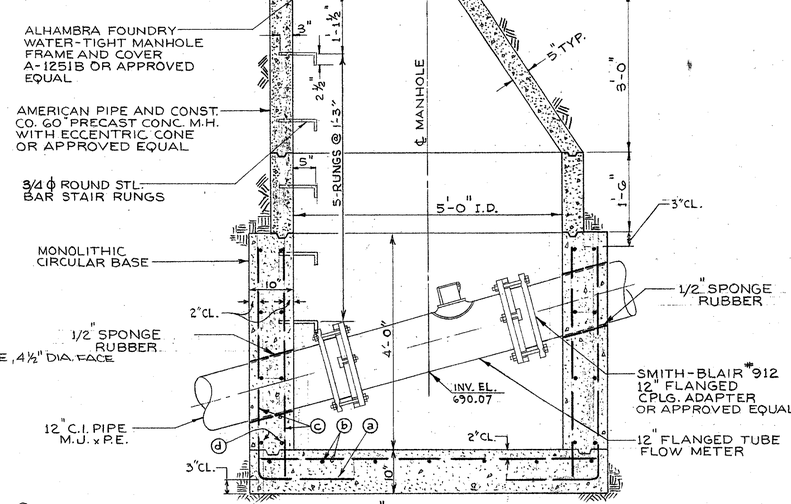


SECTION Ⓐ/14

SCALE: ½" = 1'-0"

DETAILS OF PIPE SUPPORTS AND STRUTS

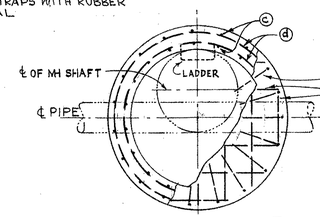
SCALE: 1" = 1'



DETAIL OF 60" PRECAST CONC. MANHOLE

SCALE: 3/4" = 1'-0"

REVISED AS BUILT JULY, 1963



PLAN Ⓑ/14

ORIENTATION OF MH SHAFT AND PLAN OF REINF STEEL

SCALE: ⅜" = 1'

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS

Frank M. Swift
R. E. NO. 10201

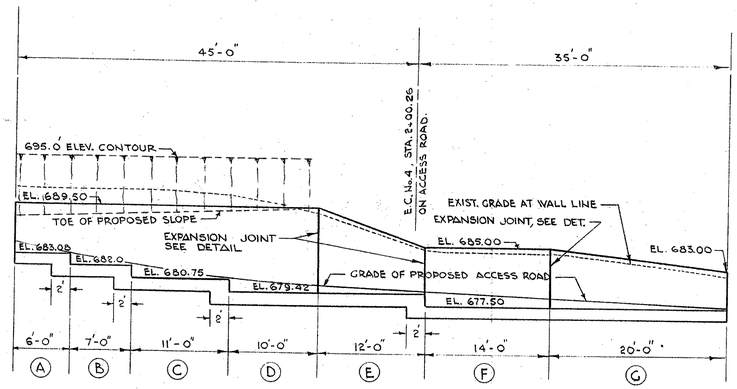
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR

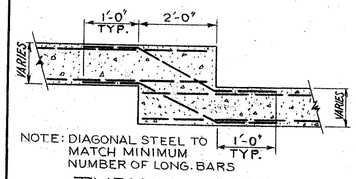
PUMP LAYOUT

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY B.T. J.P. E.C.
APPROVED Charles H. Lowe	SHEET 14 OF 23

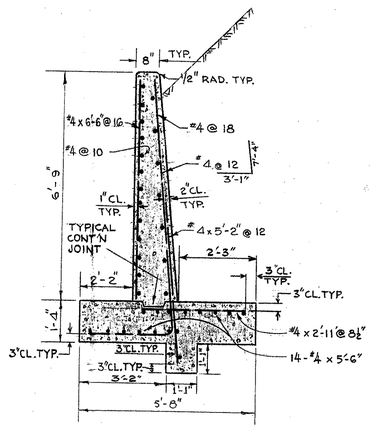
306.



RETAINING WALL PROFILE
SCALE: 1/8" = 1'

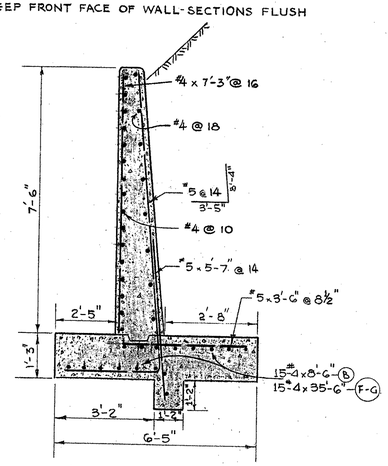


TYPICAL STEP FOOTING
SCALE: 1/2" = 1'-0"



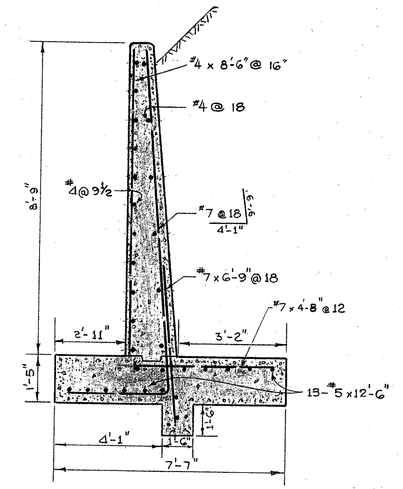
SECTION (A)
SCALE: NTS

NOTE: KEEP FRONT FACE OF WALL-SECTIONS FLUSH

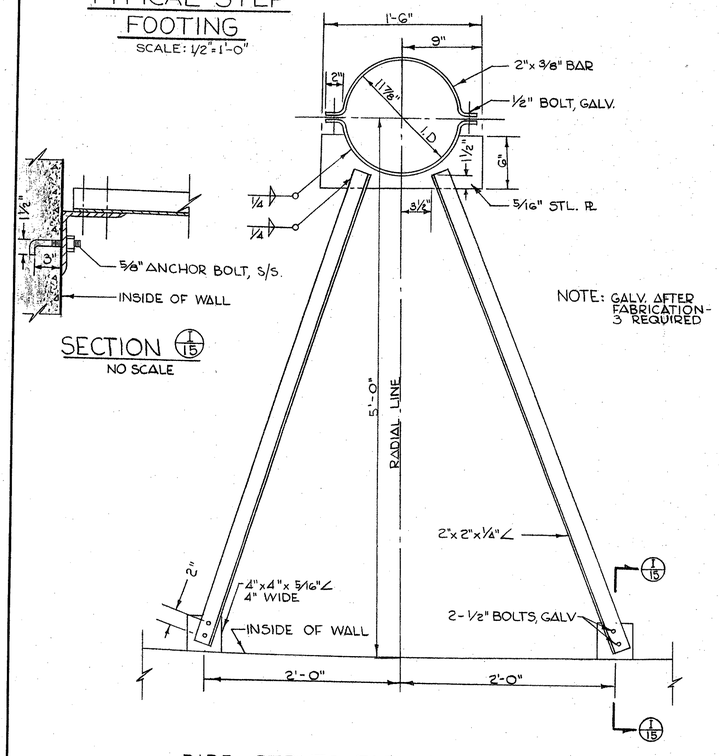


SECTIONS (B) (F) (G)
SCALE: NTS

LENGTH OF VERTICAL BARS ARE SHOWN FOR (B) (F) ONLY. CUT TO FIT VARIABLE HEIGHT IN (G)

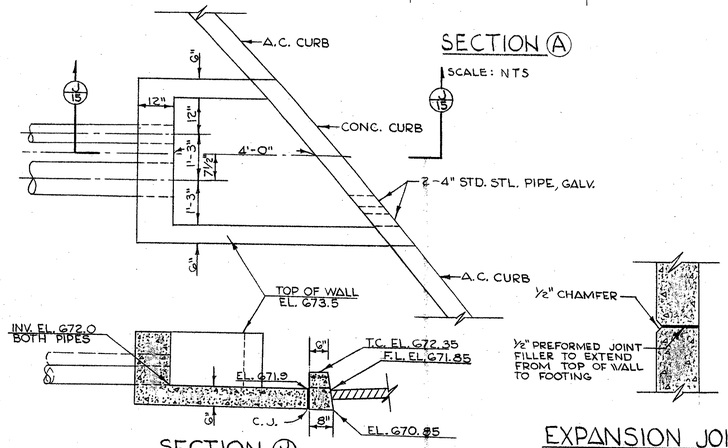


SECTION (C)
SCALE: NTS



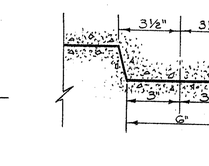
NOTE: GALV. AFTER FABRICATION - 3 REQUIRED

PIPE STRUTS FOR 10" OVERFLOW
SCALE: 1½" = 1'



SECTION (H/15)

CONCRETE DRAIN APRON
SCALE: 1/2" = 1'

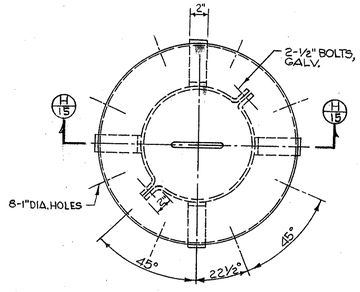


TYPICAL CONSTRUCTION JOINT
SCALE 3" = 1'

EXPANSION JOINT DETAIL
NO SCALE

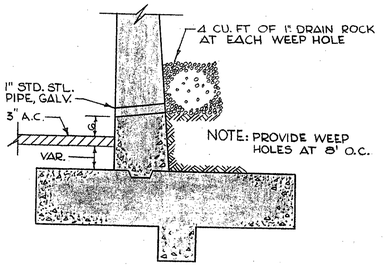
NOTE: GALVANIZE AFTER FABRICATION - 1 REQ'D

SECTION (H/15)



PLAN

OVERFLOW HOOD
SCALE: 1½" = 1'



TYPICAL SECTION
SCALE: 1/2" = 1'

SECTIONS (D) (E)
SCALE: NTS

LENGTH OF VERTICAL BARS ARE SHOWN FOR (D) ONLY CUT TO FIT VARIABLE HEIGHT IN (E)

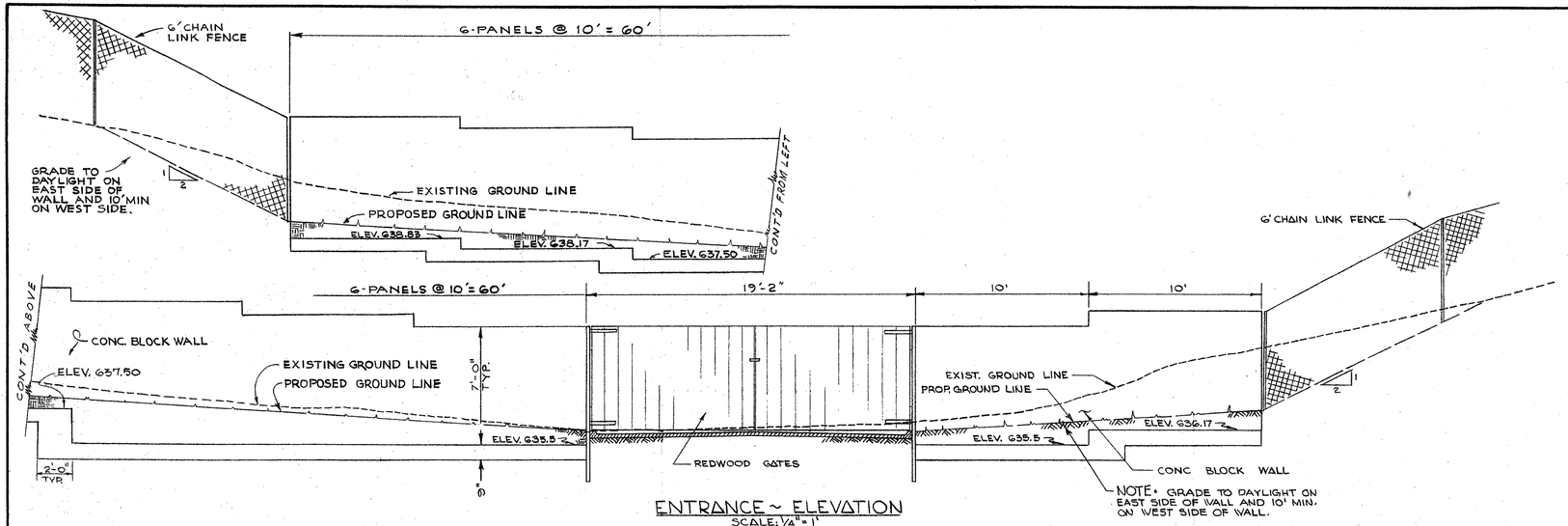
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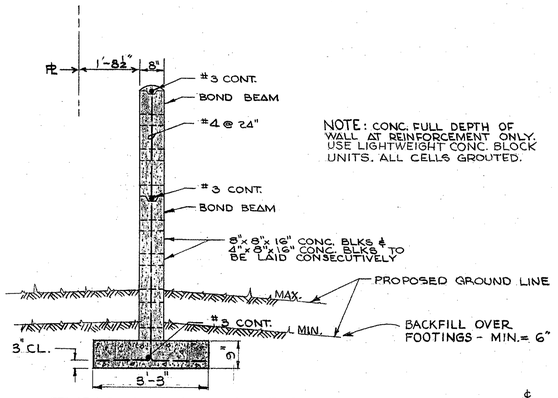
WEST SIDE RESERVOIR
RETAINING WALL & MISCELLANEOUS DETAILS

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY E.N.E. J.P.
APPROVED Charles H. Howe	SHEET 15 OF 23

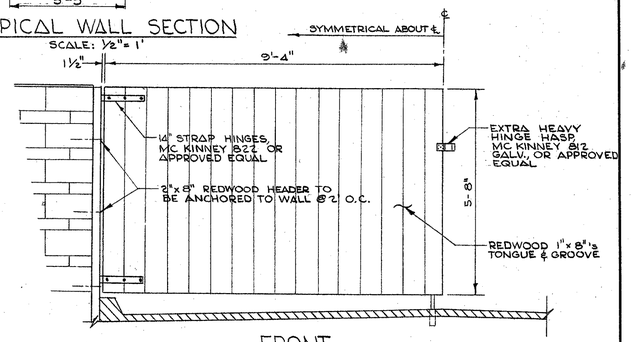


ENTRANCE ~ ELEVATION
SCALE: 1/4"=1'

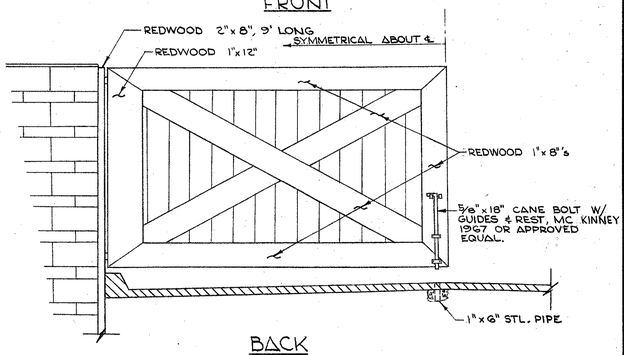


NOTE: CONC. FULL DEPTH OF WALL AT REINFORCEMENT ONLY. USE LIGHTWEIGHT CONC. BLOCK UNITS. ALL CELLS GROUTED.

TYPICAL WALL SECTION
SCALE: 1/2"=1'

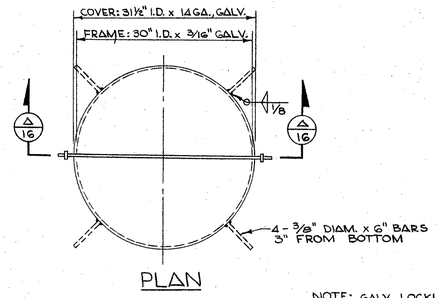


FRONT



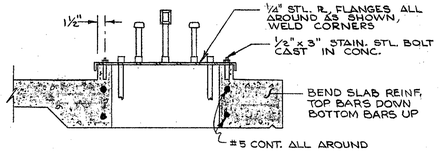
BACK

ENTRANCE GATE DETAILS
SCALE: 1/2"=1'



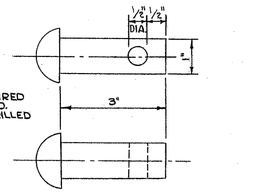
PLAN

NOTE: GALV. LOCKING BAR & FRAME

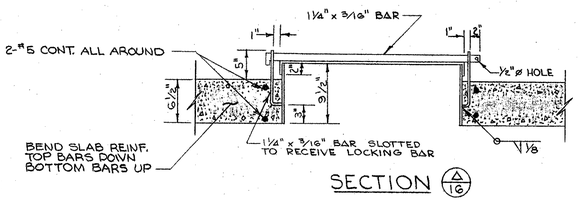


SECTION D/16

NOTE: EXTRA STEEL ONLY CALLED OUT. GALV. COVER AFTER FABRICATION.

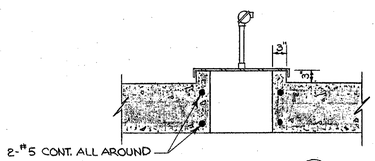


LOCKING PIN DETAIL
SCALE 1/2"=1"

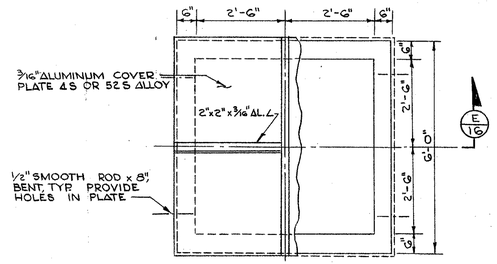


SECTION A/16

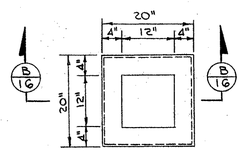
MANHOLE NO. 2
SCALE: 1"=1'



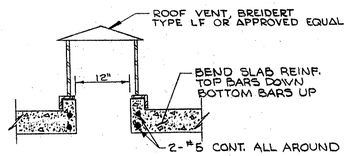
SECTION C/16



PLAN

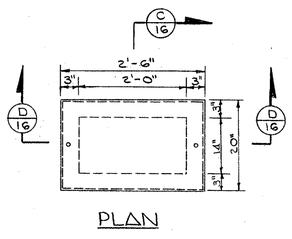


PLAN



SECTION B/16

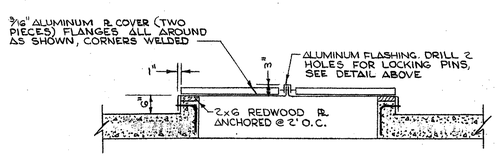
ROOF VENT DETAIL
SCALE 3/4"=1'



PLAN

MANHOLE NO. 3
SCALE: 1"=1'

NOTE: FOR ADDITIONAL REINFORCEMENT OF ROOF OPENINGS SEE SHT. NO. 7



SECTION E/16

MANHOLE NO. 1
SCALE: 1/2"=1'

REVISED AS BUILT JULY, 1965

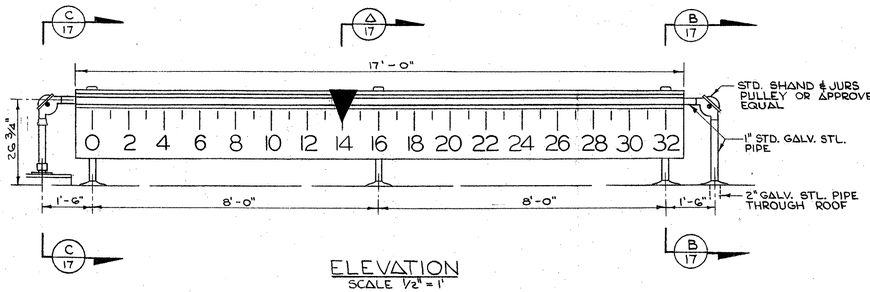
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
MISCELLANEOUS DETAILS

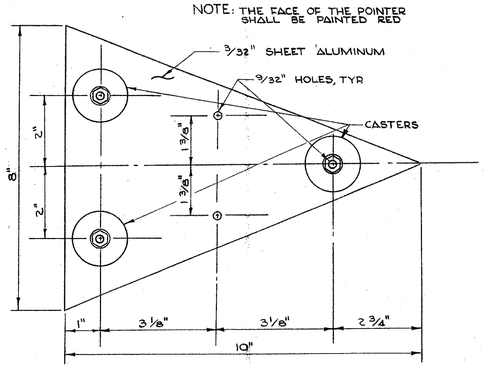
PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R. E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY E.N.E.	DRAWN BY J.P.
APPROVED Charles H. Lee	SHEET 16 OF 23

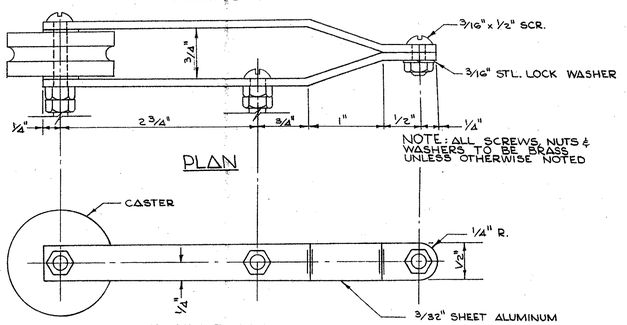
306



ELEVATION
SCALE 1/2" = 1'



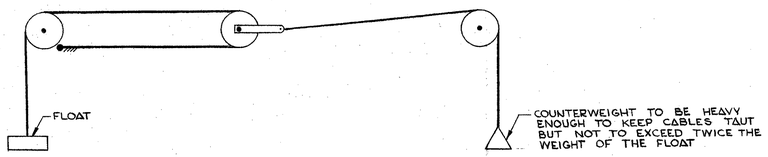
POINTER ~ PLAN
SCALE 1/2" = 1"



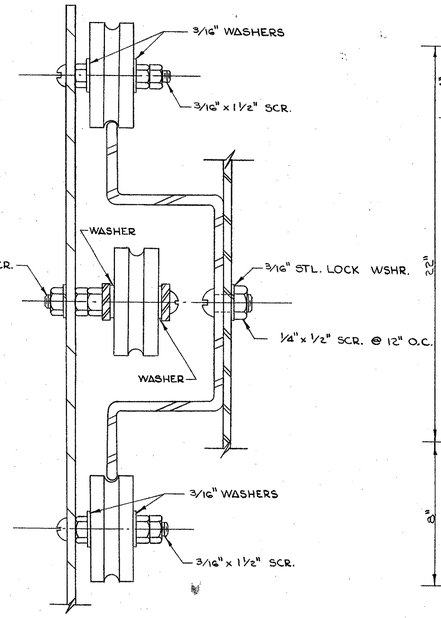
PLAN

ELEVATION

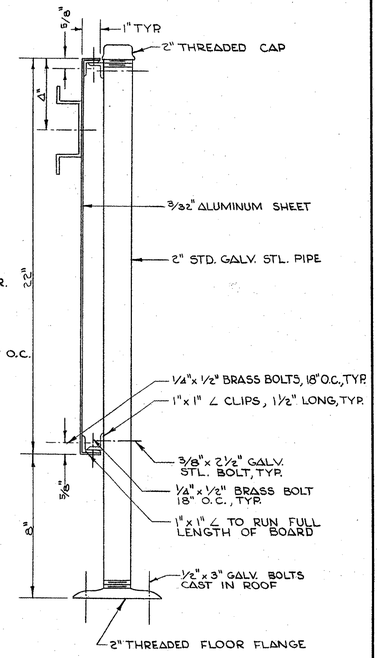
POINTER PULLEY DETAILS
SCALE: 1" = 1"



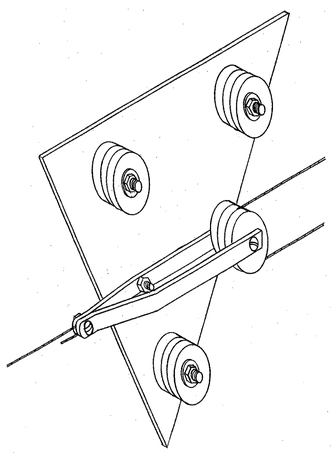
CABLE SCHEMATIC
NO SCALE



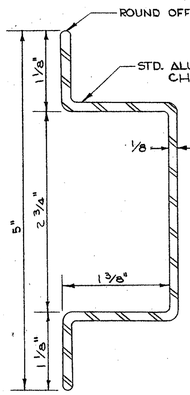
SECTION A 17
SCALE: 1" = 1"



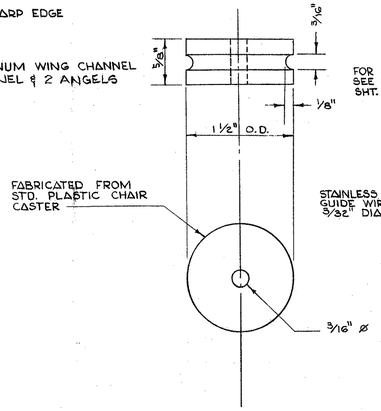
SECTION B 17
SCALE: 3 1/2" = 1'



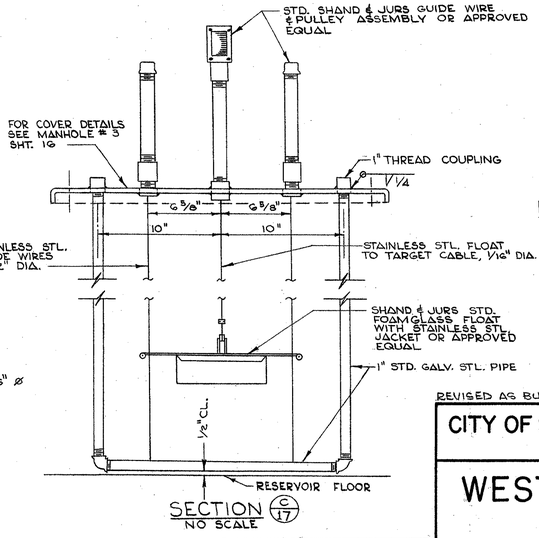
POINTER ~ AS ASSEMBLED
NO SCALE



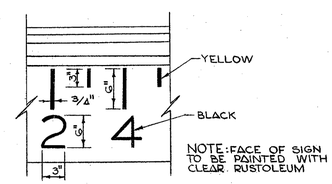
TRACK DETAIL
SCALE: 1" = 1"



CASTER DETAIL
SCALE: 1" = 1"



SECTION C 17
NO SCALE



NOTE: FACE OF SIGN TO BE PAINTED WITH CLEAR RUSTOLEUM

PAINTING DETAILS
NO SCALE

NOTE: FOR ORIENTATION OF GAUGE ON RESERVOIR ROOF SEE SHEET No. 7

REVISED AS BUILT JULY, 1963

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

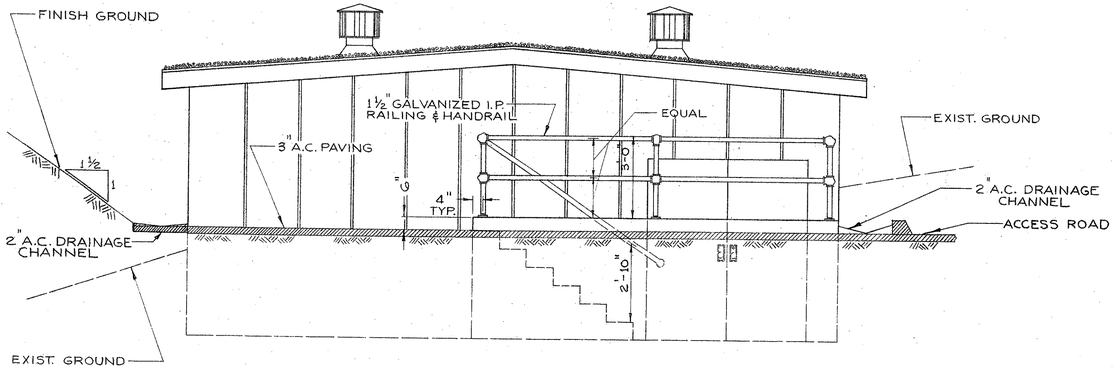
WEST SIDE RESERVOIR

WATER LEVEL GAUGE

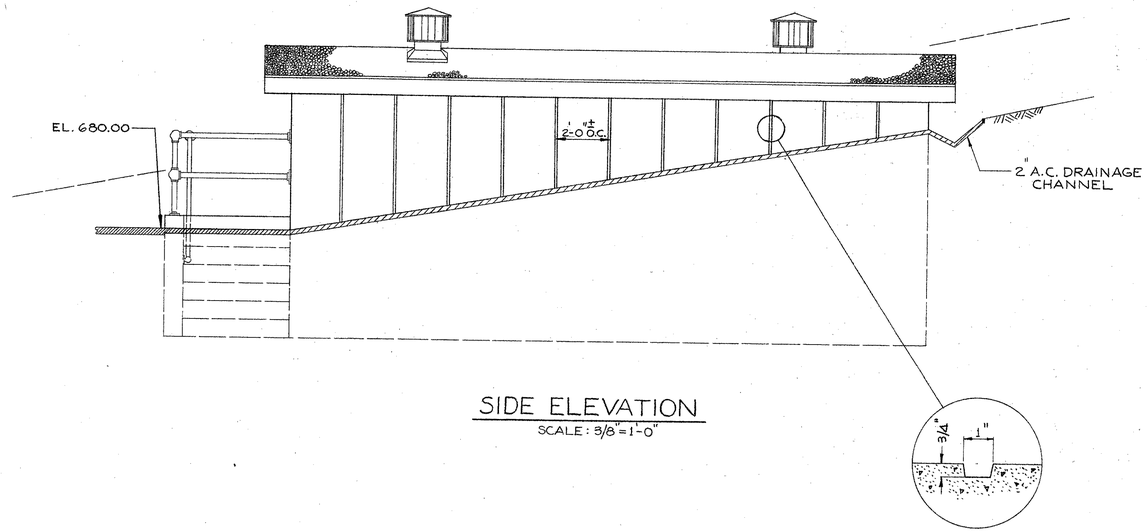
PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY	DRAWN BY J.P.
APPROVED BY Charles H. Lowe	SHEET 17 OF 23

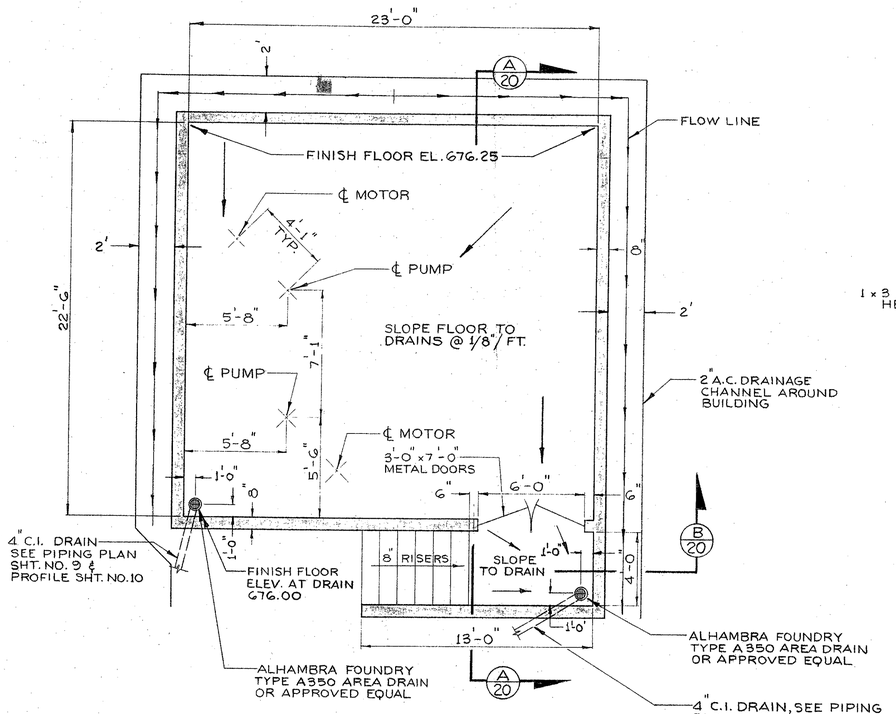
306.



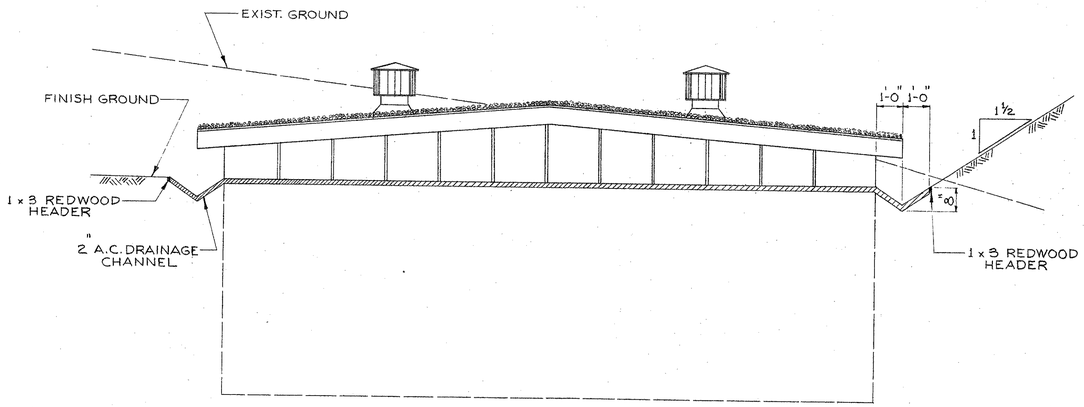
FRONT ELEVATION
SCALE: 3/8" = 1'-0"



SIDE ELEVATION
SCALE: 3/8" = 1'-0"



PUMP HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 3/8" = 1'-0"

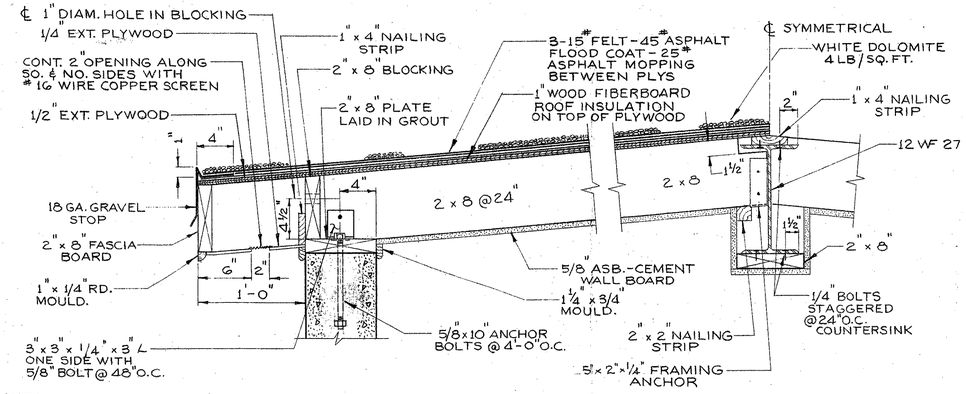
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
PUMP HOUSE
FLOOR PLAN & ELEVATIONS

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

DATE 2 APRIL, 1962 | SCALE AS SHOWN
DESIGNED BY W.L. | DRAWN BY E.C.
APPROVED Charles H. Lane | SHEET 18 OF 23

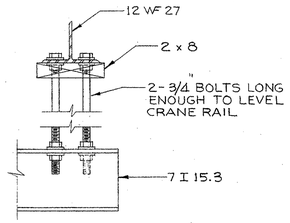
306



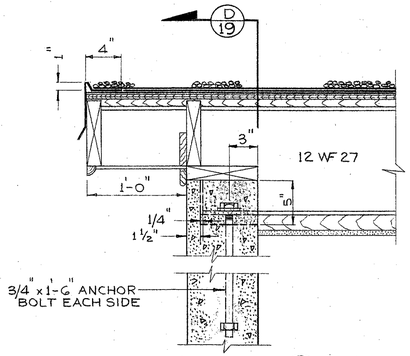
NOTE:
PROVIDE DIVERSION STRIPS ON ROOF OVER ENTRANCE

EAVE DETAIL
SCALE: 1½"=1'-0"

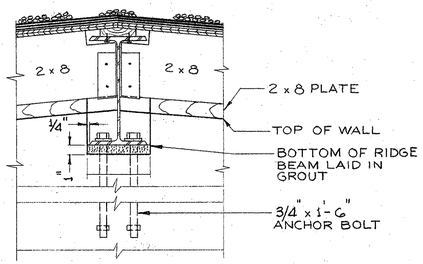
SECTION (B/19)
SCALE: 1½"=1'-0"



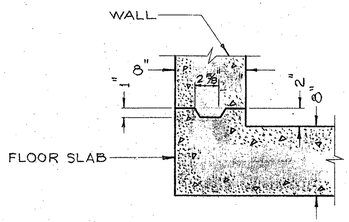
CRANE RAIL FASTENING DETAIL
SCALE: 1½"=1'-0"



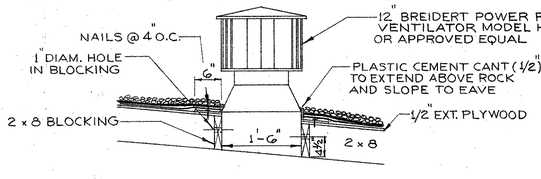
SECTION (C/19)
SCALE: 1½"=1'-0"



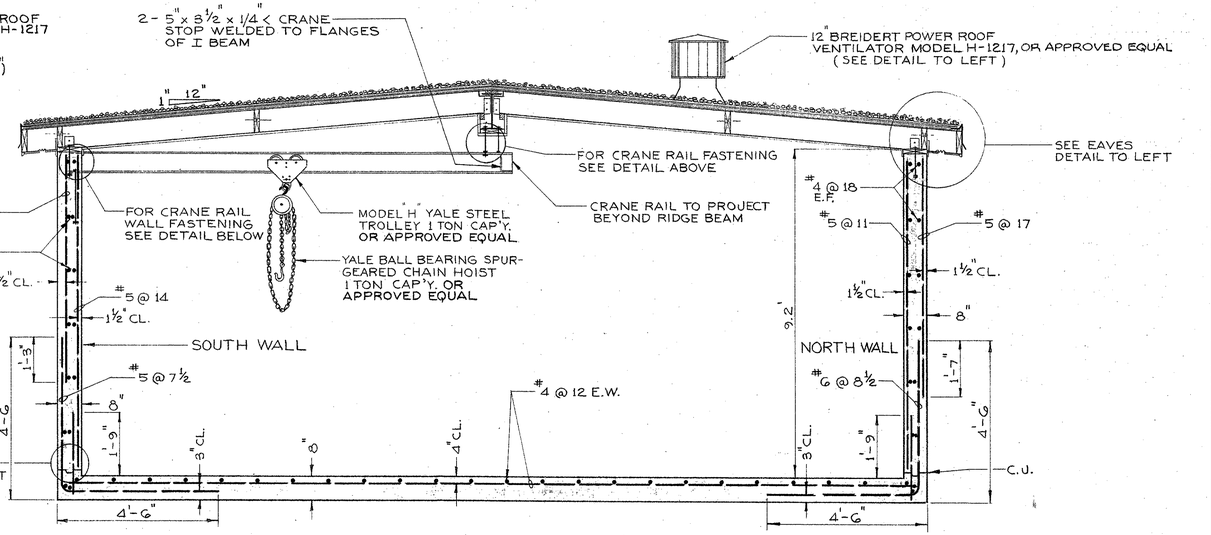
SECTION (D/19)
SCALE: 1½"=1'-0"



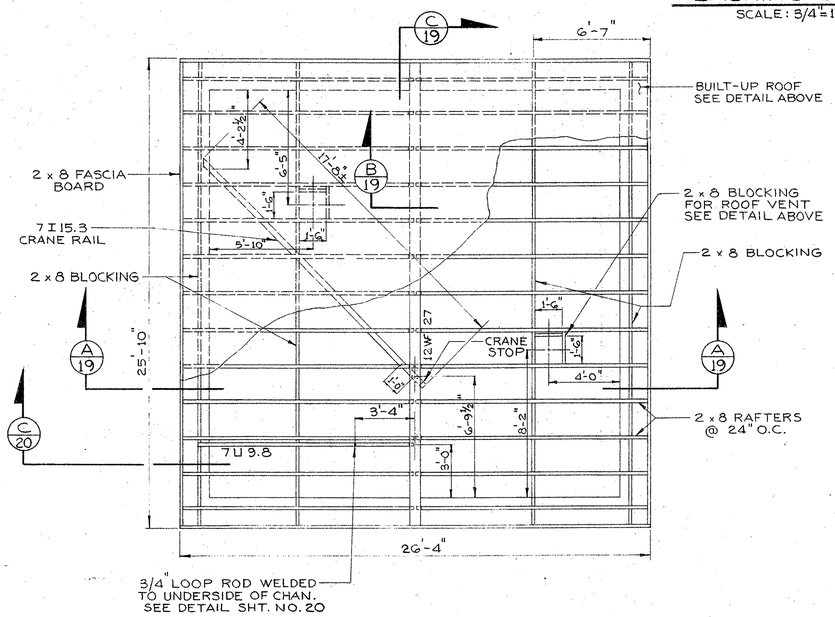
CONST. JOINT DETAIL
SCALE: 1½"=1'-0"



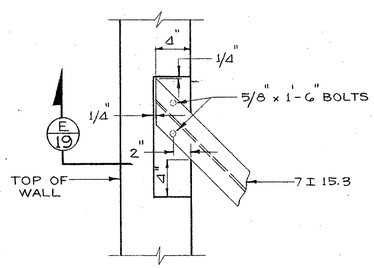
POWER ROOF VENTILATOR FLASHING DETAIL
SCALE: 3/4"=1'-0"



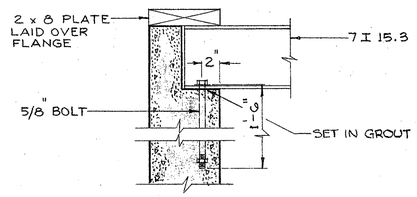
SECTION (A/19)
SCALE: ½"=1'-0"



PUMP HOUSE ROOF PLAN
SCALE: 1/4"=1'-0"



DETAIL OF WALL FASTENING FOR CRANE RAIL
SCALE: 1½"=1'-0"



SECTION (E/19)
SCALE: 1½"=1'-0"

REVISED AS BUILT JULY, 1963

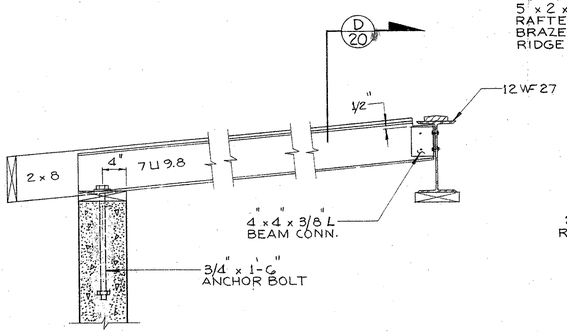
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
PUMP HOUSE
STRUCTURAL DETAILS

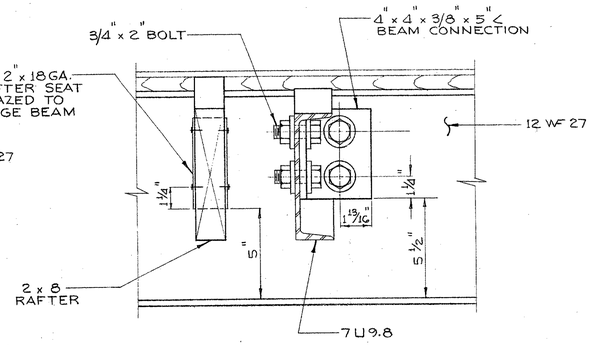
PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R.E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY W.L.	DRAWN BY E.C.
APPROVED Charles H. Lane	SHEET 19 OF 23

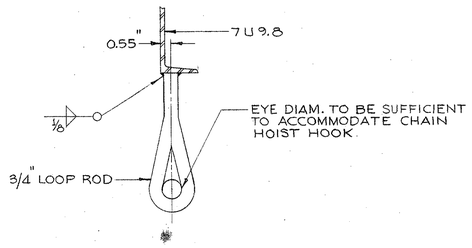
306



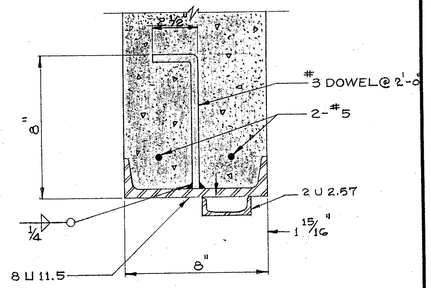
SECTION C/20
SCALE: 1"=1'-0"



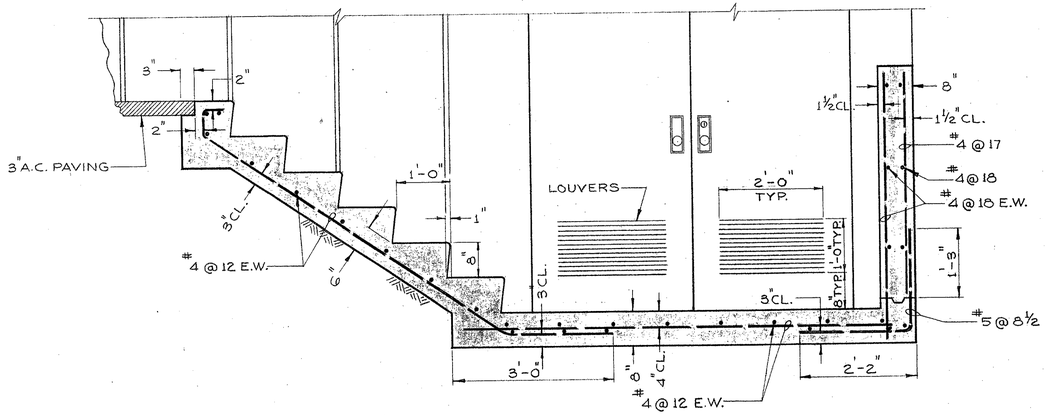
SECTION D/20
SCALE: 3"=1'-0"



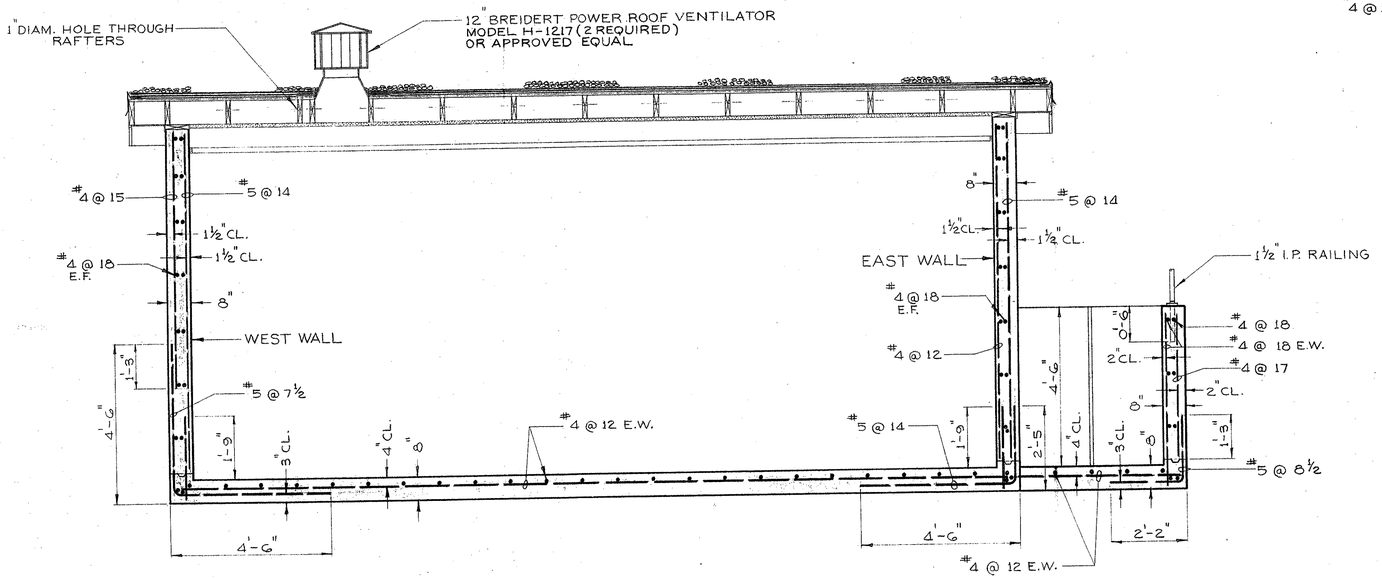
AUX. HOIST ANCHORAGE DETAIL
NO SCALE



HEAD & JAMB DETAIL
SCALE: 3"=1'-0"



SECTION B/20
SCALE: 3/4"=1'-0"



SECTION A/20
SCALE: 1/2"=1'-0"

REVISED AS BUILT JULY, 1963

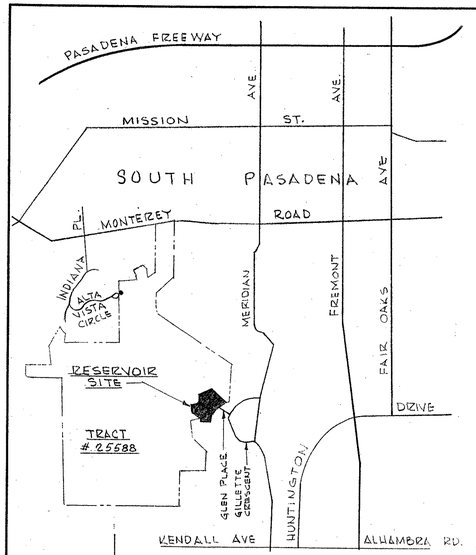
CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
PUMP HOUSE
STRUCTURAL DETAILS

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
Frank M. Swift
R. E. NO. 10201

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY W.G.	DRAWN BY E.C.
APPROVED Charles H. Lowe	SHEET 20 OF 23

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VICINITY MAP

NO SCALE

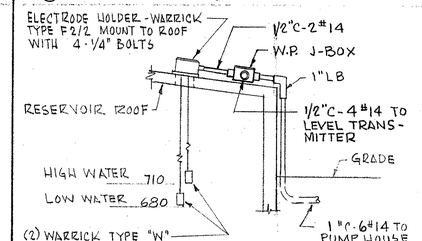
SYMBOL LIST

SYMBOL	DESCRIPTION
O'	INCANDESCENT CEILING FIXTURE. NUMBER DENOTES CIRCUIT NO.
	INCANDESCENT BRACKET FIXTURE
	FLUORESCENT FIXTURE
	FLOODLIGHT POLE & FIXTURES
	DUPLEX RECEPTACLE
S	SINGLE POLE TOGGLE SWITCH
S_2	TWO POLE TOGGLE SWITCH
$S_{a,b,c}$	SUBSCRIPT DENOTES WHICH FIXTURE CONTROLLED
J	JUNCTION BOX
WP	WEATHER PROOF
	MOTOR OUTLET
SK	KEY OPERATED EMRG SHUTOFF SWITCH

SYMBOL	DESCRIPTION
PB	PULL BOX
MS	MICRO SWITCH
SV	SOLENOID VALVE
	LIGHTING PANEL
	SWITCHBOARD
//	HASH MARKS DENOTES NUMBER OF #12 WIRES SIZE CONDUIT AS SHOWN.
	CONDUIT RUN IN CEILING OR WALLS 1/2" 2 #12 UNLESS SHOWN OTHERWISE
	CONDUIT RUN IN SLAB OR UNDER GROUND 1/2" 2 #12 UNLESS SHOWN OTHERWISE
	CONDUIT RUN EXPOSED - 1/2" 2 #12 UNLESS SHOWN OTHERWISE
	CONDUIT STUB UP
	FLEXIBLE CONNECTION
T	ROOM THERMOSTAT.

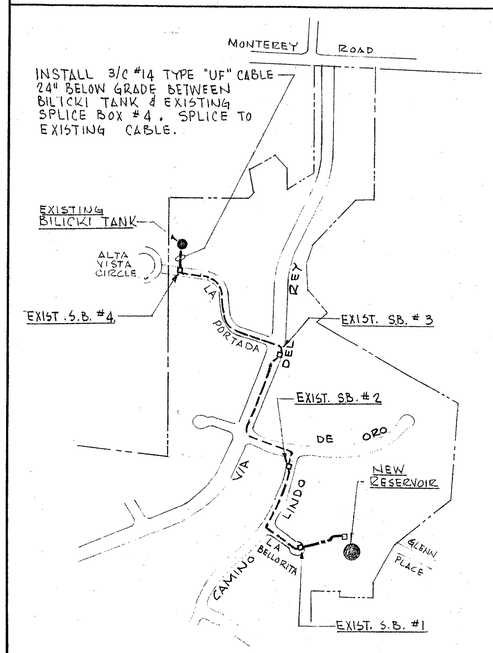
DEVICE SCHEDULE

1. DUPLEX RECEPTACLES SHALL BE HUBBELL # 5252
2. SWITCHES SHALL BE HUBBELL # 1101 OR 1102



ELECTRODE DETAIL (A / E1)

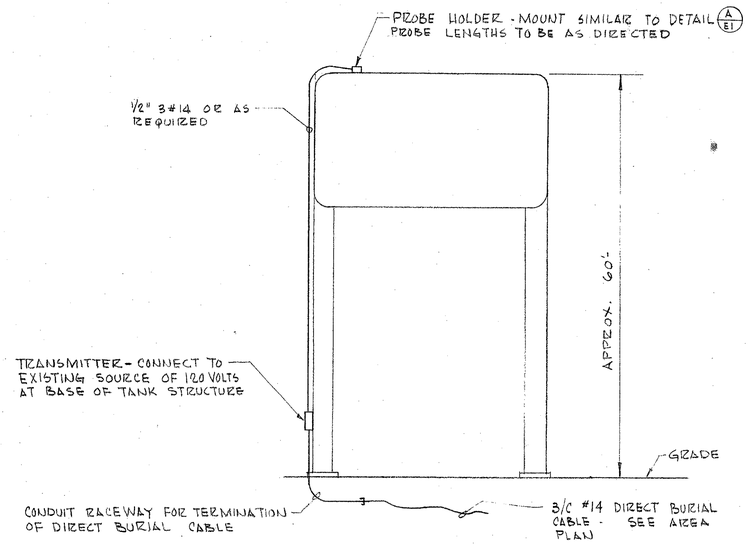
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AREA PLAN

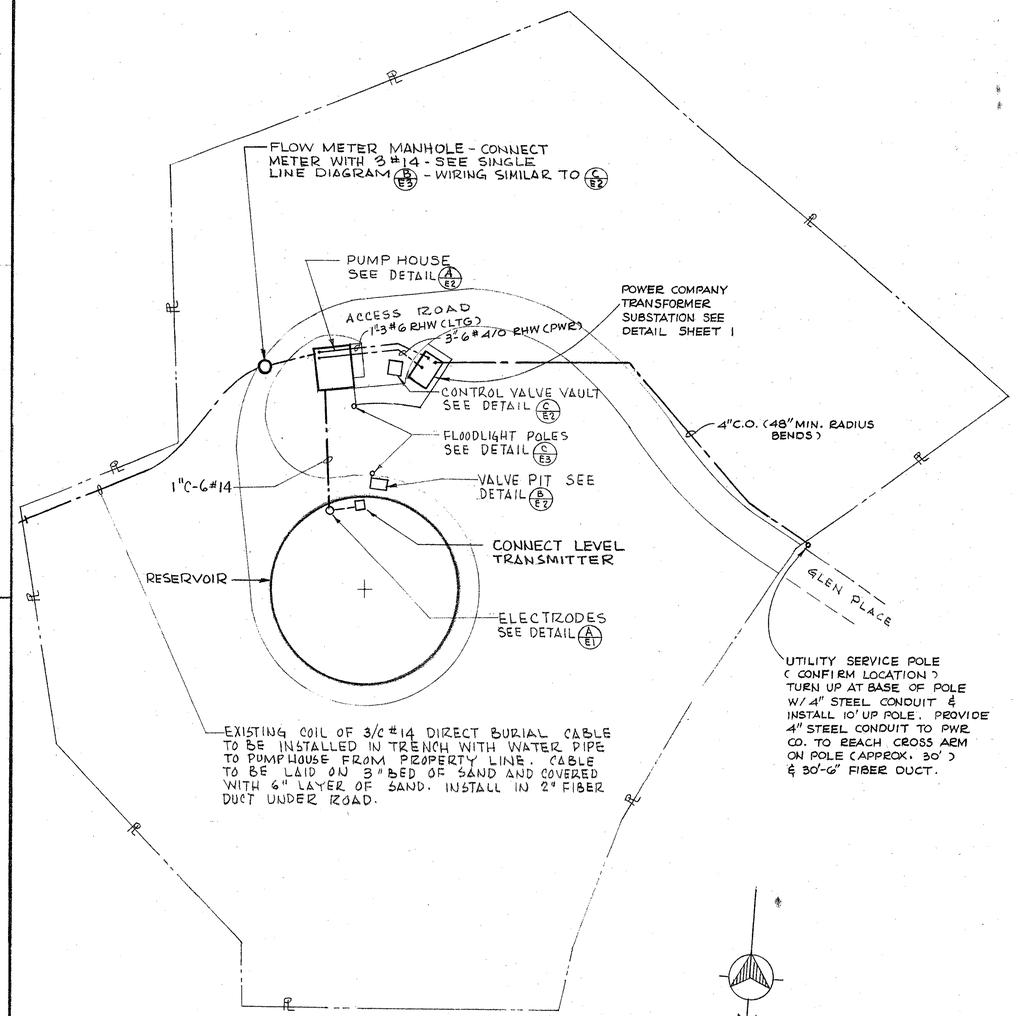
NO SCALE

NOTE:
1. FOR WORK AT BILICKI TANK SEE DETAIL (B / E1)
2. 3/C #14 DIRECT BURIAL CABLE BETWEEN WEST PROP LINE OF NEW RESERVOIR & SPLICE BOX #4 WILL BE INSTALLED BY OTHERS



BILICKI TANK DETAIL (B / E1)

NO SCALE



PLOT PLAN

SCALE 1" = 40'

NOTES

1. CONTRACTOR SHALL DRIVE 4 GROUND RODS FURN. BY POWER CO. AT TRANSFORMER PAD
2. ALL CONDUITS AT TRANSFORMER PAD ARE TO BE STUBBED UP +12". CABLE TO SERVICE SECTIONS SHALL HAVE 10' SLACK AT SUBSTATION END.

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
ELECTRICAL
PLOT PLAN & DETAILS

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY R.FJELSTROM	DRAWN BY E. S.
APPROVED Charles H. Lane	SHEET 21 OF 23

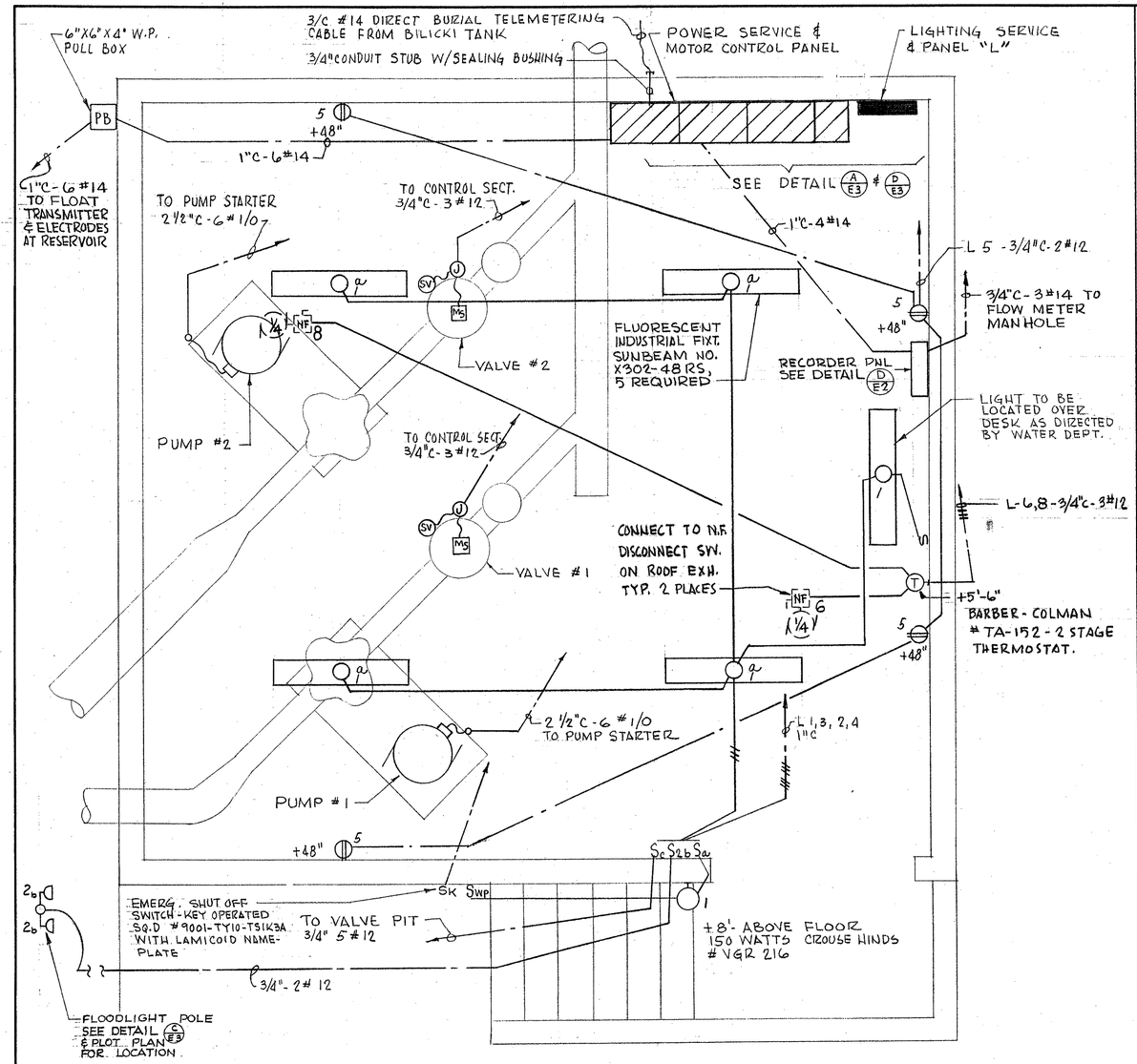
SHEET E 1

HELIN ENGINEERING CO.
Charles J. Helin
809 WEST COLORADO BLVD.
LOS ANGELES 41 Clifton 6-5107

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS

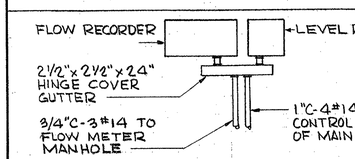
R.E. NO. 10201

306 E-1



PUMPHOUSE PLAN (A/E2)

SCALE 1/2"=1'-0"



RECORDER PANEL (D/E2)

NO SCALE

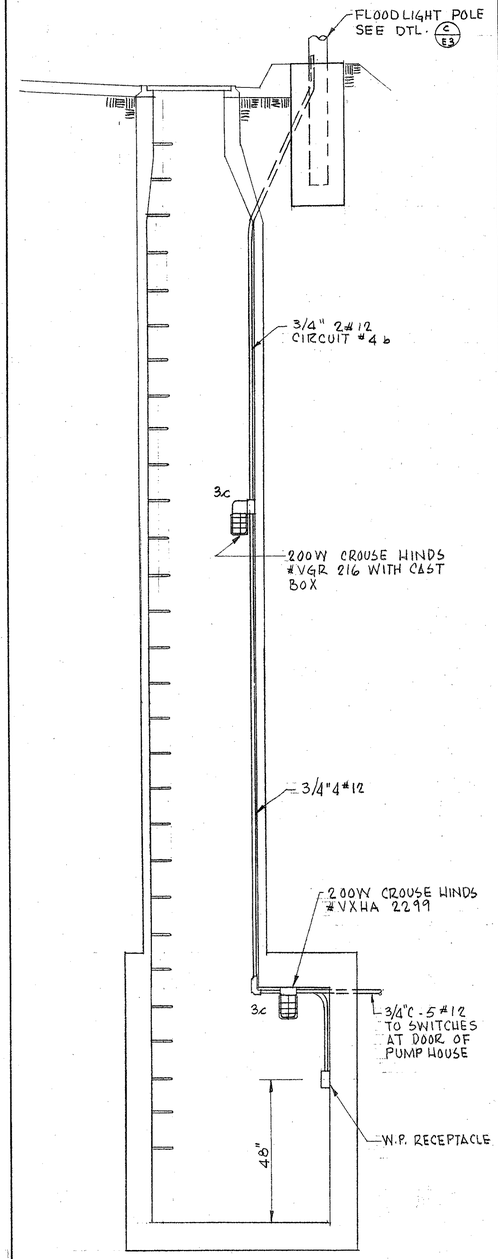
PANEL L

120/240 VOLTS, 1 PHASE, 3 WIRE — ENTER CABINET AT TOP — 50A-2P MAIN C.B. — 3#6 1/0 100A BUSSING SURFACE MOUNTED

LOAD	L1	L2	CKT	BKR	REC	LTG	CKT	LOAD
PUMPHOUSE LTG	650		1	20		6	2	PUMPHOUSE FLOODLIGHT
VALVE PIT LTG & REC.		600	3			2	4	RESERVOIR FLOODLIGHT
PUMPHOUSE REC.	800		5		4	1	6	ROOF EXHAUST FAN-1/4 H.P
SPARE		1000	7		-	-	8	" " " "
SPACE	-		9		-	-	10	SPARE
↓		-	11		-	-	12	↓
TOTAL	1450	1600						TOTALS

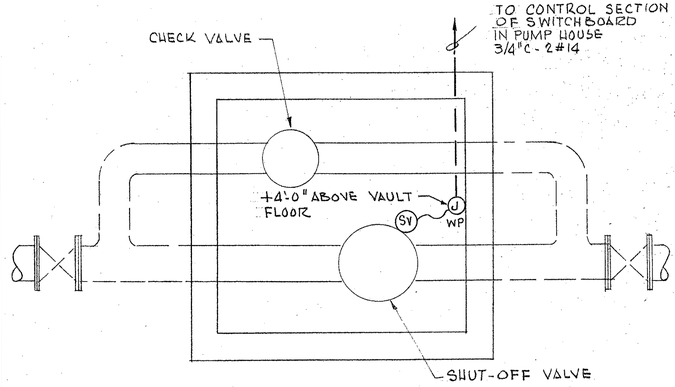
	L1	L2	
	1000		PUMPHOUSE FLOODLIGHT
		1000	RESERVOIR FLOODLIGHT
	670		ROOF EXHAUST FAN-1/4 H.P
		670	" " " "
	1000		SPARE
		1000	↓
TOTALS	2670	2670	

HEAVIEST LEG= 4.3 KW X 2 = 8.6 KW BALANCED CONNECTED LOAD @ 240V-1Φ = 35.8 AMPS.



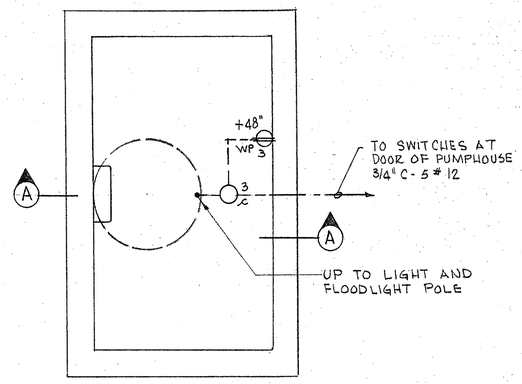
SECTION-A-A VALVE PIT

SCALE - 1/2"=1'-0"



PLAN-CONTROL VALVE VAULT (C/E2)

SCALE-1/2"=1'-0"



PLAN-VALVE PIT (B/E2)

SCALE - 1/2"=1'-0"

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
ELECTRICAL
PUMP HOUSE & VALVE PIT DETAILS

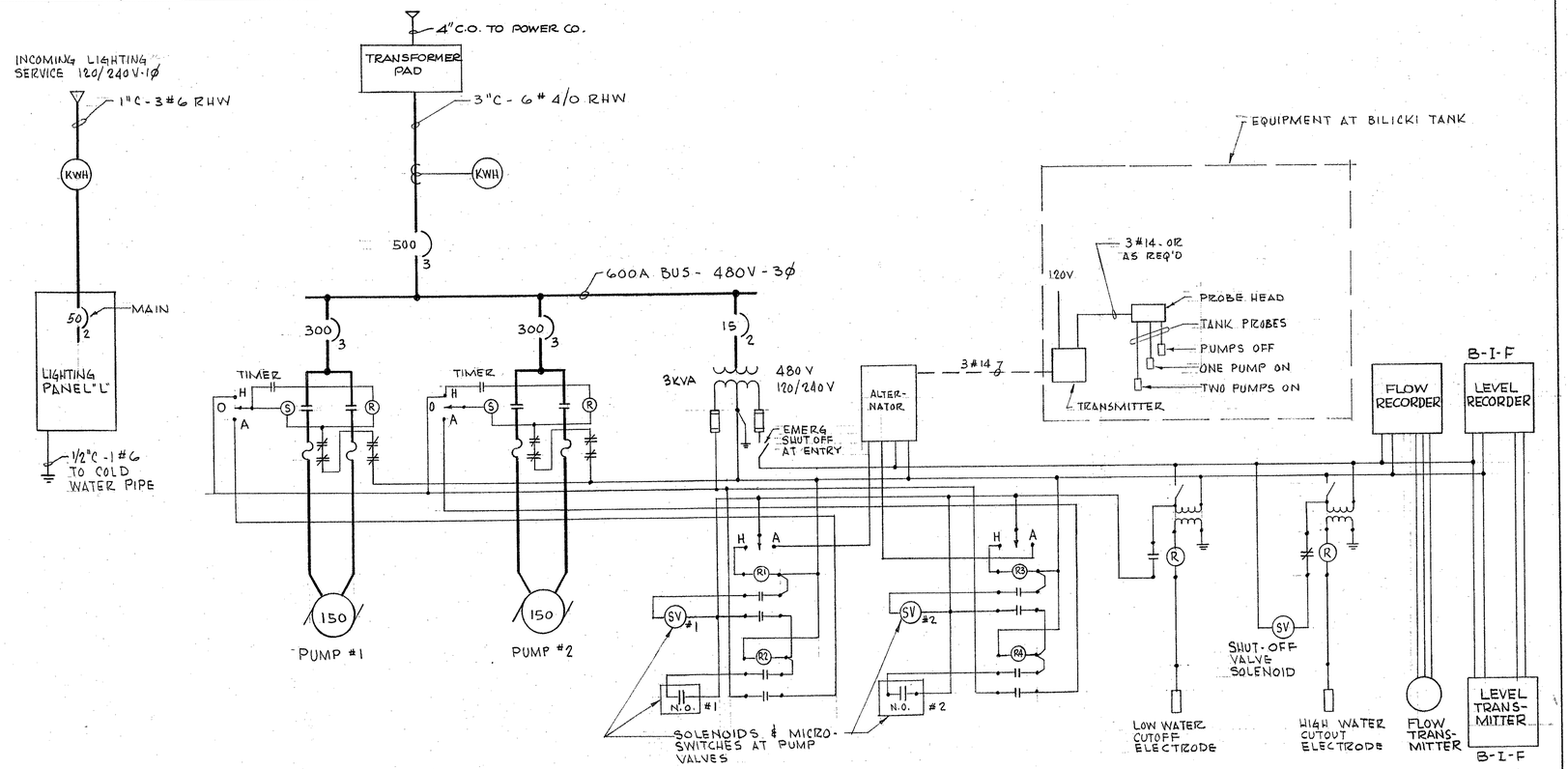
DATE 2 APRIL, 1962	SCALE 1/2"=1'-0"
DESIGNED BY R. FJELSTROM	DRAWN BY E.S.
APPROVED Charles H. Lane	SHEET 22 OF 23

SHEET E 2

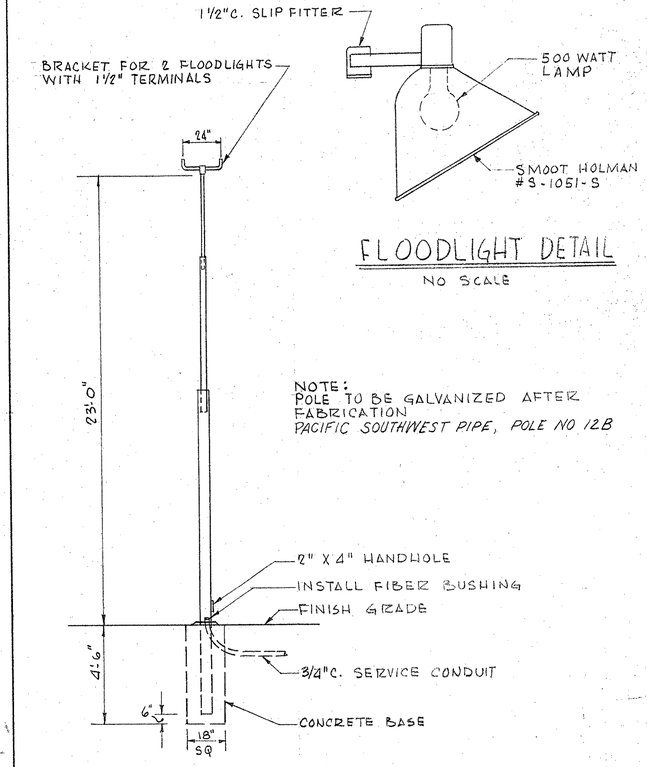
HELIN ENGINEERING CO.
Charles L. Helin
800 WEST COLORADO BLVD.
LOS ANGELES 41 CHinton 5-5103

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ALDERMAN & SWIFT
CONSULTING ENGINEERS
R.E. NO. 10201

306 E-2



SINGLE LINE DIAGRAM (B / E3)



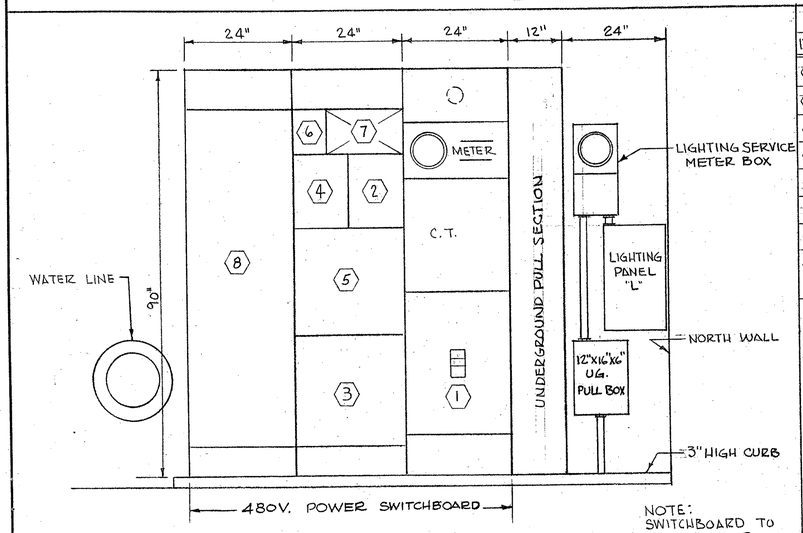
FLOODLIGHT DETAIL

NO SCALE

NOTE:
POLE TO BE GALVANIZED AFTER FABRICATION
PACIFIC SOUTHWEST PIPE, POLE NO 12B

DETAIL (C / E3) FLOODLIGHT POLE

NO SCALE



NOTE:
SWITCHBOARD TO BE 15" DEEP

ELEVATION - MAIN SWITCHBOARDS (A / E3)

SCALE 3/4" = 1'-0"

SWITCHBOARD SHALL BE MULLENBACH TYPE VB OR EQUAL

SCHEDULE - 480V SWITCHBOARD

ITEM	DESCRIPTION	BREAKER	STARTER	REMARKS
1	MAIN C.B.	500A-3P. 600V	-	
2	PUMP #1 C.B.	300A-3P. 600V	-	
3	PUMP #1 STARTER	-	PART WINDING SIZE 4 PW	PROVIDE H.O.A. SWITCH & INDEPENDENT 120 V. COILS
4	PUMP #2 C.B	300A-3P. 600V	-	
5	PUMP #2 STARTER	-	PART WINDING SIZE 4 PW	PROVIDE H.O.A. SWITCH & INDEPENDENT 120V. COILS.
6	CONTROL TRANS. C.B.	15A - 2P. 600V	-	
7	SPACE	-	-	
8	CONTROL SECTION	-	-	CONTROL TRANSFORMER, ALL RELAYS AND ALTERNATOR EQUIPMENT SHALL BE MOUNTED IN THIS SECTION

NOTES:

1. ALTERNATOR, TRANSMITTER, PROBE HEAD AND PROBES SHALL BE THE COORDINATED PRODUCT OF ONE MANUFACTURER SUCH AS C.F. WARRICK OR AUTOMATIC CONTROL CO.
2. ALTERNATOR SHALL BE AUTOMATIC IN OPERATION, SHALL BRING BOTH PUMPS ON IF LEVEL CONTINUES TO FALL AND SHALL OPERATE ON ONE PUMP IF THE OTHER IS OUT OF SERVICE
3. THE SWITCHBOARD SHALL BE FACTORY WIRED INCLUDING ALL CONTROL WORK. ALL OUTGOING CONTROL LEADS SHALL TERMINATE ON IDENTIFIED TERMINAL BLOCKS.
4. PROVIDE NAME PLATES ON EACH SWITCHBOARD SECTION.

SHEET NO. E 3

HELIN ENGINEERING CO.
Charles L. Helin
800 WEST COLORADO BLVD.
LOS ANGELES 41 CLinton 5-5103

PREPARED BY
ALDERMAN & SWIFT
CONSULTING ENGINEERS
R.E. NO. 10201

REVISED AS BUILT JULY, 1963

CITY OF SOUTH PASADENA, CALIFORNIA
WATER DEPARTMENT

WEST SIDE RESERVOIR
ELECTRICAL
SINGLE LINE & SWITCHBOARD DETAILS

DATE 2 APRIL, 1962	SCALE AS SHOWN
DESIGNED BY R. EJELSTROM	DRAWN BY E. S.
APPROVED Charles H. Lane	SHEET 23 OF 23

306 E-3

APPENDIX C

City of South Pasadena

2.0 MG Westside Reservoir

Structural Evaluation

Condition Assessment and Seismic Analysis

By

Peterson Structural Engineers, Inc.

San Diego, California

September 30, 2022

City of South Pasadena
2.0 MG Westside Reservoir
Structural Evaluation

Condition Assessment & Seismic Analysis

DRAFT Report

PSE Project Number 2103-0031

PETERSON STRUCTURAL ENGINEERS

2.0 MG Westside Reservoir Evaluation

Condition Assessment and Seismic Analysis

DRAFT Report

[PSE Project 2103-0031]

September 30, 2022

San Diego Office

10650 Treena Street, Suite 208

San Diego, CA 92131

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Introduction

1.1 Project Background and Purpose

Peterson Structural Engineers (PSE) has contracted with AKD Consulting to perform a visual conditional assessment and structural analysis of the 2.0-million-gallon Westside Reservoir, a 105-ft diameter prestressed concrete reservoir located off Glen Place in South Pasadena, California (coordinates 34.104527, -118.159983). The purpose of the evaluation and analysis is to identify potential seismic and structural deficiencies, make recommendations for rehabilitation, and advise the City on any adjustments to operating procedures necessary for safe use of the reservoir.

Based on the as-built drawings last revised in July 1963, the Westside Reservoir was designed by Alderman & Swift Consulting Engineers in 1962 and constructed in 1963. Alderman & Swift Consulting Engineers was responsible for the design of the site civil, structural, mechanical, and electrical sheets. The ancillary structures (concrete retaining wall, CMU site wall, valve pit, vaults, bollards, and entrance gates) at the site shown on the as-built plans are not included in this scope of work.

Table 1 summarizes the design features of the Westside Reservoir based on our review of the as-built drawings and discussions with City staff. Dimensions and material strengths and grades are listed as shown on the original provided as-built drawings and no destructive testing has been performed.

Water Level	Service Level Elevation: 710’ Overflow Level Elevation: 710’
Reservoir Corewall	105’-0” Inside diameter. Cast-in-place concrete, 8-inches thick and 31’-7” tall. Circumferentially tensioned with uncoated, hard-drawn wire with 0.160 to 0.25-inch diameter spaced at 0.36 to 0.44 inches. The wire was placed with a prestress of 140,000 psi. Elevation at top of wall is 710.58’.
Wall Footing	Reinforced cast-in-place concrete, separated from floor slab. 3’-0” wide x 1’-0” thick with 2 ¼-inch deep radial keys spaced at 5-degrees (72 total). Unanchored and contained wall footing to wall base with (2) sheets of 1/16” graphite asbestos pads beneath wall and pilasters.
Floor	6-inch thick, membrane style reinforced concrete floor slab (#3 at 12-inch spacing, each way), cast in 7 sections with planned contraction joints that incorporate 3 3/4” waterstop and reinforcement stopped clear of the joints. Floor slab slopes at various angles toward a 10” drain near the center of the reservoir. Circumferential edge of floor thickened to incorporate a 6-inch waterstop between floor and wall. Finished Floor Elevation: 679.00 (at wall), 678.3 (low point)
Columns	(7) – 18-inch diameter cast-in-place reinforced concrete columns. Top of Column footing is cast 9 inches below the top of floor slab. Intermediate column footings size 8’-0” square. Center column footing size 7’-4” square. Column drop panels 3 1/2” deep with 10-ft diameter. (6) intermediate columns are spaced every 60-degrees in a

	radial layout about the center column. Typical edge distance measured from centerline of intermediate columns to inside reservoir diameter is 24'-0". (6) - #6 vertical bars with #3 spiral reinforcing at 1 3/4" pitch. The column base connection is a #11 dowel at the center of the column.
Roof	Cast-in-place, radially reinforced flat slab roof, 6.5-inches thick, cast as a monolithic section. Approximate slope: 2%. 107'-4" outside diameter. Supported on two sheets of 1/16-inch thick asbestos pads
Pipes	Inlet/Outlet - 12-inch Cast Iron Suction – 16-inch Cast Iron Overflow – 10-inch Cast Iron Drain – 10-inch Cast Iron
Appurtenances	12-inch Breidert Type LF Vent Exterior Stair – Painted galvanized steel (Observed, but not documented on as-builts) Interior Ladder and Platform – Steel (Observed, but not documented on as-builts)
Concrete	Floor, Wall Footing, Columns, Column Footings, Roof Slab: Concrete strength not documented Core wall: 4,500 psi (Bottom 2-ft), 3,500 psi (above Elev 681.0)
Underdrain	(2) 4-inch perimeter pipe with open joints, located inside heel of wall footing and above toe of wall footing.

Table 1: Reservoir Design Summary

1.2 Limitations

This evaluation is limited to information obtained during a visual structural inspection and review of provided record drawings and shop drawings. While PSE made every attempt to be as thorough as possible in the analysis and assessment, not every member, connection, or other components can be visually assessed or evaluated. Validity of the structural analysis is limited by the extent to which drawing details and visual observations made about the reservoir structure reflect actual conditions.

Condition Assessment

PSE performed a site visit on August 17, 2022, to assess the current condition of the exterior of Westside Reservoir. As the reservoir was full during the visit, a dive inspection of the interior of the reservoir was performed by Blue Locker Commercial Diving (Blue Locker), Las Vegas, Nevada. Evaluation of the interior of the reservoir is based on Blue Locker's inspection report and video. Only exterior portions of the reservoir that are above grade were observed.

2.1 Purpose

The purpose of the on-site observation was to verify general conformance of existing construction and/or identify significant alterations to those described in available documents, supplement any information not made available, and observe the general condition of the existing reservoir.

2.2 Site Investigation

Visual inspection and non-destructive testing of the exterior of the Westside Reservoir was conducted by PSE employees Tom Bloomer and Candice Chong as well as Ash Dhingra from AKD Consulting. As-built dimensions were verified using a tape measure. The wall exterior was non-destructively tested by means of sounding with a rock hammer with assistance from Kelan Gondrezick from Blue Locker. Visual inspection of the interior of the Westside Reservoir was conducted via diving inspection by Kelan Gondrezick, Blue Locker. The table below provides the condition rating scale used for evaluation of the reservoir structural components in the following sections.

Rating	Description
1	Very Good, well maintained, expected to remain reliable for more than 10 years
2	Good, some degradation but performance and reliability are not significantly affected. Performance and reliability expected to remain satisfactory for 10 years +/-
3	Fair, performance and reliability are still acceptable but some rehabilitation or replacement in the next 5-10 years is needed to maintain performance and/or reliability at acceptable levels
4	Poor, performance and/or reliability has significantly decreased, maintenance rehabilitation or replacement needed to restore performance or reliability to acceptable levels. Failure (no longer functions) is likely within 5 years or less if not rehabilitated or replaced

Table 2: Condition Rating Table

2.2.1 Roof Exterior

The top of the roof was accessed by a steel stairway. The top attachment of the stairway to the roof slab was in poor condition with one anchor completely exposed and corroded. Deep cracks in the roof slab were observed at the other stairway anchor (Photograph 1).

The roof slab measured 9-1/2 to 10 inches thick around the edge and 54 feet from its approximate center to the outside edge of one of the pilasters. The roof slab was observed to have significant creep deflections, pattern cracking above the columns (Photograph 2), and some exposed top rebar. The deflected shape of the roof slab featured high points toward the center of the reservoir and sag along the slab edge measuring 10 to 16 feet wide. The sagging portions of roof slab appeared darker from cycles of ponding water along with debris settling to the low points (Photograph 3). A string line was stretched across the roof slab, flush against the surface at the center of the reservoir and the edge of the roof slab. Using the string line as a vertical datum, PSE measured low points in the slab up to 5-1/2 inches (Photograph 4). Radial reinforcement at the column caps were exposed up to 6 feet in length (Photograph 5) and generally occurred at the inflection point along the roof slab. Cone-shaped spalls were observed at various locations along the edge of the roof slab, exposing the ends of top and bottom rebar (Photograph 6).

2.2.2 Roof Interior

The roof interior was reported by Blue Locker to be in fair condition with spalling near the top of the wall and at least two locations with exposed rebar. The diver observed an approximate 3" "gap" between the roof slab and inside face of the shell wall. This "gap" was made more evident when the diver was around the southwestern position in the reservoir, and it was possible to see the spalled section of the circumferential drop panel at the interface with the inside face of wall. It was observed on the dive video that the reservoir was constructed with the alternate circumferential drop panel shown on sheet 8 of the as-built drawings. The spalled sections revealed some of the stirrups and circumferential reinforcement. These spalled sections of concrete were found scattered on the floor of the reservoir during the dive inspection. The bottoms of the column drop panels were found to be in good condition.

2.2.3 Wall (Exterior)

The exterior concrete layer of the reservoir wall was noted to be in poor to fair condition, especially at the top of wall where there are several sections of concrete that have cracked and broken free from the wall. At these locations, reinforcement was not observed. During our investigation, the wall was visually inspected and sounded with a rock hammer. PSE performed extensive sounding every 2-3 ft around the exposed perimeter of the reservoir. Hollow-sounding areas were typically detected at the top corner of every pilaster (6 pilasters total). A typical pilaster measured 88" across its outside edges, closely matching the dimensions shown on sheet 6 of the as-built drawings.

Large sections at the top of wall were cracked or completely broken off in multiple locations, measuring as large as 33 inches wide and nearly 8 inches thick (Photograph 7 and Photograph 8). Considering the top of wall to roof connection detailed on sheet 8 of the as-built drawings, this breakage is likely a result of thermal expansion of the roof slab and subsequent bearing of the perimeter drop panel that appears to be cast against the interior face of wall. It was also noted on sheet 6 of the as-built drawings that the circumferential prestressing force at the top of wall is 168.5 kips, which is significantly larger than the previous increment and exceeds the internal pressures acting on the wall at this elevation. This value might be a typo, and in the absence of shop drawings for the prestressing operation we cannot confirm, but if the wall was tensioned to the value shown on the as-built drawings, this could contribute to the cracks and displaced sections of concrete broken near the pilasters where the full force of the prestressing load would be induced into the concrete section. Also, PSE observed a

gap between the bottom of roof slab and top of wall varying from ½" to 1" high (Photograph 9). Bug holes were observed at various locations around the reservoir exterior and multiple vertical cracks running across the entire exposed height of the wall were observed with sealant (Photograph 10). PSE also observed multiple cracks and spalls propagating from exposed and corroded rebar at the drip edge (Photograph 11).

Near the finished grade, adjacent to the pilaster due south, approximately 12" of exposed and corroded rebar was observed. Efflorescence was also present below the corroded rebar and along the mortar closure pour of the adjacent pilaster (Photograph 12).

Also present on the exterior wall along the finished grade at the northern side of the reservoir is a line of dark residue that suggests settlement of the surrounding asphalt path. The line appears to show the original finished grade of the access path as 6 to 10 inches above the current surface. This differential settlement is also illustrated around the manhole located due north of the reservoir (Photograph 13).

2.2.4 Wall (Interior)

The wall interior was reported by Blue Locker to be in generally fair to good condition. The shell wall was in particularly poor condition near the top, where the diver observed some exposed rebar. Staining along the entire circumference near the top of wall indicates the typical operating range of the reservoir over the last 60-years. Blue Locker found one location near the access hatch with a circular rust mark that might be one of the cable supports shown on sheet 6 of the as-built drawings.

2.2.5 Columns

The columns were reported by Blue Locker to be in good condition and had an approximate diameter of 20 inches, similar to the 18-inches stated on the as-built drawings. Small bug holes[1] were observed throughout the column surfaces in the inspection video. Staining near the top of the columns, just below the capital, was observed on all of the columns and matched the similar staining on the inside face of the wall. This staining is likely the result of the water level staying at these elevations for prolonged periods of time since the reservoir went into service nearly 60 years ago.

2.2.6 Floor Slab

The concrete floor was reported by Blue Locker to be in good condition. The day prior to the inspection, Blue Locker cleaned a layer of sediment from the floor. However, due to the fineness of the sediment it was difficult to fully remove, and a thin layer of loose sediment was observed to still be blanketing the entire floor slab. During the inspection of the floor slab, several concrete particles with rust stains were found on the reservoir floor, presumably from the roof above. The dive inspector did not observe any degradation or settlement in the concrete floor slab during the sediment clean out and the inspection dives. There was one small crack along the floor joint near the northwest position, just inward from the ladder.

2.2.7 Joint Sealant

The joint material at the wall base and floor joints was reported by Blue Locker to be in poor condition or failing in varying degrees. Some joints were observed to feel firm while others were sloughing off to the diver's touch. Sheet 3 and 4 of the as-built drawings show the contraction joints in the floor and the circumferential wall to

[1] Bugholes - surface air voids: small regular or irregular cavities, usually less than 0.6 inch in diameter, resulting from entrapment of air bubbles in the surface of formed concrete during placement and consolidation.

floor joint details, however a specific product is not stated other than "synthetic rubber joint sealant". Based on the dive inspection video, these sealants appear to match the widths stated on the as-builts. Blue Locker initially noted the appearance of a sealant in the vertical wall joints; however, upon further evaluation, Blue Locker stated that the white powdery material might be calcification, also referred to as efflorescence[2]. The wall panel joint detail on sheet 5 of the as-built drawings does not show a sealant at the joint.

2.2.8 Reservoir Piping, Valve Vault, and Appurtenances

2.2.8.1.1 Reservoir Piping, Valve Vault, and Appurtenances

The pipes located inside the reservoir were observed during the dive video. These include the drain, common inlet/outlet, suction line, and overflow pipe. According to sheets 9 and 10 of the as-built drawings the pipes are cast iron (CI) beneath the reservoir. The 12-inch inlet/outlet pipe extends above the top of floor to elevation 689.9 on sheet 11 of the as-builts and transitions from cast iron to AC pipe by using a flex coupling that was observed to have significant corrosion. The 10-inch overflow pipe transitions from cast iron to AC pipe by using a flex coupling that was also observed to have significant corrosion. The AC portion of these pipes appear to be in fair condition, with some rust staining on the inlet/outlet pipe. The overflow hood and the support brackets for the overflow pipe were observed to have significant corrosion.

The roof vent hood and mesh screen appeared to be in good condition. The vent screens did not appear to have a small enough mesh size to be compliant with the Division of Drinking Water (DDW) standards. It is our understanding that DDW prefers a #24 screen size. The size of the vent should be checked to ensure it can accommodate the peak flow rates in and out of the reservoir and not cause additional roof loading that may not have been considered in the original design.

The reservoir access hatch was observed to match the as-built drawings and to be in fair condition. The aluminum cover plates showed no signs of degradation and the redwood top plates supporting the cover plates appeared to be intact.

Upon entry/descent into the reservoir, the diver observed a completely rusted interior ladder and platform, which appeared to be unsafe to use. Several of the ladder and platform anchors were observed to be in poor condition with imminent failure. It is strongly recommended that the City not use the interior ladder.

Details for the interior ladder and platform, and exterior stairs and railing are not included in the as-built drawings. By observation, the exterior stairs and railing appear to be painted galvanized steel and are in fair condition, while the interior ladder and platform are presumed to be steel due to the extent of corrosion.

The manhole cover over the valve pit was only observed from ground level and appeared to be in good condition. There is differential settlement of the exterior finished grade surrounding the access point to the valve pit. The manhole remained closed during PSE's site observation, so the interior portions of the manhole and valve pit were not observed.

[2] Efflorescence is the white salt deposit on the surface of concrete that often results after water has evaporated from the surface.

2.2.9 Summary

The overall visual condition of Westside Reservoir is summarized in Table 3 below. See Table 2 for condition rating scale.

Structural Element	Rating
Roof Exterior	4 – Poor
Roof Interior	3 – Fair
Wall (Interior)	3 – Fair
Wall (Exterior)	3 – Fair
Columns	3 – Fair
Floor Slab	2 – Good
Appurtenances	4 – Poor
Joint Sealant	4 – Poor
Valve Vaults	Not Inspected
Pipes	2 – Poor

Table 3: Reservoir Rating Summary

Structural Analysis

3.1 Introduction to Analysis

Based on the date of the as-built drawings, the Westside Reservoir was likely designed per the 1961 edition of the Uniform Building Code.

Peterson Structural Engineers (PSE), will refer to the following current codes and standards to complete our analysis:

- AWWA D115-20 Tendon-Prestressed Concrete Water Tanks
-
- ACI 350.3-20 - Code Requirements for Seismic Analysis and Design of Liquid-Containing Concrete Structures
- ACI 318-14 Building Code Requirements for Structural Concrete and Commentary
- ASCE 7-16 Minimum Design Loads for Buildings and Other Structures
- 2019 California Building Code

The structural analysis uses seismic design parameters defined in the geotechnical report prepared by Group Delta (Report No. IR794) dated August 10, 2022.

3.2 Summary of Primary Design Parameters

The primary design parameters for Westside Reservoir are summarized in the table below.

Inside Wall Diameter (ft)	105.0	Wall Height (ft)	31.58
Core Wall Thickness (in)	8.0	Original Service Water Depth, near Wall (ft)	31.0
Original Overflow Water Depth, near Wall (ft)	31.0	Recommended Maximum Water Depth (ft)	24.9
S_{DS}	1.687g	S_{D1}	0.669g
Soil Classification	C	Risk Category	IV
Roof Live and Dead Load (psf)	20.0, 81.3	Bearing Capacity (psf)	5,000
Roof Thickness (in)	6.5	Column Diameter (in)	18.0
Wall Footing Width (ft)	3.0	Floor Thickness (in)	6.0

Table 4: Summary of Primary Design Parameters

3.3 Summary of Findings

The Westside Reservoir was designed following codes and standards before the first editions of ACI 344 Design and Construction of Circular Prestressed Concrete Structures (1962 to 1970) and AWWA D115 - Tendon-

Prestressed Concrete Water Tanks Standard which was approved in 1995. As a result, structural elements of the reservoir do not meet current code design requirements.

3.3.1 Roof

The large deflections (up to 5-1/2 inches) observed on the roof slab during PSE's site visit exceed current standards for serviceability. ACI 318-19, Section 24.2.4.1.1 provides guidance on time-dependent deflection as a result of creep and shrinkage in flexural members. Structures under sustained loads over 5 years are expected to deflect two times its immediate deflection. Based on the maximum observed deflection of 5.5 inches, we can back calculate the initial deflection of the roof slab to 2.25 inches. This exceeds the 1.8-inch permissible computed deflections per ACI 350-20, Table 9.5(b). These large deflections are causing ponding of rainwater, which can further exacerbate sagging in the roof.

The pattern cracking and concrete pop outs observed on the exterior of the roof also suggest structural deficiency. Concentrations of cracks over the columns show signs of ductile "punching failure", which is a type of shear failure in slabs due to localized forces at a column support. PSE performed a two-way shear analysis (Appendix C) for the 6.5-inch slab under the governing load case combining dead and live loads, which yielded a 57% utilization of the available shear strength. While this analysis indicates the slab has adequate thickness to resist punching shear, it is our opinion that the observed cracking is still a structural concern. Furthermore, ACI 318-19 Section 8.7.4.1.3 requires minimum reinforcement extensions in slabs over columns to ensure that punching shear cracks are intercepted by tension reinforcement. For a 10-ft diameter drop panel, the minimum extension for top reinforcing steel is calculated to be 6.1 feet beyond the edge of the drop panel. However, Sheet 7 of the as-built drawings indicates top reinforcing in the slab only extends 2.6 feet beyond the drop panel edge. This indicates the top reinforcing steel will not intercept the punching shear cracks at the columns, substantially reducing punching shear strength. As the roof continues to experience these stresses and further deflection, there is the possibility that the top steel over the columns could lose its bond strength with the surrounding concrete which would lead to the progressive collapse of the roof at the columns.

Furthermore, the maximum wave oscillation (aka slosh wave) for Westside Reservoir is determined by ACI 350.3-20, Chapter 7.1 as 6.7 feet high. With only 0.58 feet of freeboard, a 6.7-foot-high slosh wave would induce large uplift pressures on the roof slab.

3.3.2 Floor

The cast-in-place concrete floor is 6-inches thick and reinforced with #3 grade 60 reinforcement at 12-inches on center. This quantity of reinforcing equates to 0.15% which is less than the 0.5% minimum shrinkage and temperature reinforcement ratio stipulated in ACI 350.

3.3.3 Wall Footing

The cast-in-place concrete perimeter wall footing is 12-inches thick and 3-feet wide. The wall footing is cast separately from the floor and base of wall. It is reinforced with (4) #4 continuous circumferential bottom bars and #5 bottom bars in the transverse direction, spaced at 16-inches on center. The wall footing has adequate reinforcement to address shrinkage and temperature per ACI 350.

The as-built plans indicate (72) radial keys spaced equally around the base of the reservoir wall. While the keys offer some restraint against radial translation and rotation by friction and bearing, there is no positive connection between the perimeter wall and ring footing. The Westside Reservoir is thus categorized as an unanchored, contained reservoir as defined in ACI 350.3-20 Section 2.1.1. Such reservoirs are not recommended in high-seismic areas where the mapped MCE short period spectral response acceleration parameter (S_s)

exceeds 0.75g per ACI 350.3-20 Table 4.1.1b. The geotechnical report specifies an S_s of 2.109g for the Westside Reservoir site. Thus, the original base joint design of this reservoir does not meet current seismic design recommendations and is deemed structurally deficient.

3.3.4 Column Footings and Columns

The column footings, columns, and drop panels are designed and constructed of reinforced cast-in-place concrete. There are seven (7) columns: one center column and six (6) intermediate columns equally spaced 28.5 feet around the center of the reservoir. The columns are 18-inches in diameter and have (6) #6 vertical bars spirally tied with a #3 bar with a 1 3/4" pitch. The intermediate column footings are 8-feet squares, 1'-2" deep and cast 1'-11" below the top of floor. The center column footing is a 1'-0" deep, 7'-4" square cast 1'-9" below the floor. All column footings have (9) #6 bars, equally spaced each way. The footings are appropriately sized to distribute the demand axial loads to be less than the bearing capacity.

Because of its thin profile and large deflections, the roof slab was idealized as a flexible diaphragm in approximating the tributary roof load to each column. Supporting a portion of roof area extending midspan between all vertical supports (columns and perimeter wall), the largest axial load occurs at the intermediate columns. The typical tributary area for an interior column is illustrated in Figure 1 below.

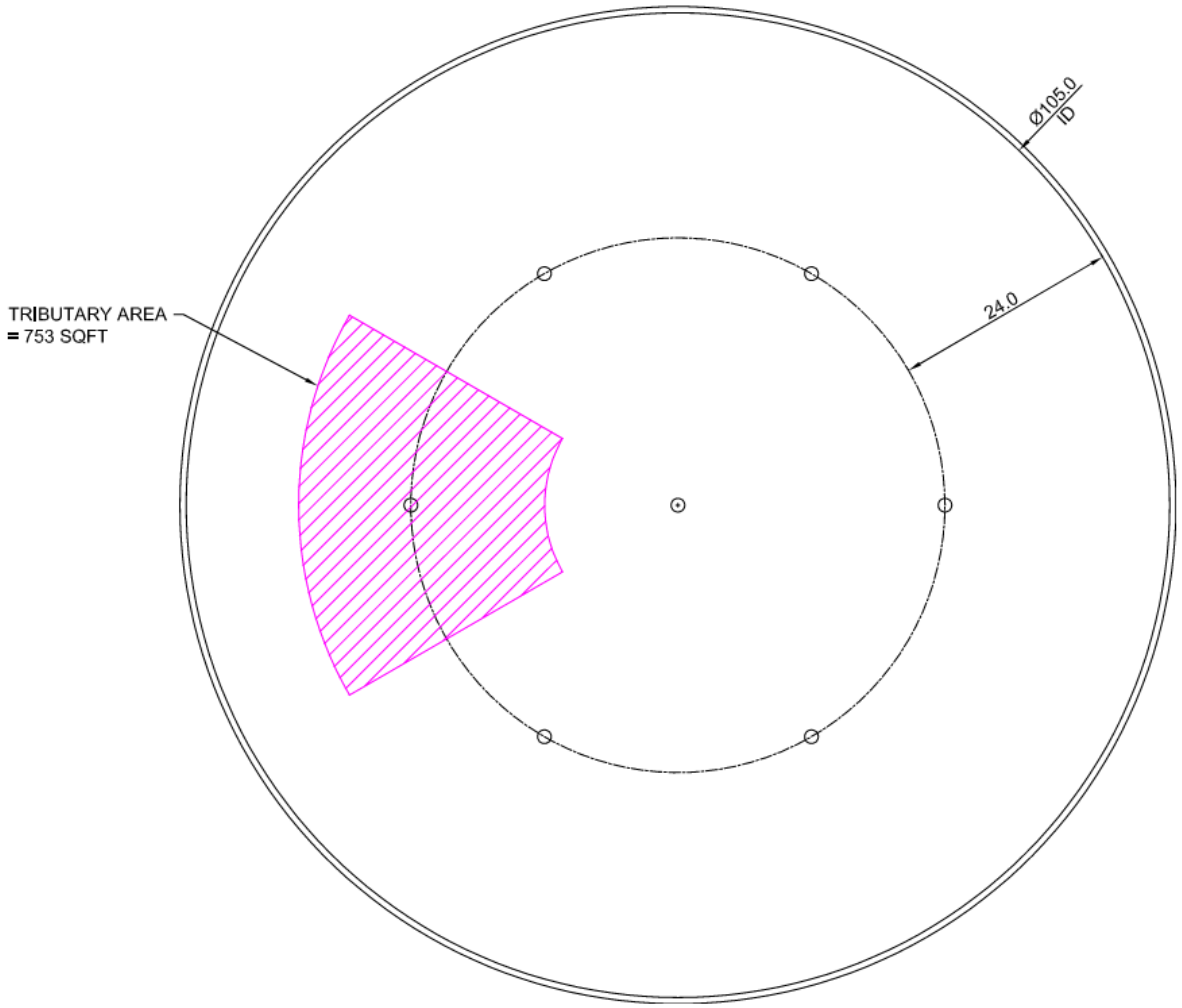


Figure 1**: Tributary load area at typical intermediate column.**

The combined axial load including the tributary weight of the roof slab, a 3.5-inch deep by 10-ft diameter drop panel, and 20 psf live load equates to 102 kips. Per ACI 318, Section 6.2.5, slenderness effects must be considered to assess the stability of a column when its slenderness ratio (kl_u/r) exceeds 22. The slenderness ratio was determined to be 81.6 for a typical interior column whose maximum unbraced length is 30.6 feet, taken from the low point in the floor slab at EL. 678.4 up to the base of the column capital. Considering the perimeter walls as the primary lateral force-resisting elements, the columns are designed as nonsway using the moment magnification method outlined in ACI 6.6.4.5. The results of these column check calculations are provided in Appendix C and indicate the 18-inch columns in Westside Reservoir fail to meet the stability requirements of ACI 318-14. The flowchart utilized to reach this conclusion is provided in Appendix B, Page B-1.

3.3.5 Wall

Sheets 5 and 6 of the as-built drawings show two wall options for the Westside Reservoir. Sheet 5 provides the details and design requirements for an externally wire-wrapped prestressed wall, commonly referred to today as an AWWA D110 reservoir, and sheet 6 provides the details and design requirements for an internal post-tensioned wall, commonly referred to today as an AWWA D115 reservoir. Based on our site visit and distinct features (e.g. external vertical pilasters on the wall) of the Westside reservoir, it is apparent that the reservoir was constructed following the internal post-tensioning method shown on sheet 6. The wall section shown on sheet 6 provides the distribution of the initial horizontal prestress force in the wall per vertical foot. It was observed that there might be a typo on this distribution at the top of the wall where the force is shown to be significantly greater than the previous increment and much greater than the bottom force, which is counterintuitive to the distribution of pressures. Alternatively, the original design intent may have been to tension the top of wall to constrain it against the thickened edge of the roof slab. Also, it is important to note that the distribution is given as the initial force rather than the final force. The material properties for the prestressing wire are noted on sheet 6 and include the wire diameter options (0.16 to 0.25 inch), minimum ultimate strength (MUS) of 240 kips per square inch (ksi), working stress of 140 ksi, maximum stress of 80% of MUS, and maximum and minimum friction factors of 0.6 and 0.3, respectively.

Our analysis of the hydrostatic and hydrodynamic hoop pressures on the wall shows that the hydrodynamic pressures are much greater than the hydrostatic pressures over more than 60% of the wall height. This finding is not surprising given the seismic design parameters provided by Group Delta. The distribution of the horizontal prestressing force shown on sheet 6 appears to have some consideration for either differential temperature and dryness or seismic loads, but the values obtained in our analysis are still much greater, especially when considering the values on the as-builts are initial rather than final forces. In absence of shop drawings of the selected and installed prestressing system, it is necessary to make engineering assumptions on the stress losses based on the information stated on the drawings.

With a specified maximum tension in the prestressing at 80% of MUS, PSE assumes the contractor tensioned the system up to 75% of MUS, or 180 ksi. PSE also assumes a 28 to 40 ksi stress loss, which is consistent with prestressing practices in the early 1960s. For comparison, current ACI and AWWA standards recommend 25 to 35 ksi for prestressing losses due to creep, friction, and lock-off. These assumptions represent a 22% reduction in tension from the initial to final prestressing force. This decrease in force correlates with some of the variability between our calculated static loads and those stated on sheet 6. Thus, PSE believes the initial design was considering static loads only.

Based on our analysis of the hoop pressures, the Westside Reservoir will require additional circumferential prestressing over the full height of the wall to ensure that it can sustain the anticipated loads during a design

level earthquake. Installing additional prestressing wires or strands will require the removal of backfill around the reservoir and the exterior of the reservoir wall to be built out flush with the pilasters using shotcrete to provide a curved surface that can receive new externally placed prestressing. Depending on the technique used to apply the new prestressing, it may be necessary to construct a new, wider wall footing which would also allow for the installation of wall base restraint cables to address the deficiencies in base shear transfer.

Recommendations

The Westside Reservoir is overall in poor to fair structural condition. The original design has provided the City with nearly 60-years of service with minimal maintenance but is now considered insufficient per current code requirements and recommendations. These deficiencies will require significant improvements at a cost that will be close to the complete replacement cost of the reservoir. As noted in Section 3, the roof and columns need to be replaced for structural deficiencies and to accommodate an increase in the wall height for the slosh wave. The wall requires additional height, a positive connection with the footing to appropriately transfer shear, and additional circumferential prestressing. In addition, the interior ladder and platform, and pipes and their supports need to be replaced. Unless the City can operate the reservoir 80-inches lower than the maximum level, Elevation 703.9, replacing the reservoir is our recommendation.

4.1 Reservoir Replacement

Due to the site constraints and hydraulic demand from the Westside Reservoir, it is likely the new reservoir will maintain a similar footprint (diameter), maximum water operating elevation of 710.0, finished floor elevation of 679.0, and will have a wall height with the necessary freeboard to accommodate the slosh wave. Since the replacement reservoir will also need to be backfilled, the best options for the reservoir include conventionally reinforced concrete and prestressed concrete. Given the height of the tank and 31-ft water depth, a circular, prestressed concrete reservoir is assumed to be the most economical solution. Because of the proximity to residents, the new reservoir will have a low-profile, concrete column-supported two-way flat slab roof. A clear-span concrete dome may be considered and can offer modest initial cost savings and some reduction in overall wall height, but the total height of the structure will increase by 8-ft (+/-) with a dome.

Also, all new appurtenances (hatches, vents, ladders, and stairs) should be of more resilient materials such as aluminum and stainless steel. The new interior ladder and platform (if desired), and stairs shall be designed to meet current OSHA requirements.

4.2 Cost Estimate

The cost estimate below is of planning level and is provided for a reservoir replacement of similar size and scope. The following estimate excludes engineering design, site work, backfill, underdrain, pipes, etc. and only accounts for the line-item costs of a new reservoir (floor, wall footing, wall, roof, columns, and standard appurtenances).

Description of Project	Estimated Construction Cost	Priority of Project
Reservoir Replacement	$2,900,000	High

Conclusion

The 2.0 MG Westside Reservoir was designed and constructed well before AWWA adopted design standards for internal post-tensioned concrete reservoirs. Current code requirements offer insights and consideration for serviceability and durability. PSE recommends the City replace the Westside Reservoir in its entirety and to perform site improvements to best provide for its residents.

Endorsement

This report was prepared by Tom Bloomer, PE (CA License #64361), or under his direct supervision while an employee of Peterson Structural Engineers. All work is original and represents the opinions of a professional engineer registered in the State of California.

Appendix

Appendix A – Photographs



Photograph 1: Damaged Stairway Anchors at Edge of Roof Slab



Photograph 2: Roof Exterior Pattern Cracking (PSE 8/17/2022)



Photograph 3: Discoloration and Debris at Low Points in Roof Slab (PSE 8/17/2022)



Photograph 4: Roof Slab Creep Deflection (8/17/2022)



Photograph 5: Exposed Top Rebar at Roof Exterior (PSE 8/17/2022)



Photograph 6: Cone-Shaped Spalling at Ends of Roof Rebar (PSE 8/17/2022)



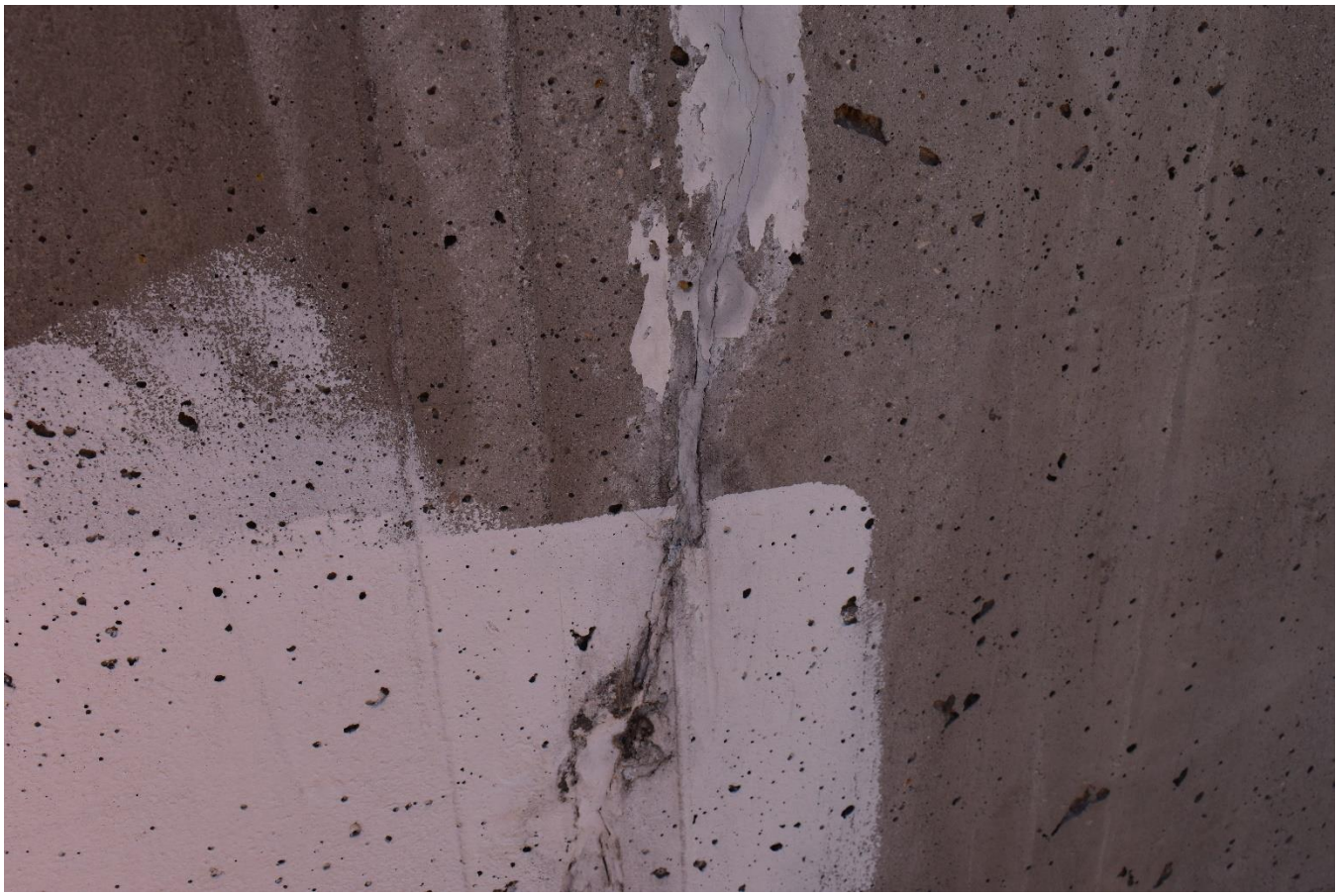
Photograph 7: 33-inch Wide Cracked Section Adjacent to Wall Joint at 210-degrees



Photograph 8: Cracked Section Across Entire Wall Thickness



Photograph 9: 1-inch Gap Between Roof Slab and Top of Wall (PSE 8/17/2022)



Photograph 10: Vertical Crack and Bug Holes on Exterior Wall (PSE 8/17/2022)



Photograph 11: Cracks, Spalling, and Corroded Rebar at Edge Drain (PSE 8/17/2022)



Photograph 12: Corroded Rebar and Efflorescence at Pilaster Located due North (PSE 8/17/2022)



Photograph 13: Dark Line at Base of Wall and Manhole Due North (PSE 8/17/2022)

Appendix B – Design References

CODE **COMMENTARY**

Table 9.5(b)—Maximum permissible computed deflections

Type of member	Deflection to be considered	Deflection limitation
Flat roofs not supporting or attached to nonstructural elements likely to be damaged by large deflections	Immediate deflection due to live load L	$\ell/180^*$
Floors not supporting or attached to nonstructural elements likely to be damaged by large deflections	Immediate deflection due to live load L	$\ell/360$
Roof or floor construction supporting or attached to nonstructural elements likely to be damaged by large deflections	That part of the total deflection occurring after attachment of nonstructural elements (sum of the long-term deflection due to all sustained loads and the immediate deflection due to any additional live load)†	$\ell/480^‡$
Roof or floor construction supporting or attached to nonstructural elements not likely to be damaged by large deflections		$\ell/240^§$

*Limit not intended to safeguard against ponding. Ponding should be checked by suitable calculations of deflection, including added deflections due to ponded water, and considering long-term effects of all sustained loads, camber, construction tolerances, and reliability of provisions for drainage.

†Long-term deflection shall be determined in accordance with 9.5.2.5 or 9.5.4.3 but may be reduced by amount of deflection calculated to occur before attachment of nonstructural elements. This amount shall be determined on basis of accepted engineering data relating to time-deflection characteristics of members similar to those being considered.

‡Limit may be exceeded if adequate measures are taken to prevent damage to supported or attached elements.

§Limit shall not be greater than tolerance provided for nonstructural elements. Limit may be exceeded if camber is provided so that total deflection minus camber does not exceed limit.

Table 9.5(c)—Minimum thickness of slabs without interior beams

	Without drop panels‡			With drop panels‡		
	Exterior panels			Exterior panels		
f_y, psi†	Without edge beams	With edge beams§	Interior panels	Without edge beams	With edge beams§	Interior panels
40,000	$\ell_n/33$	$\ell_n/36$	$\ell_n/36$	$\ell_n/36$	$\ell_n/40$	$\ell_n/40$
60,000	$\ell_n/30$	$\ell_n/33$	$\ell_n/33$	$\ell_n/33$	$\ell_n/36$	$\ell_n/36$
75,000	$\ell_n/28$	$\ell_n/31$	$\ell_n/31$	$\ell_n/31$	$\ell_n/34$	$\ell_n/33$

*For two-way construction, ℓ_n is the length of clear span in the long direction, measured face-to-face of supports in slabs without beams and face-to-face of beams or other supports in other cases.

†For f_y between the values given in the table, minimum thickness shall be determined by linear interpolation.

‡Drop panels as defined in 13.2.5.

§Slabs with beams between columns along exterior edges. The value of α_f for the edge beam shall not be less than 0.8.

CODE **COMMENTARY**

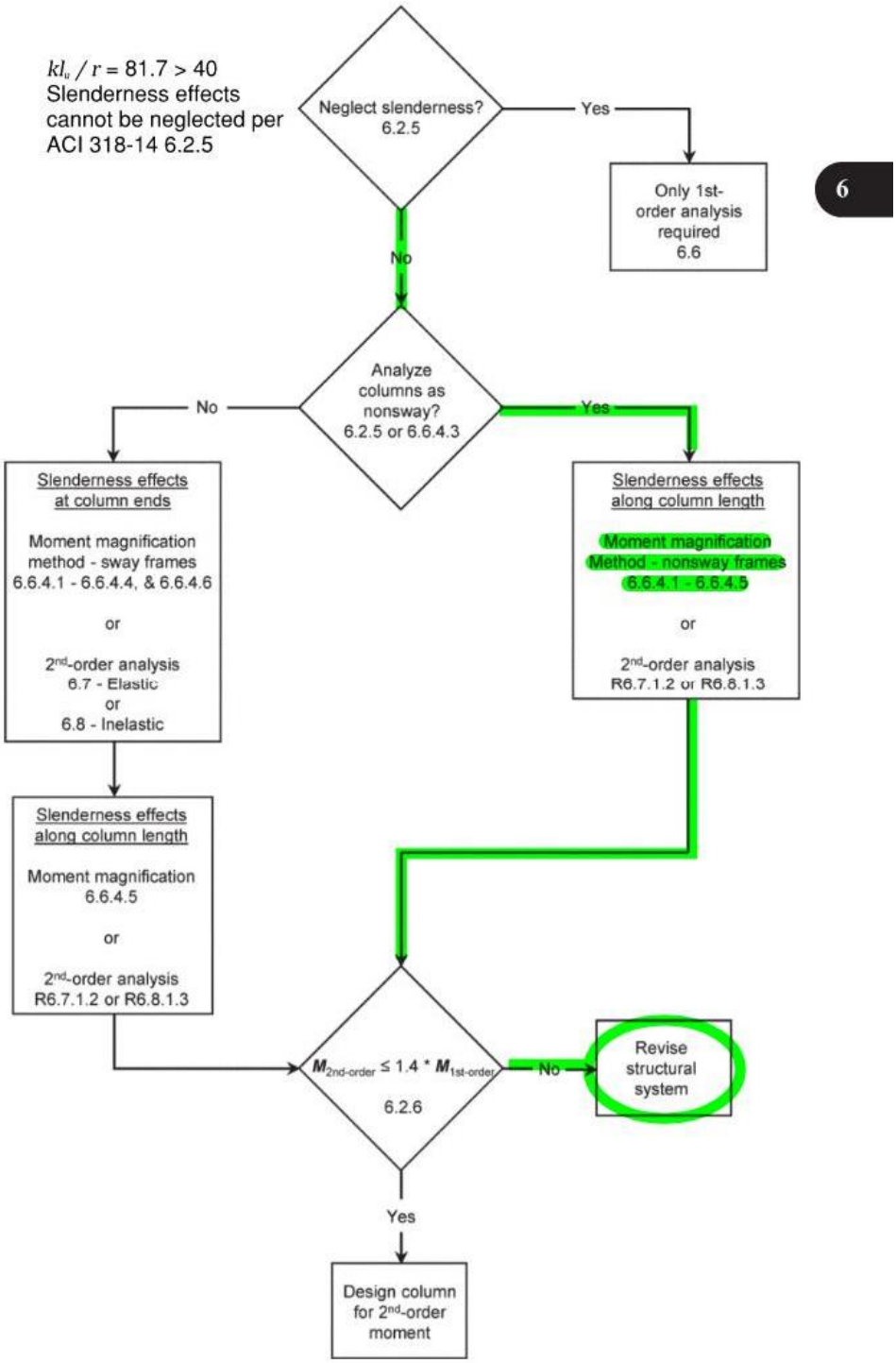


***Fig. R6.2.6**—Flowchart for determining column slenderness effects.*

CODE

8.7.4.1.1 Where a slab is supported on spandrel beams, columns, or walls, anchorage of reinforcement perpendicular to a discontinuous edge shall satisfy (a) and (b):

(a) Positive moment reinforcement shall extend to the edge of slab and have embedment, straight or hooked, at least 6 in. into spandrel beams, columns, or walls
(b) Negative moment reinforcement shall be bent, hooked, or otherwise anchored into spandrel beams, columns, or walls, and shall be developed at the face of support

8.7.4.1.2 Where a slab is not supported by a spandrel beam or wall at a discontinuous edge, or where a slab cantilevers beyond the support, anchorage of reinforcement shall be permitted within the slab.

8.7.4.1.3 For slabs without beams, reinforcement extensions shall be in accordance with (a) through (c):

(a) Reinforcement lengths shall be at least in accordance with Fig. 8.7.4.1.3a, and if slabs act as primary members resisting lateral loads, reinforcement lengths shall be at least those required by analysis.
(b) If adjacent spans are unequal, extensions of negative moment reinforcement beyond the face of support in accordance with Fig. 8.7.4.1.3a shall be based on the longer span.
(c) Bent bars shall be permitted only where the depth-to-span ratio permits use of bends of 45 degrees or less.

COMMENTARY

built solidly into walls, the slab approaches complete fixity. Without an integral wall, the slab could approach being simply supported, depending on the torsional rigidity of the spandrel beam or slab edge. These requirements provide for unknown conditions that might normally occur in a structure.

R8.7.4.1.3 The minimum lengths and extensions of reinforcement shown in Fig. 8.7.4.1.3a were developed for slabs of normal proportions supporting gravity loads. These minimum lengths and extensions may not be sufficient for thick two-way slabs such as transfer slabs, podium slabs, and mat foundations. As illustrated in Fig. R8.7.4.1.3b, punching shear cracks, which can develop at angles as low as about 20 degrees, may not be intercepted by the tension reinforcement, substantially reducing punching shear strength. Providing continuous reinforcement or extending the minimum lengths in Fig. 8.7.4.1.3a should be considered for slabs with ℓ_n/h ratios less than about 15. Also, for moments resulting from combined lateral and gravity loadings, the minimum lengths and extensions of bars in Fig. 8.7.4.1.3a may not be sufficient.

Bent bars are seldom used and are difficult to place properly. Bent bars, however, are permitted provided they comply with 8.7.4.1.3(c). Further guidance on the use of bent bar systems can be found in 13.4.8 of the 1983 Code.

CODE COMMENTARY

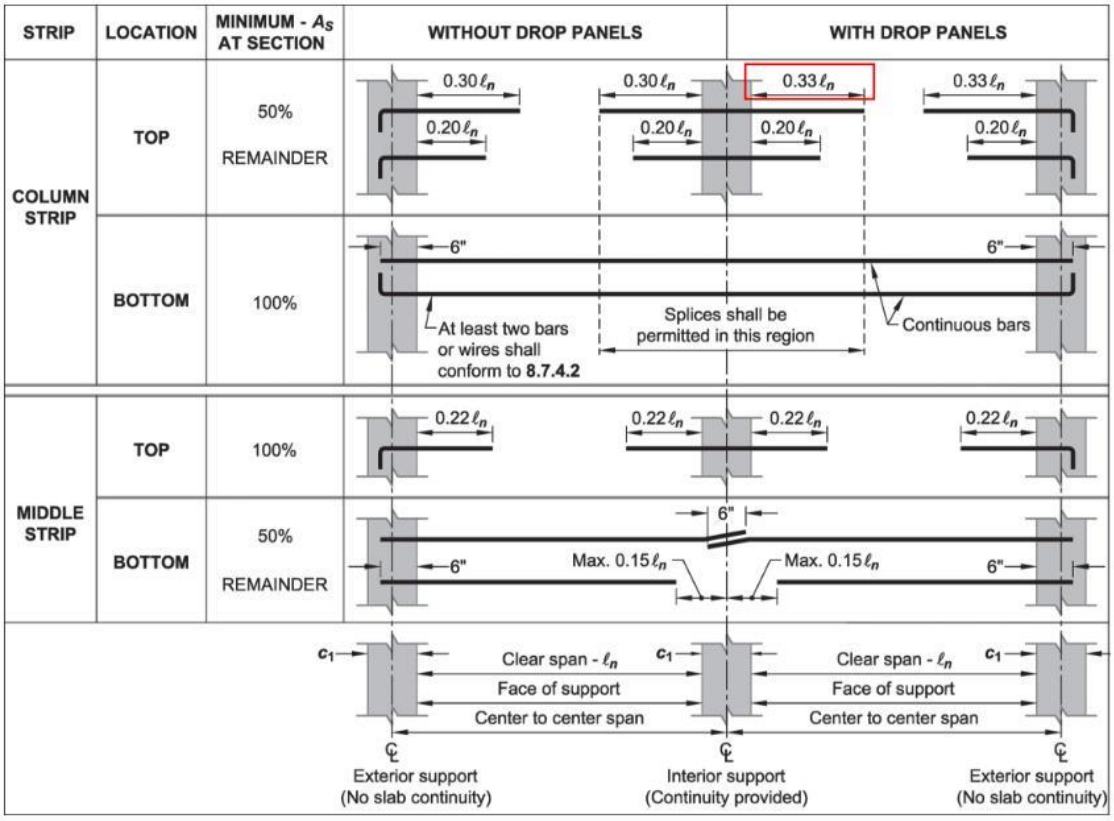


***Fig. 8.7.4.1.3a**—Minimum extensions for deformed reinforcement in two-way slabs without beams.*

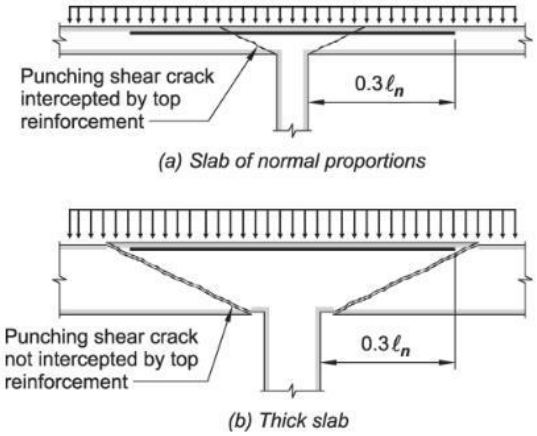


***Fig. R8.7.4.1.3b**—Punching shear cracks in slabs with reinforcement extensions consistent with Fig. 8.7.4.1.3a.*

American Concrete Institute – Co

Appendix C – Structural Analysis Calculations

SERVICEABILITY

MAX. IMMEDIATE DEFLECTION = $\ell/180$ = 279 in. / 180
= 1.55 in.

TIME-DEPENDENT DEFLECTION FACTOR:

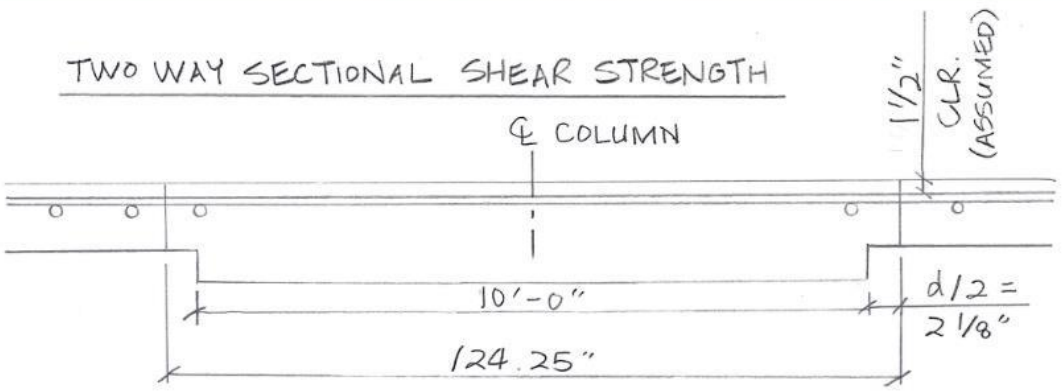
$$\lambda_\Delta = \frac{\xi}{1+50\rho'}$$ (ACI 318-14 EQ. 24.2.4.1.1)

NO COMPRESSION REINF. AT MIDSPAN $\therefore \rho' = 0$

$\lambda_\Delta = 2.0$

TO MEET CURRENT SERVICEABILITY REQUIREMENTS, THE MAX. ROOF DEFLECTION WE SHOULD OBSERVE IS 3.1 INCHES.

TWO WAY SECTIONAL SHEAR STRENGTH



$d = 6.5" - (1.5" + 0.75") = 4.25"$

$$v_c = \min \begin{cases} 4\lambda\sqrt{f'_c} = 236.6 \\ \left(2 + \frac{4}{\beta}\right)\lambda\sqrt{f'_c} = 355.0 \\ \left(2 + \frac{\alpha_s d}{b_o}\right)\lambda\sqrt{f'_c} = 144 \end{cases}$$

$d_o = 124.25" \pi$

for $\alpha_s =$ 40 (interior)

$\phi V_c = 0.75 \times 144\ psi \times 390\ in \times 4.25\ in.$

$= 179\ k$

FOR $P_{DL} = 64.6\ k$ (SEE COLUMN AXIAL LOAD CALC)

$V_u = (1.2 + 0.2 S_{DS})\ 64.6\ k$

$= 99.3\ k \geq 102\ KIPS$

$V_u = 102\ KIPS$ (1.2DL + 1.6RLL)

$V_u / \phi V_c =$ 57 % UTILIZATION

Sloshing

Slosh Height 9/28/2022
2103-0031 Westside Reservoir

Tank Diameter = D =	105	ft
Water Height = h_w =	31	ft
Importance Factor = I =	1.0	
Fluid Period = T_L =	8.0	
S_{DS} =	1.687	
S_{D1} =	0.669	
Convective Period = T_C =	6.6	
Sac =	0.151	
Sac,max =	2.5305	
δ_{slosh} = Sloshing Vertical Displacement (in) =	80.1	**NG**
$P_{slosh,u}$ (psf) =	380.2	
Total Dead Load, DL (psf) =	86.6	**DL < Pslosh,u NG!!!**

COLUMN AXIAL LOAD

TRIBUTARY ROOF AREA

$DL = 150\ PCF[6.5'' \times 753\ SQFT + \underbrace{3.5'' \times \pi \times (5FT)^2}_{\text{SELFWEIGHT OF DROP PANEL}}]$

$= 64.6\ KIP$

$LL = 20\ PSF \times 753\ SQFT = 15.06\ KIP$

$$P_u = \text{MAX}\begin{cases} 1.2(64.6\ KIP) + 1.6(15.1\ KIP) = 102\ KIPS \\ 1.4(64.6\ KIP) = 90.5\ KIPS \end{cases}$$

$P_u = 102\ KIPS$

SLENDERNESS EFFECTS

$I_g = \pi D^4/64 = 5152.997\ in^4$

$A_g = \pi D^2/4 = 254.469\ in^2$

$r = 4.5$

$l_u = 367.66\ in$

$k = 1.0$

$\frac{k l_u}{r} = 81.7 > 40$ ∴ SLENDERNESS EFFECTS MUST BE CONSIDERED PER ACI 318-14 6.2.5

SEE TEDDS COLUMN CHECK CALCS ON FOLLOWING SHEETS

DESIGN = NO GOOD

COLUMN FOOTING - BEARING CHECK:

P = 64.6 KIPS + 15.1 KIPS + COLUMN WEIGHT + FOOTING WEIGHT

COLUMN WEIGHT = 0.15 KCF x 30.64 FT x PI x $(1.5\ FT)^2 / 4$ = 8.12 KIPS

FOOTING WEIGHT = 0.15 KCF x 8 FT x 8 FT x 1.17 FT = 11.23 KIPS

P = 64.6 KIPS + 15.1 KIPS + 18.12 KIPS + 11.23 KIPS = 109.1 KIPS

ALLOWABLE BEARING = 5 KSF x 8 FT x 8 FT = 320 KIPS

F.S. = 320 KIPS / 109.1 KIPS = 2.9

COLUMN FOOTING DESIGN OK

Peterson Structural Engineers 10650 Treena Street Suite 208 San Diego, CA 92131	Project Westside Reservoir				Job Ref. 2103-0031	
	Section Typical Intermediate Column Check				Sheet no./rev. 1	
	Calc. by CEC	Date 9/26/2022	Chk'd by TWB	Date 9/26/2022	App'd by	Date

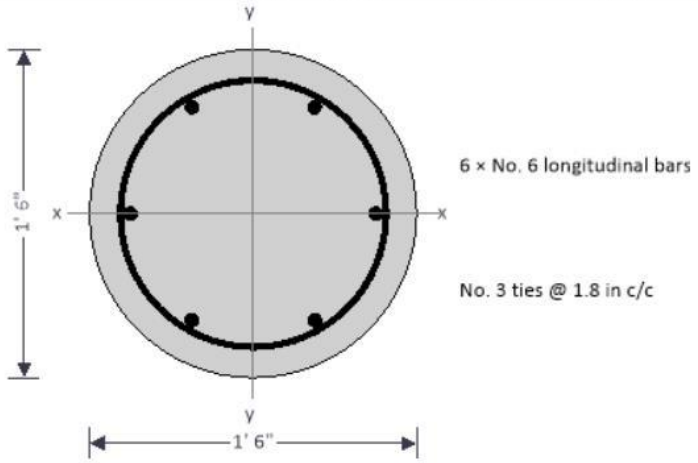
RC COLUMN DESIGN

In accordance with ACI318-14

Tedds calculation version 2.2.04

Design summary

Description	Unit	Capacity	Applied	Utilization	Result
Axial	kips	102.0	102.0	1.000	-
Bending x axis	kip_ft	113.4	17.0	0.150	PASS
Bending y axis	kip_ft	107.0	17.0	0.159	PASS



Applied loads

Ultimate axial force acting on column	P_{u_act} = **102** kips
Ratio of DL moment to total moment	β_d = **0.600**

Geometry of column

Column diameter	h = **18.0** in
Clear cover to all reinforcement	c_c = **1.50** in
Unsupported height of column about x axis	l_{ux} = **30.6** ft
Effective height factor about x axis	k_x = **1.00**
Column state about the x axis	Braced - It is understood that as-built columns are unbraced in both directions. This analysis was run as a braced column for the purposes of generating a report. As-built conditions are less conservative, which further validates that the current columns are insufficiently designed.
Unsupported height of column about y axis	l_{uy} = **30.6** ft
Effective height factor about y axis	k_y = **1.00**
Column state about the y axis	Braced

Reinforcement of column

Numbers of bars of longitudinal steel	N = **6**
Longitudinal steel bar diameter number	D_{bar_num} = **6**
Diameter of longitudinal bar	D_{long} = **0.750** in
Stirrup bar diameter number	D_{stir_num} = **3**
Diameter of stirrup bar	D_{stir} = **0.375** in
Specified yield strength of reinforcement	f_y = **60000** psi

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Specified compressive strength of concrete	f'_c = **3500** psi
Modulus of elasticity of bar reinforcement	E_s = **29 × 10⁶** psi
Modulus of elasticity of concrete	$E_c = 57000 \times f'^{1/2}_c \times (1psi)^{1/2}$ = **3372165** psi
Yield strain	$\varepsilon_y = f_y / E_s$ = **0.00207**
Ultimate design strain	ε_c = **0.003** in/in
Check for minimum area of steel	
Gross area of column	$A_g = \pi \times h^2 / 4$ = **254.469** in²
Area of steel	$A_{st} = N \times (\pi \times D_{long}^2) / 4$ = **2.651** in²
Minimum area of steel required	$A_{st_min} = 0.01 \times A_g$ = **2.545** in²
	$A_{st} > A_{st_min}$, PASS- Minimum steel check
Check for maximum area of steel - 10.6.1.1	
Permissible maximum area of steel	$A_{st_max} = 0.08 \times A_g$ = **20.358** in²
	$A_{st} < A_{st_max}$, PASS - Maximum steel check
Slenderness check about x axis	
Radius of gyration	$r_x = 0.25 \times h$ = **4.5** in
Actual slenderness ratio	$s_{rx_act} = k_x \times l_{ux} / r_x$ = **81.7**
Permissible slenderness ratio	$s_{rx_perm} = \min(34 - 12 \times (M_{1x_act} / M_{2x_act}),40)$ = **34**
	Column is slender about the X axis
Magnified moments about x axis	
Moment of inertia of section	$I_{gx} = (\pi \times h^4)/64$ = **5152.997** in⁴
Euler's buckling load	$P_{cx} = (\pi^2 / (k_x \times l_{ux})^2) \times (0.4 \times E_c \times I_{gx} / (1+\beta_d))$ = **317.19** kips
Correction factor for actual to equiv. mmt.diagram	C_{mx} = 1.0
Moment magnifier	$\delta_{nsx} = \max(C_{mx} / (1 - (P_{u_act} / (0.75 \times P_{cx}))),1.0)$ = **1.751**
Minimum factored moment about x axis	$M_{2x_min} = P_{u_act} \times (0.6$ in $+ 0.03 \times h)$ = **9.69** kip_ft
Minimum magnified moment about x axis	$M_{cx_min} = \delta_{nsx} \times M_{2x_min}$ = **16.96** kip_ft
	FAIL - Stability failure (6.2.6), secondary to primary moment ratio is greater than 1.4.
Slenderness check about y axis	
Radius of gyration	$r_y = 0.25 \times h$ = **4.5** in
Actual slenderness ratio	$s_{ry_act} = k_y \times l_{uy} / r_y$ = **81.7**
Permissible slenderness ratio	$s_{ry_perm} = \min(34 - 12 \times (M_{1y_act} / M_{2y_act}),40)$ = **34**
	Column is slender about the Y axis
Magnified moments about y axis	
Moment of inertia of section	$I_{gy} = (\pi \times h^4)/64$ = **5152.997** in⁴
Euler's buckling load	$P_{cy} = (\pi^2 / (k_y \times l_{uy})^2) \times (0.4 \times E_c \times I_{gy} / (1+\beta_d))$ = **317.19** kips
Correction factor for actual to equiv. mmt.diagram	C_{my} = 1.0
Moment magnifier	$\delta_{nsy} = \max(C_{my} / (1 - (P_{u_act} / (0.75 \times P_{cy}))),1.0)$ = **1.751**
Minimum factored moment about y axis	$M_{2y_min} = P_{u_act} \times (0.6$ in $+ 0.03 \times h)$ = **9.69** kip_ft
Minimum magnified moment about y axis	$M_{cy_min} = \delta_{nsy} \times M_{2y_min}$ = **16.96** kip_ft
	FAIL - Stability failure (6.2.6), secondary to primary moment ratio is greater than 1.4.
Axial load capacity of axially loaded column	

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Strength reduction factor	ϕ = **0.750**
Area of steel on compression face	$A'_s = A_{st} / 2$ = **1.325** in^2
Area of steel on tension face	$A_s = A_{st} / 2$ = **1.325** in^2
Net axial load capacity of column	$P_n = 0.85 \times (0.85 \times f'_c \times (A_g - A_{st}) + f_y \times A_{st})$ = **771.972** kips
Ultimate axial load capacity of column	$P_u = \phi \times P_n$ = **578.979** kips
	PASS : Column is safe in axial loading
Uniaxially loaded circular column	
Details of column cross section	
c/d_t ratio	r_{xb} = **0.379**
Depth of tension steel	$d_t = h - x_{x1}$ = **14.846** in
Depth of NA from extreme compression face	$c_x = r_{xb} \times d_t$ = **5.630** in
Factor of depth of compressive stress block	β_1 = **0.850**
Depth of equivalent rectangular stress block	$a_x = \min((\beta_1 \times c_x), h)$ = **4.785** in
Half angle subtended by compression concrete	$\theta_{sbxc} = \text{acos}((h / 2 - a_x) / (h / 2))$ = **62.1** deg
Angle in radians	$\theta_{sbxc_rad} = \theta_{sbxc} / 90 \text{ deg} \times \pi / 2$ = **1.083**
Area of compression concrete	$A_{sbxc} = h^2 \times (\theta_{sbxc_rad} - \sin(\theta_{sbxc}) \times \cos(\theta_{sbxc}))/4$ = **54.239** in^2
Moment of area of compressive block	$z_{sbx} = h^3 \times ((\sin(\theta_{sbxc}))^3)/12$ = **335.229** in^3
Yield strain in steel	$\varepsilon_{sx} = f_y / E_s$ = **0.002**
Strength reduction factor	ϕ_x = **0.872**
Details of concrete block	
Force carried by concrete	
Forces carried by concrete	$P_{xcon} = 0.85 \times f'_c \times A_{sbxc}$ = **161.361** kips
Moment carried by concrete	
Moment carried by concrete	$M_{xcon} = 0.85 \times f'_c \times z_{sbx}$ = **83.109** kip_ft
Details of steel layer 1	
Depth of layer	x_{x1} = **3.154** in
Strain of layer	$\varepsilon_{x1} = \varepsilon_c \times (1 - x_{x1} / c_x)$ = **0.00132**
Stress in layer	$\sigma_{x1} = \min(f_y, E_s \times \varepsilon_{x1}) - 0.85 \times f'_c$ = **35277.35** psi
Force carried by layer	$P_{x1} = 2 \times A_{bar} \times \sigma_{x1}$ = **31.170** kips
Moment carried by steel layer	$M_{x1} = P_{x1} \times ((h / 2) - x_{x1})$ = **15.184** kip_ft
Details of steel layer 2	
Depth of layer	x_{x2} = **9.000** in
Strain of layer	$\varepsilon_{x2} = \varepsilon_c \times (1 - x_{x2} / c_x)$ = **-0.00180**
Stress in layer	$\sigma_{x2} = \max(-1 \times f_y, E_s \times \varepsilon_{x2})$ = **-52087.89** psi
Force carried by layer	$P_{x2} = 2 \times A_{bar} \times \sigma_{x2}$ = **-46.023** kips
Moment carried by steel layer	$M_{x2} = P_{x2} \times ((h / 2) - x_{x2})$ = **0.000** kip_ft
Details of steel layer 3	
Depth of layer	x_{x3} = **14.846** in
Strain of layer	$\varepsilon_{x3} = \varepsilon_c \times (1 - x_{x3} / c_x)$ = **-0.00491**
Stress in layer	$\sigma_{x3} = \max(-1 \times f_y, E_s \times \varepsilon_{x3})$ = **-60000.00** psi

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Force carried by layer	$P_{x3} = 2 \times A_{bar} \times \sigma_{x3} =$ **-53.014** kips
Moment carried by steel layer	$M_{x3} = P_{x3} \times ((h / 2) - x_{x3}) =$ **25.825** kip_ft
Force carried by steel	
Sum of forces by steel	$P_{xs} =$ **-58.3** kips
Total force carried by column	
Nominal axial load strength	$P_{nx} =$ **116.944** kips
Strength reduction factor	$\phi_x =$ **0.872**
Ultimate axial load carrying capacity of column	$P_{ux} = \phi_x \times P_{nx} =$ **102.000** kips
Total moment carried by column	
Total moment carried by column	$M_{ox} =$ **130.043** kip_ft
Ultimate moment strength capacity of column	$M_{ux} = \phi_x \times M_{ox} =$ **113.426**kip_ft
Check load capacity for uniaxial loads about the x axis	
Factored axial load	$P_{u_act} =$ **102** kips
Ultimate axial capacity	$P_{ux} =$ **102** kips
	PASS - Ultimate axial capacity exceeds factored axial load
Factored moment about x axis	$M_{cx_min} =$ **17** kip_ft
Ultimate moment capacity about the x axis	$M_{ux} =$ **113.4** kip_ft
	PASS - Ultimate moment capacity exceeds factored moment about x axis
Uniaxially loaded circular column	
Details of column cross section	
c/d_t ratio	$r_{yb} =$ **0.407**
Depth of tension steel	$d_t = h - x_{y1} =$ **15.750** in
Depth of NA from extreme compression face	$c_y = r_{yb} \times d_t =$ **6.410** in
Factor of depth of compressive stress block	$\beta_1 =$ **0.850**
Depth of equivalent rectangular stress block	$a_y = \min((\beta_1 \times c_y), h) =$ **5.448** in
Half angle subtended by compression concrete	$\theta_{sbyc} = \text{acos}((h / 2 - a_y) / (h / 2)) =$ **66.8** deg
Angle in radians	$\theta_{sbyc_rad} = \theta_{sbyc} / 90 \text{ deg} \times \pi / 2 =$ **1.165**
Area of compression concrete	$A_{sbyc} = h^2 \times (\theta_{sbyc_rad} - \sin(\theta_{sbyc}) \times \cos(\theta_{sbyc}))/4 =$ **65.001** in^2
Moment of area of compressive block	$z_{sby} = h^3 \times ((\sin(\theta_{sbyc}))^3)/12 =$ **377.000** in^3
Yield strain in steel	$\varepsilon_{sy} = f_y / E_s =$ **0.002**
Strength reduction factor	$\phi_y =$ **0.805**
Details of concrete block	
Force carried by concrete	
Forces carried by concrete	$P_{ycon} = 0.85 \times f'_c \times A_{sbyc} =$ **193.379** kips
Moment carried by concrete	
Moment carried by concrete	$M_{ycon} = 0.85 \times f'_c \times z_{sby} =$ **93.465** kip_ft
Details of steel layer 1	
Depth of layer	$x_{y1} =$ **2.250** in
Strain of layer	$\varepsilon_{y1} = \varepsilon_c \times (1 - x_{y1} / c_y) =$ **0.00195**
Stress in layer	$\sigma_{y1} = \min(f_y, E_s \times \varepsilon_{y1}) - 0.85 \times f'_c =$ **53484.59** psi

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Force carried by layer	$P_{y1} = A_{bar} \times \sigma_{y1} =$ **23.629** kips
Moment carried by steel layer	$M_{y1} = P_{y1} \times ((h / 2) - x_{y1}) =$ **13.291** kip_ft
Details of steel layer 2	
Depth of layer	$x_{y2} =$ **5.625** in
Strain of layer	$\varepsilon_{y2} = \varepsilon_c \times (1 - x_{y2} / c_y) =$ **0.00037**
Stress in layer	$\sigma_{y2} = \min(f_y, E_s \times \varepsilon_{y2}) =$ **10648.97** psi
Force carried by layer	$P_{y2} = 2 \times A_{bar} \times \sigma_{y2} =$ **9.409** kips
Moment carried by steel layer	$M_{y2} = P_{y2} \times ((h / 2) - x_{y2}) =$ **2.646** kip_ft
Details of steel layer 3	
Depth of layer	$x_{y3} =$ **12.375** in
Strain of layer	$\varepsilon_{y3} = \varepsilon_c \times (1 - x_{y3} / c_y) =$ **-0.00279**
Stress in layer	$\sigma_{y3} = \max(-1 \times f_y, E_s \times \varepsilon_{y3}) =$ **-60000.00** psi
Force carried by layer	$P_{y3} = 2 \times A_{bar} \times \sigma_{y3} =$ **-53.014** kips
Moment carried by steel layer	$M_{y3} = P_{y3} \times ((h / 2) - x_{y3}) =$ **14.910** kip_ft
Details of steel layer 4	
Depth of layer	$x_{y4} =$ **15.750** in
Strain of layer	$\varepsilon_{y4} = \varepsilon_c \times (1 - x_{y4} / c_y) =$ **-0.00437**
Stress in layer	$\sigma_{y4} = \max(-1 \times f_y, E_s \times \varepsilon_{y4}) =$ **-60000.00** psi
Force carried by layer	$P_{y4} = A_{bar} \times \sigma_{y4} =$ **-26.507** kips
Moment carried by steel layer	$M_{y4} = P_{y4} \times ((h / 2) - x_{y4}) =$ **14.910** kip_ft
Force carried by steel	
Sum of forces by steel	$P_{ys} =$ **-51.4** kips
Total force carried by column	
Nominal axial load strength	$P_{ny} =$ **126.701** kips
Strength reduction factor	$\phi_y =$ **0.805**
Ultimate axial load carrying capacity of column	$P_{uy} = \phi_y \times P_{ny} =$ **102.003** kips
Total moment carried by column	
Total moment carried by column	$M_{oy} =$ **132.889** kip_ft
Ultimate moment strength capacity of column	$M_{uy} = \phi_y \times M_{oy} =$ **106.984**kip_ft
Check load capacity for uniaxial loads about the y axis	
Factored axial load	$P_{u_act} =$ **102** kips
Ultimate axial capacity	$P_{uy} =$ **102** kips
	PASS - Ultimate axial capacity exceeds factored axial load
Factored moment about y axis	$M_{cy_min} =$ **17** kip_ft
Ultimate moment capacity about the y axis	$M_{uy} =$ **107** kip_ft
	PASS - Ultimate moment capacity exceeds factored moment about y axis
Design of spiral ties - 25.7.3	
Pitch of spirals (c/c)	$s_{v_ties} =$ **1.750** in
Gross area of column	$A_g = \pi \times h^2 / 4 =$ **254.469** in^2
Diameter of core of column	$D_c = h - 2 \times c_c =$ **15.000** in
Area of core of column	$A_{ch} = \pi \times D_c^2 / 4 =$ **176.715** in^2

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Cross sectional area of tie bar	$a_s = \pi \times D_{stir}^2 / 4 =$ **0.110** in^2
Volumetric spiral reinforcement ratio	$\rho_s = 0.45 \times ((A_g / A_{ch}) - 1) \times (f'_c / f_y) =$ **0.012**
Max pitch of spiral reinforcement	$s_s = \min((a_s \times \pi \times (D_c - D_{stir})) / (0.25 \times \pi \times D_c^2 \times \rho_s), 3in + D_{long})$
	$s_s =$ **2.486** in
	$s_s > s_{v_ties}$ ***PASS***

APPENDIX D

Information Provided by City of South Pasadena on Existing Reservoir

City Council Agenda Report

ITEM NO. 14

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: H. Ted Gerber, Public Works Director

SUBJECT: **CONSIDERATION OF PAYMENT TO GRBCON, INC. IN THE AMOUNT OF $43,906.68 FOR EMERGENCY CONSTRUCTION SEWER REPAIR SERVICES, AND AUTHORIZE THE CITY MANAGER TO APPROVE ADDITIONAL PAYMENTS UP TO $40,000 FOR REMAINING CONSTRUCTION REPAIR SERVICES**

Recommendation

It is recommended that the City Council:

1. Approve a payment of $43,906.68 to GRBCon, Inc. for emergency construction repair services; and
2. Authorize the City Manager to approve additional payments to GRBCon, Inc. for remaining construction repair services up to an additional $40,000.

Executive Summary

The City's purchasing policy requires that expenditures exceeding $30,000 require City Council approval. This item addresses the payment of sewer construction repairs that occurred in an unplanned emergency sewer leak, as well as additional work that needs to occur in order to finalize the repair.

Background

On April 24th and 25th, 2024, the City experienced a sewer main break at the intersection of Fremont Avenue and Huntington Drive. The break occurred underground and wastewater did not spill to the surface street, however, wastewater entered an adjacent storm drain that had also been damaged underground.

As required, City staff initiated sewer spill notification procedures by contacting the California Governor's Office of Emergency Services (Cal OES), the Los Angeles County Department of Public Health, the Los Angeles Regional Water Quality Control Board, and Los Angeles County Department of Public Works. City staff was also in contact with the City of Long Beach Department of Health and Human Services to provide updates on the incident. City staff and the assisting contractors were successful in bypassing wastewater back into the sewer system and repairing the damaged sewer pipeline.

Upon excavation and investigation, City staff and the assisting contractor discovered that both the sewer and storm drain damages were caused by a third-party contractor that had previously installed fiber optic cables and conduit via directional drilling.

Analysis
City staff is working with the City Attorney's office to potentially pursue the recovery of costs due to the infrastructure damages by a third party. However, contractor payment for work already conducted is necessary at this time. The attached GRBCon, Inc. invoice for $43,906.68 includes the costs for work conducted to bypass the leak and repair the sewer pipeline. With the emergency work completed and the immediate issues mitigated, there is remaining work to complete the repair, and staff estimate this work to cost approximately $40,000. Therefore, staff is requesting an additional authorization for this amount.

Fiscal Impact
Adequate funding for this project has been adopted in the Fiscal Year (FY) 2023-2024 Budget under the Sewer System Repair, Rehabilitation, & Replacement Project, with $500,000 appropriated to CIP Account No. 400-9000-9006-9408-000, funded from the Sewer Enterprise Fund 210. The $500,000 has been proposed as a 'CIP carry over' re-appropriation in the FY 2024-2025 Budget, and therefore sufficient funding is available for use under continued FY 2023-2024 appropriations, or new appropriations in the FY 2024-2025 Budget.

Key Performace Indicators and Strategic Plan
This item aligns with the Strategic Plan goal to enhance community sustainability by investing in infrastructure, specifically City water resources.

Commission Review and Recommendation
This item was not reviewed by a commission.

Public Notification
The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

Environmental Analysis
Replacement or reconstruction of existing utility systems and/or facilities involving negligible, or no expansion of capacity is exempt from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section requirements under Section 21084 of the Public Resources Code, in accordance with Article 19, Section 15302, Class (2) "replacement or reconstruction."

Attachment:
Attachment No. 1 - GRBCon Invoice No. 24SW10-01.pdf

5114 Elton St. Baldwin Park, CA. 91706

License No. 1012408

GRBCON INCORPORATED

Invoice Number: 24SW10-01	**Attn:** Michael Vartanians
Project: City of So Pasadena Sewer Repair on Fremont Ave.	**Invoice Date:** 5/20/2024
	Billing Period: April 15 - May 15, 2024
	Bill To: City of South Pasadena

No.	*Item Description*	*Unit of Measure*	*Est. Quantity*	*Unit Price*	*Contract Amount*	*Previous % or Unit Billed*	*Current % or Quantity Due*	*Previously Billled*	*This Billing*	*Total Constructed*
1	Emergency call to excavate & repair damaged sewer	LS	1	$39,815.43	$39,815.43	0	1	0	$39,815.43	$39,815.43
2	Flush drain line and wash structures	LS	1	$4,091.25	$4,091.25	0	1	0	$4,091.25	$4,091.25
3		LS	1	$0.00	$0.00	0	100	0	$0.00	$0.00
4		LS	1	$0.00	$0.00	0	100	0	$0.00	$0.00
		LS	1	$0.00	$0.00	0	1	0	$0.00	$0.00
		LS	1	$0.00	$0.00	0	0	0	$0.00	$0.00
					$43,906.68			$0.00	$43,906.68	$43,906.68

Payment Terms: Net-30.
Please Remit Payment to GRBCON, Inc. (5114 Elton St., Baldwin Park, CA. 91706) as soon as possible.

Total Due	$43,906.68
Retention Witheld (5%)	$2,195.33
TOTAL DUE (Work Completed Less 5% Retention)	$41,711.35

Contractor's Representative:
Dated: Invoice Date:

Kristion Grbavac, President

Office: 626.699.2380

Fax: 626.699.2457

AGENCY: South Pasadena | **JOB NO: 24sw10**

PROJECT TITLE: Fremont Sewer | **DATE PERFORMED: 4/25/2024**

SUMMARY | **DATE OF REPORT: 5/20/2024**

. Emergency call out to excavate and repair damaged sewer, including by pass of various lines, CCTV of lines. Steel plates left over excavation

EQUIP. NO	DESCRIPTION	HOURS	Hourly Rate	Extended Amount
2	FORD F-250	8.0	$ 28.46	$ 227.68
2	FORD F-250	8.0	$ 28.46	$ 227.68
1	Ford Fusion	8.0	$ 25.14	$ 201.12
3	FORD F-350 Service Truck	8.0	$ 36.92	$ 295.36
4	FORD F-550 SERVICE TRUCK	8.0	$ 36.92	$ 295.36
7	WESTERN STAR DUMP TRUCK	12.0	$ 76.90	$ 922.80
23	HYUNDAI R35	12.0	$ 24.45	$ 293.40
34	CAT 450F	12.0	$ 84.98	$ 1,019.76
72	WACKER NEUSON 4" TRASH PUMP	20.0	$ 21.50	$ 430.00
56	CARSON UTILITY TRAILER	8.0	$ 0.83	$ 6.64
58	Trailer King Trailer	8.0	$ 15.67	$ 125.36
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
	SUB TOTAL			**$ 4,045.16**

SUBCONTRACT WORK

CONTRACTOR	EA	RATE	TOTAL
Pipe Tec Hydro	1	$ 5,962.50	$ 5,962.50
Pipe Tec CCTV	1	$ 2,825.00	$ 2,825.00
Good ol Boys	1	$ 2,685.00	$ 2,685.00
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
	SUB TOTAL		**$ 11,472.50**

LABOR

LABOR CODE	LABOR CLASS	HOURS REG	HOURS OT	HOURS DT	HOURLY RATE REG.	HOURLY RATE O.T.	HOURLY RATE D.T.	EXTENDED AMOUNT
11	Laborer G5 Journey	4.0	4.0	13.5	$ 82.09	$ 109.08	$ 136.07	$ 2,601.65
8	Laborer G2 Journey	4.0	4.0	13.5	$ 79.10	$ 104.61	$ 130.11	$ 2,491.37
9	Laborer G3 Journey	4.0	4.0	13.5	$ 79.77	$ 105.61	$ 131.45	$ 2,516.13
10	Laborer G4 Journey	2.0	0.0	0.0	$ 81.66	$ 108.44	$ 135.22	$ 163.32
7	Laborer G1 Journey	3.0	4.0	15.0	$ 78.44	$ 103.60	$ 128.77	$ 2,581.34
10	Laborer G4 Journey	2.0	0.0	0.0	$ 81.66	$ 108.44	$ 135.22	$ 163.32
10	Laborer G4 Journey	4.0	4.0	9.5	$ 81.66	$ 108.44	$ 135.22	$ 2,045.01
14	Operating Eng G13/Forema	4.0	4.0	13.5	$ 105.64	$ 141.63	$ 177.63	$ 3,387.06
0		8.0	0.0	0.0				
0		8.0	0.0	0.0				
0		0.0	0.0	0.0				
0		0.0	0.0	0.0				
0		0.0	0.0	0.0				
0		0.0	0.0	0.0				
					SUB TOTAL			**$ 15,949.19**

MATERIALS & RENTALS

DESCRIPTION	UNIT NO.	UNIT COST	TOTAL
VCP	36	$18.39	$662.04
dump / washout	1	$600.00	$600.00
dirt dump	2	$495.00	$990.00
		SUB TOTAL	**$3,242.04**

TOTAL COST OF LABOR		$ 15,949.19
TOTAL COST OF EQUIPMENT & MATERIALS		$ 7,287.20
TOTAL COST OF SUBCONTRACT WORK		$ 11,472.50
LABOR MARKUP (%)		$ 3,189.84
EQUIPMENT AND MATERIALS (%)		$ 1,093.08
SUBCONTRACT MARKUP		$ 823.63
Total		**$ 39,815.43**

Good Ol' Boys Inc.
Concrete Cutting & Coring

641 E Laurel Ave
Glendora Ca, 91741

Frankie Bradvica
(626) 385-9291

Number	1094
Date	4/25/2024

Bill To
Grbcon Inc.
5114 Elton St
Baldwin Pak , CA, 91706

Project Fremont Ave & Huntington Dr, South Pasadena Job#24SW10

Description	Column1	Amount
30LF 6"AC/6"CC-12"	12hrsx$195.00	$2,340.00
Slurry Dump $195.00	Truck Fee $150.00	$345.00

Invoice Submitted 4/30/24
Invoice Due 5/30/24

Total $2,685.00

Pipe Tec, Inc.

5103 Elton Street
Baldwin Park, CA 91706
CSLB No. A-987784

Invoice

Date	Invoice #
4/25/2024	12513

Bill To

GRBCON Incorporated
5114 Elton Street
Baldwin Park, CA 91706

Location

City of S. Pasadena
Huntington Dr/Freemont
Pasadena, CA

P.O. No.	Terms	Project No.

Quantity	Description	Rate	Amount
2.5	Combo/Jet Vacuum (Including Travel Time)	325.00	812.50
4	Combo/Jet Vacuum (Including Travel Time)	350.00	1,400.00
10	Combo/Jet Vacuum (Including Travel Time)	375.00	3,750.00
4	Tractor/Camera (Includes Travel Time)	300.00	1,200.00
5	Tractor/Camera (Double Time)	325.00	1,625.00
	Dump/Wash Out	600.00	600.00

Make all checks payable to: PIPE TEC, INC.
THANK YOU FOR YOUR BUSINESS!

Total $9,387.50

AGENCY: South Pasadena
PROJECT TITLE: Fremont
SUMMARY

JOB NO: 24sw10
DATE PERFORMED: 4/29/2024
DATE OF REPORT:

wash drain line and clean structures

EQUIP. NO	DESCRIPTION	HOURS	Hourly Rate	Extended Amount
3	FORD F-350 Service Truck	8.0	$ 36.92	$ 295.36
4	FORD F-550 SERVICE TRUCK	8.0	$ 36.92	$ 295.36
19	AIRMAN 185	8.0	$ 18.17	$ 145.36
72	WACKER NEUSON 4" TRASH PUMP	8.0	$ 21.50	$ 172.00
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
0		0.0		
	SUB TOTAL			$ 908.08

SUBCONTRACT WORK

CONTRACTOR	EA	RATE	TOTAL
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
		$ -	$ -
	SUB TOTAL		$ -

LABOR

LABOR CODE	LABOR CLASS	HOURS REG	HOURS OT	HOURLY RATE REG.	HOURLY RATE O.T.	EXTENDED AMOUNT
11	Laborer G5 Journey	8.0	0.0	$ 82.09	$ 109.08	$ 656.68
7	Laborer G1 Journey	8.0	0.0	$ 78.44	$ 103.60	$ 627.48
7	Laborer G1 Journey	8.0	0.0	$ 78.44	$ 103.60	$ 627.48
7	Laborer G1 Journey	8.0	0.0	$ 78.44	$ 103.60	$ 627.48
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
0		0.0	0.0			
	SUB TOTAL					$ 2,539.14

MATERIALS & RENTALS

DESCRIPTION	UNIT NO.	UNIT COST	TOTAL
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
	SUB TOTAL		$0.00

TOTAL COST OF LABOR	$ 2,539.14
TOTAL COST OF EQUIPMENT & MATERIALS	$ 908.08
TOTAL COST OF SUBCONTRACT WORK	$ -
LABOR MARKUP (%)	$ 507.83
EQUIPMENT AND MATERIALS (%)	$ 136.21
SUBCONTRACT MARKUP	$ -
Total	**$ 4,091.25**

City Council Agenda Report

ITEM NO. 15

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: Luis Frausto, Acting Deputy City Manager

SUBJECT: **CONSIDERATION TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT WITH LANCE, SOLL & LUNGHARD, LLP (LSL) TO PROVIDE CERTAIN CITY ACCOUNTING OPERATIONAL SERVICES FOR A TOTAL COST NOT TO EXCEED $180,000**

Recommendation

It is recommended that the City Council consider approving the professional services agreement with Lance, Soll, & Lunghard, LLP (LSL) for the provision of certain accounting services for a one year term beginning August 1, 2024, and ending August 1, 2025 for a total cost not to exceed $180,000.

Background

On May 29, 2024,the City entered into a Professional Services Agreement (PSA) with LSL., for accounting and finance consulting services. This original agreement was for $30,000, under the City Manager's authority. This agreement was amended to include additional Finance Department Strategic Plan actions. Owing to significant recruitment challenges and the recent departure of 50%- 60% of the Finance Department's personnel, there is an urgent need to engage consulting services to bridge the gap in accounting and finance functions. This interim measure will support the City while efforts are underway to hire permanent staff. Additionally, this approach aligns with plans to develop and present a comprehensive Strategic/Action Plan to the City Council aimed at addressing ongoing staff shortages, organizational structure within the Finance Department, and broader recruitment and retention issues.

Analysis

To address the current staffing limitations and operational challenges, the staff proposes utilizing our existing contractor, LSL, to provide essential "back office" accounting services for the finance department. This includes tasks such as monthly closings, pre-annual audit preparations, conduct bank reconciliations, and other accounting functions. The absence of a sufficiently staffed and knowledgeable team makes it challenging to manage and maintain these crucial activities effectively.

In addition to managing routine back-office tasks, LSL will support the staff in developing

organizational Strategic/Action Plan for the Finance Department. That scope of work is under the original agreement, which is a not to exceed amount of $30,000. This initiative, requested by the City Council, aims to address the ongoing challenges in recruiting, retaining, and staffing, which are acutely impacting South Pasadena. Contributing factors to these challenges include below-market salary levels, limited resource allocations to the department, widespread public sector shortages in accounting professionals, the unique work environment in South Pasadena, and a critical lack of financial leadership.

LSL, headquartered in Southern California, is a leading provider of back-office accounting services to governmental entities. It has a successful auditing services division and has created a specialized consulting division that offers off-site accounting services. Details of LSL's proposal and the scope of its services can be found in Exhibits A, respectively. LSL was a previous Auditor for the City of South Pasadena.

The urgency of the situation was underscored by the recent departure of several staff within the Finance Department prompting action to ensure the continuation of high-quality financial services. Contract staffing with LSL and others represents the most immediate and efficient solution to fill the gap until more permanent strategies can be put into place.

It’s important to note that despite the limited outsourcing of key accounting functions, there remains a need for in-house staff to continue managing tasks that LSL cannot fulfill remotely. These tasks include overseeing more than 15 annual audits from various funding agencies, developing multiple financial reports required by other agencies, completing year-end close tasks, managing both the current and any future Enterprise Resource Planning (ERP) systems, and handling the annual audit and various routine reports for the City Council and the Finance Commission.

Alternatives (if applicable)

The staff has explored various solutions to address the ongoing staffing and operational challenges faced by the Finance Department. These solutions included proposals to outsource our accounting operations to other governmental agencies, employ limited-term staff to manage all accounting functions, and potentially merge our accounting operations with those of another city. Unfortunately, none of these alternatives proved feasible.

Staff feels certain one time or limited reoccurring accounting functions need to be done by an outside vendor while remaining staff can function on day to day operations. The City Council has the following options to consider:

1. Approve the Contract: Authorize the amended contract with LSL for the initial one-year term, with options to extend for two additional one-year periods, as detailed in the proposal.
2. Modify the Contract Term: Approve the contract for a shorter period than the one recommended.
3. Seek Alternative Service Providers: Reject the current proposal and direct staff to solicit proposals through a competitive procurement process. This process could take

approximately 60 days.

Fiscal Impact

The one-year total for the contract is estimated to be up to $15,000 a month based on their hourly rates for a total not to exceed amount of $180,000 for the term. The contract would be funded from three sources: $108,000 from the General Fund, Finance Contract Services, $36,000 from the Sewer Fund, Contract Services and $36,000 from the Water Fund, Contract Services.

Commission Review and Recommendation

This matter was not reviewed by a Commission

Attachment:
Attachment 1- Scope of Services-Compensation.pdf
Attachment No. 2 - LSL Professional Services Agreement.pdf

Scope of Work

The Scope of Work includes:

1. Reconciliation of the bank and investment accounts, including reviewing interest allocations, accounts receivable, accounts payable and deposits payable
2. Assistance in Developing Finance Department Re-Organization and Strategic/Action Plan;
3. Assist staff in implementing the reconciliation and cashiering modules in the current Springbrook Accounting System;
4. Assist staff in moving the current PC Based Springbrook Financial System to the more advanced cloud-based Springbrook Financial System;
5. Assist staff in year-end closing accounting activities; and,
6. Any other accounting activities as directed by the City Finance Director

Compensation and Fee Schedule

City will compensate Consultant on an hourly basis based on the fee schedule below and only for the services requested or are utilized during the month upon a notice to proceed from the City. City and Consultant anticipate a monthly amount of $15,000 for such services but in no event shall compensation exceed $180,000 during the term of the Agreement.

LSL Hourly Rates

Group Training	$420
Partner	$360
Senior Manager	$270
Manager	$230
Supervisor	$200
Senior Accountant	$180
Experienced Staff	$150
Staff Accountant	$130
Clerical	$110

PROFESSIONAL SERVICES AGREEMENT FOR CONSULTANT SERVICES

(City of South Pasadena / Lance, Soll & Lunghard, LLP)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of South Pasadena, a California municipal corporation ("City"), and Lance, Soll & Lunghard, LLP ("Consultant").

2. RECITALS

2.1. City has determined that it requires the following professional services from a consultant: Accounting and Consulting Services.

2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

3. DEFINITIONS

3.1. "Scope of Services": Exhibit A- page 2

3.2. "Agreement Administrator": The Agreement Administrator for this project is Luis Frausto, Management Services Director or designee. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator or designee. The Agreement Administrator or designee will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant

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3.3. "Approved Fee Schedule": Consultant's compensation rates are set forth in the dollar cost proposal schedule attached hereto within Exhibit A and incorporated herein by this reference. This fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.4. "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is One Hundred and Eighty Thousand Dollars ($180,000).

3.5. "Commencement Date": August 1, 2024

3.6. "Termination Date": August 1, 2025

4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 18 ("Termination") below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

5. CONSULTANT'S DUTIES

5.1. **Services**. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

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5.5. **Professional Standards.** Consultant shall perform all work to the standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.

5.7. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. and Lance, Soll & Lunghard, LLP., shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

5.8. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.9. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.10. **Notification of Organizational Changes.** Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.

5.11. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law,

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from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

6. SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed and their billing rates identified in the Approved Fee Schedule, Exhibit A- p2-3. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

6.4. **Compensation for Subcontractors.** City shall pay Consultant for work performed by its subcontractors, if any, only at Consultant's actual cost plus an approved mark-up as set forth in the Approved Fee Schedule, Exhibit A. Consultant shall be liable and accountable for any and all payments, compensation, and federal and state taxes to all subcontractors performing services under this Agreement. City shall not be liable for any payment, compensation, or federal and state taxes for any subcontractors.

7. COMPENSATION

7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator or designee, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount, the services rendered during the billing period, and the amount due for the invoice. All labor charges shall be itemized by employee name and classification/position with the firm, the

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corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.

7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

8. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Consultant shall defend, indemnify, and hold the City, tis elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

9. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material ("written products" herein) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

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10. RELATIONSHIP OF PARTIES

10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

11. INDEMNIFICATION

11.1. **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officers, agents, employees and volunteers.

11.2. **Consultant to Indemnify City.** To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and defend City from and against any and all claims, losses, costs or expenses for any personal injury or property damage arising out of or in connection with Consultant's alleged negligence, recklessness or willful misconduct or

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other wrongful acts, errors or omissions of Consultant or failure to comply with any provision in this Agreement.

11.3. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City.

11.4. **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.5. **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.

11.6. **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

11.7. **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.

11.8. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

12. INSURANCE

12.1. **Insurance Required.** Consultant shall maintain insurance as described in this section and shall require all of its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:

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- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must include the following reference: Accounting and Consulting Services.
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- City reserves the right to obtain a full certified copy of any Insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of the right to exercise later.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

• Professional Liability Insurance:	$2,000,000 per occurrence, $2,000,000 aggregate
• General Liability:	
• General Aggregate:	$2,000,000
• Products Comp/Op Aggregate	$2,000,000
• Personal & Advertising Injury	$2,000,000
• Each Occurrence	$2,000,000
• Fire Damage (any one fire)	$ 100,000
• Medical Expense (any 1 person)	$ 10,000
• Workers' Compensation:	
• Workers' Compensation	Statutory Limits
• EL Each Accident	$1,000,000
• EL Disease - Policy Limit	$1,000,000
• EL Disease - Each Employee	$1,000,000
• Automobile Liability Any vehicle, combined single limit	$1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

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12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, nonowned, and hired automobiles and, trucks.

12.7. P**rofessional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed $50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claimsmade basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of South Pasadena must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions and Worker's Compensation, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of the Consultant's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be noncontributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the Consultant does not furnish a new certificate of

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insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.11. **Notices.** Contractor shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of South Pasadena, Attn: Luis Frausto, Management Services Director, 1414 Mission Street, South Pasadena, CA 91030.

12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.

12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.

City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

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12.16. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration of this Agreement.

13. MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

14. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City

Luis Frausto
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030
Telephone: (626) 403-7230

With courtesy copy to:

Roxanne Diaz
South Pasadena City Attorney
Richards Watson Gershon
350 South Grand Avenue,
37th Floor
Los Angeles, CA 90071
Telephone: (213) 626-8484

If to Consultant

Kelly Telford
Lance, Soll & Lunghard, LLP.
203 N. Brea Boulevard.,
Suite 203
Brea, CA 92821
Telephone: (714) 672-0022

15. SURVIVING COVENANTS

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The parties agree that the covenants contained in paragraph 5.11 (Records), paragraph 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnity), paragraph 12.8 (Claims-Made Policies), paragraph 13.2 (Consultant Cooperation in Defense of Claims), and paragraph 18.1 (Confidentiality) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

16. TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach of this Agreement upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

17. INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and

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the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

18. GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written

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consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

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18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"City"
City of South Pasadena

By:_____
Signature

Printed:

Title: City Manager

Date:_____

"Consultant"
Lance, Soll & Lunghard, LLP.

By:_____
Signature

Printed: Kelly Telford

Title: Partner

Date:_____

Attest:

By:_____
Amber Tardif
Deputy City Clerk

Date:_____ **Approved**

as to form:

By:_____
Roxanne Diaz, City Attorney

Date:_____

City Council Agenda Report

ITEM NO. 16

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: Paul Riddle, Fire Chief

SUBJECT: **CONSIDERATION TO CONFIRM CHARGES ASSESSED BY THE COUNTY OF LOS ANGELES DEPARTMENT OF AGRICULTURAL COMMISSIONER WEIGHTS AND MEASURES FOR THE ABATEMENT OF HAZARDOUS VEGETATION ON RESPECTIVE PARCELS OF UNIMPROVED PRIVATE PROPERTIES CONSTITUTING A FIRE HAZARD**

Recommendation

It is recommended that the City Council, after holding a Public Hearing to allow property owners with pending weed abatement charges the opportunity to object or receive an explanation of pending charges, confirm the charges set forth in the 2024 Los Angeles County Report on the Cost of Weed Abatement.

Executive Summary

Approximately one-quarter of the City of South Pasadena (City) is identified in the City's Municipal Code, Chapter 14, as a "high risk fire area." The high risk area is defined as those properties located South of Monterey Road, extending to the city border, and West of Meridian Avenue, extending to the city border. To help mitigate the fire hazard associated with this flammable vegetation, the City contracts with the County of Los Angeles Agricultural Commissioner/Weights and Measures' Office (Agricultural Commissioner or County) to provide vegetation management services. The City has participated in this program since 2011.

Background

The vegetation management program offered through the County of Los Angeles is available to all 88 cities in the county. The City has participated in this program since 2011. The program is an efficient and effective method to mitigate the fire hazards associated with the annual growth of grass, brush, and native vegetation. Fire Department staff works closely with the County to respond to questions from homeowners relating to brush clearance and hazard abatement procedures.

On an annual basis, the Agricultural Commissioner provides brush clearance and vegetation management services within the City. The vegetation management program inspects unimproved and designated private properties within the City.

Deputy Director/Bureau Chief Raymond B. Smith of the Agricultural Commissioner's office sent notice to the owners of each of the affected properties on or before February 1, 2024,

advising them of the need to maintain parcels free from hazardous vegetation. On February 7, 2024, the City Council adopted Resolution No.7842, which designated the County as the proper party to give notice to destroy seasonal and recurrent weed abatements which are a fire nuisance.

The County identified 87 properties in the City that required an inspection and or clearance of hazardous vegetation. Property owners had the option of clearing their properties and if not, the County would abate the hazardous vegetation and the cost would constitute a special assessment against their property.

Analysis
The County completed its abatement of those properties where the owner did not remove the hazardous vegetation. The County has transmitted to the City the list of properties upon which abatement charges for the removal of hazardous vegetation will be assessed along with the corresponding amounts. This is referred to as the "Report on the Cost of Weed Abatement" and is attached for the City Council's review ("Report").

Property owners liable for the charges are provided an opportunity to be heard by the City Council and lodge any objections. If an objection occurs, the City Council may modify the Report if the Council deems it necessary or the City Council may overrule the objection. Otherwise, the Report should be confirmed and the County will place an assessment on the properties to recover their costs for the abatement.

Fiscal Impact
The City incurs no financial liability for the inspection or abatement of the brush and vegetation on the designated private properties. Property owners who elect not to abate vegetation fire hazards are assessed fees through the County of Los Angeles for inspection and abatement costs. Reference is hereby made to Resolution No. 7842 for further particulars.

Key Performace Indicators and Strategic Plan
This item is in line with the Fire Department's Key Performance Indicator to complete 100% of brush inspections annually, as identified in the Fiscal Year 2024-2025 Budget. In addition, this item addresses section 3(e) of the Adopted 2021-2026 Strategic Plan, which identifies controlling/mitigating hazardous vegetation in the City's high hazard brush area.

Commission Review and Recommendation
This matter was not reviewed by the Public Safety Commission.

Public Notification
A Public Hearing Notice was Published on July 5, 2024, in the Pasadena Star News. In addition, on or before February 1, 2024, the County of Los Angeles Agricultural Commissioner's Office sent out annual weed abatement notices to property owners of the properties identified in Resolution No. 7842.

Attachment:
Attachment No. 1 - Resolution No. 7842
Attachment No. 2 - South Pasadena Charge List 2023-24

RESOLUTION NO. 7842

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

WHEREAS, On March 17, 2021, the South Pasadena City Council approved a five-year contract with the Los Angeles County Agriculture Commissioner's Office to provide hazardous vegetation management services within the City of South Pasadena (City); and

WHEREAS, the City is located in the County of Los Angeles, and is subject to long periods of dry, hot, and windy climates, which increase the chance of a fire occurring and predispose the City to large destructive fires. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in moderate density housing or vegetation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the weeds, brush, or rubbish growing or existing upon the streets, sidewalks, or private property in the City attain such large growth as to become, when dry, a fire menace to adjacent improved property, or which are otherwise noxious, dangerous, or a public nuisance.

SECTION 2. That the presence of dry grass, stubble, refuse, or other flammable materials are conditions that endanger the public safety by creating a fire hazard.

SECTION 3. That by reason of the foregoing fact, the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material growing or existing upon the private property hereinafter described, and upon the streets and sidewalks in front of said property, constitute a seasonal and recurrent public nuisance and should be abated as such.

SECTION 4. That the private property, together with streets and sidewalks in front of same herein referred to, is more particularly described as follows, to wit: That certain property described in the attached list hereto as "Exhibit A," and by this reference made a part hereof as though set forth in full at this point.

SECTION 5. The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

NOTICE TO DESTROY WEEDS,
REMOVE BRUSH, RUBBISH AND REFUSE

Notice is hereby given that on February 7, 2024, the City Council of the City of South Pasadena passed or will pass a resolution declaring noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish refuse were growing or occurring upon or in front of said property on certain streets in said city or unincorporated area of the County of Los Angeles, and more particularly described in the resolution, and that they constitute a fire hazard or public nuisance which must be abated by the removal of said noxious or dangerous vegetation, rubbish and refuse, otherwise they may be removed and the nuisance abated by County authorities and the cost of removal assessed upon the land from or in front of which the noxious or dangerous vegetation, rubbish and refuse are removed, and such cost will constitute a special assessment against such lots or lands. Reference is hereby made to said resolution for further particulars. In addition, the Board of Supervisors authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of noxious or dangerous vegetation, rubbish and refuse and the recovery of inspection costs, are hereby notified that they may attend a Public Hearing of the City Council of said city to be held at 1424 Mission Street, South Pasadena, CA 91030, in the Council Chamber on February 21, 2024, at 7:00 p.m., where their objections will be heard and given due consideration. If the property owner does not want to present objections to the proposed removal of the noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish and refuse, or the recovery of inspection costs, the owner need not appear at the above-mentioned hearings.

Mark Perez, Deputy City Clerk

BE IT THEREFORE RESOLVED THAT the Agricultural Commissioner is hereby authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety.

BE IT FURTHER RESOLVED THAT the 21st day of February, 2024, at the hour of 7:00 p.m. of said day, is the day and hour, and the meeting room of the City Council of the City of South Pasadena is fixed by this City Council as the place when and where any and all property owners having any objections to the aforesaid proposed removal of weeds, brush, rubbish, dry grass, stubble, refuse or other flammable material may appear before the City Council and show cause why said weeds, brush, rubbish, dry grass, stubble, refuse or other flammable material should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration.

BE IT RESOLVED THAT the notices to destroy weeds, brush, rubbish, dry grass, stubble, refuse or other flammable material hereinbefore referred to shall be mailed by said Agricultural Commissioner/Director of Weights and Measures at least ten days prior to February 21, 2024.

PASSED, APPROVED AND ADOPTED ON this 7th day of February, 2024.

Evelyn G. Zneimer, Mayor

ATTEST:

Mark Perez, Deputy City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 7th day of February, 2024, by the following vote:

AYES: Braun, Cacciotti, Donovan, Mayor Zneimer

NOES: None.

ABSENT: Primuth

ABSTAINED: None.

Mark Perez, Deputy City Clerk

EXHIBIT A

2023
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF SOUTH PASADENA
KEY OF F, CITY CODE 654 (UNIMPROVED)

DATE: 01/(458 23

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5308 002 064	CAMINO DEL SOL	L S AND E ASSOCIATES	P O BOX 556537	LOS ANGELES CA	90055
5308 002 070	HANSCOM DR	LEVY,SAMUEL S	P O BOX 556537	LOS ANGELES CA	90255
5308 002 072	CAMINO DEL SOL	S AND E ASSOCIATES	P O BOX 556537	LOS ANGELES CA	90055
5308 020 027	HANSCOM DR	WINTER,ERIC	P O BOX 3702	SOUTH PASADENA CA	91031
5308 021 001	HANSCOM DR	WINTER,ERIC	P O BOX 3702	SOUTH PASADENA CA	91031
5308 022 002	HANSCOM DR	BROSMAN,NICOLE A	353 MONTEREY RD	SOUTH PASADENA CA	91030
5308 022 003	HANSCOM DR	KWONG DEVELOPMENT INC	1743 CAMINO LINDO	SOUTH PASADENA CA	91030
5308 022 004	HANSCOM DR	LIU,ANNIE AND PHI,HONG THAI	3360 FOOTHILL BLVD UNIT 405	PASADENA CA	91107
5308 022 005	HANSCOM DR	BOGDAN, SANDOR & NITZA	5825 KESTER AVE	SHERMAN OAKS CA	91411
5308 023 007	PETERSON AVE	JAMJOOM,TALAL M	453 E PUTNAM AVE APT 1L	COS COB CT	06807
5308 023 015	HANSCOM DR	YELDING SOLAN, JOHN P TR	227 GOUGH ST	SAN FRANCISCO CA	94102
5308 024 017	HANSCOM DR	IMBUS, CHARLES E TR	1074 GLEN OAKS BLVD	PASADENA CA	91105
5308 024 034	1903 HANSCOM DR	NARINYAN,ARMAN	1128 N HOWARD ST	GLENDALE CA	91207
5308 025 027	PETERSON AVE	CHU, WILLIAM	1825 HANSCOM R	SOUTH PASADENA CA	91030
5308 027 007	HARRIMAN AVE	HILL DR PROPERTIES LLC	3743 MENTONE AVE UNIT 6	LOS ANGELES CA	90034
5308 027 008	HARRIMAN AVE	HILL DR PROPERTIES LLC	3743 MENTONE AVE UNIT 6	LOS ANGELES CA	90034
5308 027 016	HARRIMAN AVE	HILL DR PROPERTIES LLC	3743 MENTONE AVE UNIT 6	LOS ANGELES CA	90034
5308 027 017	HARRIMAN AVE	HILL DR PROPERTIES LLC	3743 MENTONE AVE UNIT 6	LOS ANGELES CA	90034
5308 027 018	HARRIMAN AVE	HILL DR PROPERTIES LLC	3743 MENTONE AVE UNIT 6	LOS ANGELES CA	90034
5308 027 019	HARRIMAN AVE	HILL DR PROPERTIES LLC	3743 MENTONE AVE UNIT 6	LOS ANGELES CA	90034
5308 027 020	HARRIMAN AVE	HILL DR PROPERTIES LLC	3743 MENTONE AVE UNIT 6	LOS ANGELES CA	90034
5308 031 001	PETERSON AVE	TARMASAL INC	950 HUNTINGTON DR	SAN MARINO CA	91108

2023

DATE: 01/(23

LOS ANGELES COUNTY

DECLARATION LIST

CITY OF SOUTH PASADENA

KEY OF F, CITY CODE 654 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5308 031 039	PETERSON AVE	JAMJOOM,TALAL M	453 E PUTNAM AVE APT 1L	COS COB CT	06807
5308 031 040	PETERSON AVE	JAMJOOM,TALAL M	453 E PUTNAM AVE APT 1L	COS COB CT	06807
5308 031 041	PETERSON AVE	JAMJOOM,TALAL M	453 E PUTNAM AVE APT 1L	COS COB CT	06807
5308 031 042	PETERSON AVE	WANG, KEN	147 PALATINE DR	ALHAMBRA CA	91801
5308 031 052	PETERSON AVE	YAO, CAROLINE	156 PETERSON AVE	SOUTH PASADENA CA	91030
5308 031 053	PETERSON AVE	YAO, CAROLINE	156 PETERSON AVE	SOUTH PASADENA CA	91030
5308 031 054	PETERSON AVE	YAO, CAROLINE	156 PETERSON AVE	SOUTH PASADENA CA	91030
5308 031 055	PETERSON AVE	YAO, CAROLINE	156 PETERSON AVE	SOUTH PASADENA CA	91030
5308 032 006	PETERSON AVE	LEUNG, ERIC W AND NANCY X	4641 S HUNTINGTON DR	LOS ANGELES CA	90032
5308 032 009	PETERSON AVE	DUNAWAY, CAM T TR	710 FARVIEW AVE	SOUTH PASADENA CA	91030
5308 032 012	HANSCOM DR	YANG, ABRAHAM CST DN	12012 LOWER AZUSA RD	EL MONTE CA	91732
5308 032 044	PETERSON AVE	KWONG, EUNIA Y TR	1900 PETERSON AVE	SOUTH PASADENA CA	91030
5308 032 045	PETERSON AVE	KWONG, EUNIA Y TR	1900 PETERSON AVE	SOUTH PASADENA CA	91030
5308 034 004	HULBERT AVE	REDIRECT MARKETING GROUP INC	45 E UNION ST	PASADENA CA	91103
5310 021 009	BONITA AVE	TARMASAL INC	950 HUNTINGTON DR	SAN MARINO CA	91108
5310 022 013	BONITA AVE	KAROGLU,VARUJAN	3398 HEATHER FIELD DR	HACIENDA HEIGHTS CA	91745
5310 026 010	ONEONTA DR	ZHUANA, YAN	298 W HIGHLAND AVE	SIERRA MADERE CA	91024
5310 026 011	ONEONTA DR	ZHUANA, JINRU	298 W HIGHLAND AVE	SIERRA MADERE CA	91024
5311 001 018	5 PASADENA AVE	99 PASADENA AVE LLC	538 MISSION ST	SOUTH PASADENA CA	91030
5311 007 019	KOLLE AVE	FRANCO,LUCIO AND OLIVIA	810 ROLLIN ST	SOUTH PASADENA CA	91030
5311 008 033	ST ALBANS AVE	KIM,JOSEPH W	420 S SAN PEDRO ST APT 208	LOS ANGELES CA	90013
5311 008 039	ST ALBANS AVE	RETINO, CLAIROSE B	20045 E SKYLINE DR	WALNUT CA	91789

2023

DATE: 01/0

LOS ANGELES COUNTY

DECLARATION LIST

CITY OF SOUTH PASADENA

KEY OF F, CITY CODE 654 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5311 009 055	CAMINO DEL CIELO	WILLIAMSON,KATHLEEN D TR	PO BOX 686	SOUTH PASADENA CA	91031
5311 009 056	CAMINO DEL CIELO	WILMS,NANCY M AND ROBERT S	1457 OAKCREST AVE	SOUTH PASADENA CA	91030
5311 009 057	CAMINO DEL CIELO	AIT MANAGEMENT LLC	330 GODDARD	IRVINE CA	92618
5311 009 058	CAMINO DEL CIELO	KWOK,GEORGE AND	300 CAMINO DEL CIELO	SOUTH PASADENA CA	91030
5311 010 010	MONTEREY RD	MPPA LP	2211 S HACIENDA BLVD UNIT 110	HACIENDA HEIGHTS CA	91745
5311 010 012	MONTEREY RD	MPPA LP	2211 S HACIENDA BLVD UNIT 110	HACIENDA HEIGHTS CA	91745
5311 010 015	MONTEREY RD	MPPA LP	2211 S HACIENDA BLVD UNIT 110	HACIENDA HEIGHTS CA	91745
5311 010 027	MONTEREY RD	CASEBEER,PAUL	259 MONTEREY RD	SOUTH PASADENA CA	91030
5311 010 028	MONTEREY RD	MPPA LP	2211 S HACIENDA BLVD UNIT 110	HACIENDA HEIGHTS CA	91745
5311 010 029	MONTEREY RD	MPPA LP	2211 S HACIENDA BLVD UNIT 110	HACIENDA HEIGHTS CA	91745
5311 010 030	MONTEREY RD	MPPA LP	2211 S HACIENDA BLVD UNIT 110	HACIENDA HEIGHTS CA	91745
5311 014 042	INDIANA AVE	LI,DAVID S	1441 LAKE SHORE AVE	LOS ANGELES CA	90026
5311 014 043	INDIANA AVE	NEGRETE,TONY CO TR	1507 INDIANA AVE	SOUTH PASADENA CA	91030
5311 014 048	INDIANA AVE	QUARESMA, DIANE TR	260 W RUMBLE RD APT A	MODESTO CA	95350
5311 015 005	SAINT ALBANS AVE	HOFF,DAVID C	20534 SAN GABRIEL VALLEY DR	WALNUT CA	91789
5311 015 006	ST ALBANS AVE	HOFF,DAVID C	20534 SAN GABRIEL VALLEY DR	WALNUT CA	91789
5311 015 022	ST ALBANS AVE	ST ALBANT LLC	2396 SCENIC RIDGE DR	CHINO HILLS CA	91709
5311 015 023	ST ALBANS AVE	ST SLBANT LLC	2396 SCENIC RIDGE DR	CHINO HILLS CA	91709
5311 017 020	WARWICK AVE	CASSENAER, STUN	249 N EUCLID AVE UNIT 212	PASADENA CA	91101
5311 017 021	WARWICK AVE	CASSENAER, STUN	249 N EUCLID AVE UNIT 212	PASADENA CA	91101
5312 002 007	MONTEREY RD	SOUTH PASADENA VILLAS LLC	766 COLORADO BLVD STE 102	PASADENA CA	91101
5312 002 008	MONTEREY RD	SOUTH PASADENA VILLAS LLC	766 COLORADO BLVD STE 102	PASADENA CA	91101

2023

DATE: 01/(:3

LOS ANGELES COUNTY

DECLARATION LIST

CITY OF SOUTH PASADENA

KEY OF F, CITY CODE 654 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5312 002 009	MONTEREY RD	SOUTH PASADENA VILLAS LLC	766 COLORADO BLVD STE 102	PASADENA CA	91101
5312 002 025	MONTEREY RD	SOUTH PASADENA VILLAS LLC	766 COLORADO BLVD STE 102	PASADENA CA	91101
5312 016 014	HARRIMAN AVE	JUNG,DAVID TR	2161 CAMORILLA DR	LOS ANGELES CA	90065
5312 016 015	HARRIMAN AVE	JUNG,DAVID TR	2161 CAMORILLA DR	LOS ANGELES CA	90065
5312 016 016	HARRIMAN AVE	JUNG,DAVID TR	2161 CAMORILLA DR	LOS ANGELES CA	90065
5312 016 017	HARRIMAN AVE	JUNG,DAVID TR	2161 CAMORILLA DR	LOS ANGELES CA	90065
5312 017 025	HILL DR	GAVINA, FRANCISCO	84 CLUB RD	PASADENA CA	91105
5312 017 042	HARRIMAN AVE	HUANG, KING M CO TR	PO BOX 4012	MENLO PARK CA	94026
5312 017 043	HARRIMAN AVE	HUANG,KING AND	PO BOX 4012	MENLO PARK CA	94026
5312 017 044	HARRIMAN AVE	HUANG,KING AND	PO BOX 4012	MENLO PARK CA	94026
5312 017 049	HARRIMAN AVE	HUANG, K M AND K E FAMILY LTD	PO BOX 4012	MENLO PARK CA	94026
5312 020 012	OAKHILL AVE	THAM,ERNEST Y AND JANET C AND	11724 CULVER BLVD #9	LOS ANGELES CA	90066
5312 020 022	OAKHILL AVE	THAM,ERNEST Y AND JANET C AND	11724 CULVER BLVD #9	LOS ANGELES CA	90066
5314 005 017	INDIANA TERR	TARMASAL INC	950 HUNTINGTON DR	SAN MARINO CA	91108
5314 005 021	619 INDIANA TERR	KIM, YONG J AND	716 VALLEY VIEW RD	SOUTH PASADENA CA	91030
5314 005 045	ALTA VISTA AVE	VALENSI,NICHOLAS AND	529 5TH AVE 4TH FL	NEW YORK NY	10017
5314 006 005	ALTA VISTA AVE	ZHANG, YI TR	PO BOX 101154	CHICAGO IL	60610
5314 007 017	ALTA VISTA AVE	GETMAN, DANA L AND	60 SUMMIT ST UNIT 3	BROOKLYN NY	11231
5314 008 014	INDIANA AVE	SETO,VANESSA AND	PO BOX 70519	PASADENA CA	91117
5314 018 010	BANK ST	LEE,TYLER AND	857 BANK ST	SOUTH PASADENA CA	91030
5314 026 050	ROLLIN ST	PAN, CHIU SUNG AND	1423 MAPLE ST	SOUTH PASADENA CA	91030

2023

DATE: 01/(:3

LOS ANGELES COUNTY

DECLARATION LIST

CITY OF SOUTH PASADENA

KEY OF F, CITY CODE 654 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
				TOAL VACANT/IMPROVED RECORDS	0
				TOTAL UNIMPROVED RECORDS	87
				TOTAL RECORDS	87

CITY OF SOUTH PASADENA
WEED ABATEMENT CHARGES

JULY 2, 2024

KEY	MAPBOOK	PAGE	PARCEL	ZONE	CITY CODE	CHARGES
F	5308	002	064	6	654	51.59
F	5308	002	070	6	654	51.59
F	5308	002	072	6	654	51.59
F	5308	020	027	6	654	51.59
F	5308	021	001	6	654	51.59
F	5308	022	002	6	654	51.59
F	5308	022	003	6	654	51.59
F	5308	022	004	6	654	51.59
F	5308	022	005	6	654	51.59
F	5308	023	007	6	654	884.69
F	5308	023	015	6	654	791.09
F	5308	024	017	6	654	51.59
F	5308	024	034	6	654	1679.57
F	5308	025	027	6	654	51.59
F	5308	027	007	6	654	51.59
F	5308	027	008	6	654	51.59
F	5308	027	016	6	654	51.59
F	5308	027	017	6	654	51.59
F	5308	027	018	6	654	51.59
F	5308	027	019	6	654	51.59
F	5308	027	020	6	654	51.59
F	5308	031	001	6	654	763.01
F	5308	031	039	6	654	1099.97
F	5308	031	040	6	654	1034.45
F	5308	031	041	6	654	978.29
F	5308	031	042	6	654	1240.37
F	5308	031	052	6	654	51.59
F	5308	031	053	6	654	51.59
F	5308	031	054	6	654	51.59
F	5308	031	055	6	654	51.59
F	5308	032	006	6	654	791.09
F	5308	032	009	6	654	772.37
F	5308	032	012	6	654	51.59
F	5308	032	044	6	654	725.57
F	5308	032	045	6	654	650.69
F	5308	034	004	6	654	51.59
F	5310	021	009	6	654	51.59
F	5310	022	013	6	654	772.37
F	5310	026	010	6	654	51.59
F	5310	026	011	6	654	51.59

F	5311	001	018	6	654	51.59
F	5311	007	019	6	654	51.59
F	5311	008	033	6	654	51.59
F	5311	008	039	6	654	51.59
F	5311	009	055	6	654	51.59
F	5311	009	056	6	654	51.59
F	5311	009	057	6	654	51.59
F	5311	009	058	6	654	51.59
F	5311	010	010	6	654	51.59
F	5311	010	012	6	654	51.59
F	5311	010	015	6	654	51.59
F	5311	010	027	6	654	51.59
F	5311	010	028	6	654	51.59
F	5311	010	029	6	654	51.59
F	5311	010	030	6	654	51.59
F	5311	014	042	6	654	51.59
F	5311	014	043	6	654	51.59
F	5311	014	048	6	654	51.59
F	5311	015	005	6	654	51.59
F	5311	015	006	6	654	51.59
F	5311	015	022	6	654	51.59
F	5311	015	023	6	654	51.59
F	5311	017	020	6	654	51.59
F	5311	017	021	6	654	51.59
F	5312	002	007	6	654	51.59
F	5312	002	008	6	654	51.59
F	5312	002	009	6	654	51.59
F	5312	002	025	6	654	51.59
F	5312	016	014	6	654	1380.77
F	5312	016	015	6	654	1043.81
F	5312	016	016	6	654	51.59
F	5312	016	017	6	654	51.59
F	5312	017	025	6	654	1109.33
F	5312	017	042	6	654	1567.97
F	5312	017	043	6	654	1502.45
F	5312	017	044	6	654	1455.65
F	5312	017	049	6	654	1727.09
F	5312	020	012	6	654	51.59
F	5312	020	022	6	654	51.59
F	5314	005	017	6	654	51.59
F	5314	005	021	6	654	51.59

F	5314	005	045	6	654	51.59
F	5314	006	005	6	654	51.59
F	5314	007	017	6	654	51.59
F	5314	008	014	6	654	51.59
F	5314	018	010	6	654	51.59
F	5314	026	050	6	654	51.59
TOTAL IMPROVED PARCELS =				0	TOTAL CHARGES	0.00
TOTAL UNIMPROVED PARCELS =				20	TOTAL CHARGES	21,970.60
TOTAL INSPECTION FEE ONLY PCLS =				67	TOTAL CHARGES	3,456.53
TOTAL PARCELS				87	TOTAL CHARGES	$25,427.13

City Council Agenda Report

ITEM NO. 17

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: Angelica Frausto-Lupo, Community Development Director
Matt Chang, Planning Manager
Robert (Dean) Flores, Senior Planner

SUBJECT: **CONSIDERATION OF ADOPTION OF A RESOLUTION APPROVING A REQUEST FOR A LANDMARK HISTORIC DESIGNATION FOR A SINGLE-FAMILY RESIDENCE LOCATED AT 1209 INDIANA AVENUE (ASSESSOR'S PARCEL NUMBER: 5314-010-061) AND APPROVING A CEQA EXEMPTION DETERMINATION (PROJECT NO. LMR23-0001)**

Recommendation

It is recommended that the City Council adopt a Resolution designating the property located at 1209 Indiana Avenue as a historic landmark (Landmark No. 60).

Executive Summary

The property located at 1209 Indiana Avenue is included in the City of South Pasadena Inventory of Cultural Resources and features an existing two-story single-family residence in the Swiss Chalet-Craftsman Bungalow architectural style. The applicant, on behalf of the homeowner(s), submitted a Historic Landmark Designation application for the property. The Cultural Heritage Commission reviewed the application during their regularly scheduled meeting on May 16, 2024 and recommended that the City Council designate the property as a historic landmark.

Background

On September 7, 2023, property owners Michael Emerling and Ruth Ballenger submitted an application for a Landmark Historic Designation for the single-family residence located at 1209 Indiana Avenue. The single-family residence was built in 1911 and is an intact Swiss Chalet-Craftsman Bungalow. The subject property is listed on the South Pasadena Inventory of Cultural Resources; however, the subject property has yet to be formally designated or landmarked. A Historic Landmark Nomination report, documenting the history of the property, was prepared by the owners' consultant Deborah Howell-Ardila, and has been included as Attachment 2.

On October 19, 2023, the request was presented to the Cultural Heritage Commission (Commission) and the Commission created a subcommittee, composed of Vice Chair Morrish and Chair Lopez, as required by South Pasadena Municipal Code (SPMC) Section 2.63(c)(2).

On February 8, 2024, the subcommittee conducted an on-site meeting with the homeowner to

inspect the property.

In February 2024, the landmark subcommittee determined that the property merits consideration.

On May 16, 2024, the Commission conducted a public hearing and recommended that the City Council designate the subject property as a historic landmark.

Analysis

The home was originally built in 1911 for Charles Clark Gates and Pearl Gates by an unknown architect/builder but the submitted landmark nomination report describes the residence as one of South Pasadena's outstanding examples of Craftsman architecture, with a Swiss Chalet subtype. The key characteristics of the subject home include:

- Two-story mass and generally symmetrical design composition
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials, such as horizontal wood siding, wood shingles
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade.

Criteria for Historic Designation

As stated in the report, the SPMC Section 2.63 – Register of Landmarks and Historic Districts – the designation criteria for landmarks shall include any or all of the following:

1. Its character, interest or value as part of the heritage of the community;
2. Its location as a site of significant historic event;
3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature or a neighborhood;
10. Its potential for yielding information or archaeological interest; or
11. In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

The Historic Landmark Nomination report (Attachment 2) provides justification for one criterion: number 4. To continue with the designation of a historic landmark, only one criterion needs be established.

Statement of Significance

In the Historic Landmark Nomination report (Attachment 2), it notes that the property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the Citywide Historic Context Statement:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards.

Additionally, the report indicates that the property meets the integrity threshold defined in the City of South Pasadena Citywide Historic Context Statement. “An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20th century…Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena,” (pg. 21).

State of California Department of Parks and Recreation Primary Record

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. The seven aspects of integrity are defined as follows:

1. Location: the place where the historic property was constructed or the place where the historic event occurred.
2. Design: the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting: the physical environment of a historic property.
4. Materials: the physical elements that were combined or deposited during a particular period of time and in particular pattern or configuration to form a historic property.
5. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling: the property’s expression of the aesthetic or historic sense of a particular period of time.
7. Association: the direct link between an important historic event or person and a historic property.

The subject property determined eligible for listing as:

5S3 – Appears to be individually eligible for local listing or designation through survey evaluation.

California Department of Parks and Recreation (DPR) Form 523 was prepared by Ms. Howell-Ardila and is included as Attachment 4. The designation of the proposed property will help promote the purpose of the Cultural Heritage Ordinance as it will preserve, maintain, and safeguard the City's heritage and character, will reflect the phases of the City's history, and will foster pride in the ownership of the City's historic resources.

Findings for Designation of a Landmark

The Cultural Heritage Commission recommended that the City Council make the following findings pursuant to SPMC Section 2.63(a)(2) for the Historic Landmark Designation of 1209 Indiana Avenue:

(A) That the designation of landmark or historic district is consistent with one or more of the purposes set forth in SPMC 2.58B;

The designation of the Historic Landmark Designation for 1209 Indiana Avenue is consistent with the purpose of the Cultural Heritage Ordinance for identification, protection, enhancement, and preservation of structures, sites, and areas that represent the City's heritage and character. The home is characterized as a textbook Craftsman-Swiss Chalet style featuring wood siding and shingles, gable roof, overhanging eaves, exposed rafters, wide porch, second story balcony with decorative cut-outs, case and double hung windows, and decorative brackets/bargeboards. Thus, the designation of the proposed Historic Landmark Designation will help promote the City's sense of place as it will preserve, maintain, and safeguard the City's heritage and character, will reflect the phases of the City's history, and will foster pride in the ownership of the City's historic resources.

(B) That the landmark meets one or more of the criteria for designation listed in subsection (b) of this section;

The subject property was built in 1911 and the proposed landmark designation qualifies for designation under Criterion 4, which is fully detailed in the Subcommittee Report (Attachment 3).

(C) That the landmark or historic district possesses historic integrity of location, design, setting, materials, workmanship, feeling, or association.

The proposed landmark designation possesses historic integrity of location, design, setting, materials, workmanship, and feeling. The materials and workmanship can be seen throughout the two-story structure with its Craftsman/Swiss Chalet architectural style. As stated previously in this staff report, the subject home is a textbook example of its respective architectural style and was included in the City's Citywide Historic Context Statement thereby exemplifying it as a key example of the architectural style. Thus, the 1209 Indiana Avenue residence is an excellent representative of said architectural style and will possess historic integrity of location, design, setting, materials, workmanship, and feeling.

Alternatives (if applicable)
The City Council has the following options available:

1. The City Council can approve the proposal to designate the property as a historic landmark;
2. The City Council can continue the item, providing the applicant and/or staff with clear recommendations to revise the proposal; or
3. The City Council can deny the proposal to designate the property as a historic landmark.

Fiscal Impact
There is no fiscal impact on the City's Operational and Capital budgets. The applicant has paid the required application fees as part of the historic landmark application. Further, if the property is designated as a landmark, the applicant has the opportunity to apply for a Mills Act Contract. A Mills Act Contract allows a tax reduction (between approximately 40 to 60 percent) for a property owner who agrees to perform certain restoration and maintenance tasks over a 10-year period. Although the City will see a reduction in property tax revenue, the benefits of the program include economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place.

Key Performace Indicators and Strategic Plan
Not applicable. Review and approval of Landmark Historic Designation requests are a duty of the City Council pursuant to Section 2.63 of the SPMC.

Commission Review and Recommendation
The Cultural Heritage Commission (CHC) considered this item in a duly noticed Public Hearing on May 16, 2024. At the conclusion of the Public Hearing, and after considering the staff report, public testimony, and Commissioner discussion, the CHC, in a 5-0 vote, recommended that the City Council designate the subject property as a historic landmark.

Public Notification
A public notice for this Public Hearing was published in the South Pasadena Review on July 5, 2024. Additionally, public notices were mailed to property owners within a 300' radius of the subject property. The public was also made aware of the Public Hearing through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City's website.

Environmental Analysis
The designation of landmarks qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8. Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

Attachment:
Attachment No. 1 - City Council Resolution.docx
Attachment No. 2 - Historic Landmark Nomination Report.pdf
Attachment No. 3 - CHC Landmark Subcommittee Report.pdf
Attachment No. 4 - CA DPR Form 523.pdf
Attachment No. 5 - CC PPT Presentation 1209 Indiana Ave.pdf

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, APPROVING A LANDMARK HISTORIC DESIGNATION REQUEST (PROJECT NO. LMR23-0001) FOR A PROPERTY LOCATED AT 1209 INDIANA AVENUE (APN: 5314-010-061).

WHEREAS, on September 7, 2023, Michael Emerling and Ruth Ballenger ("Applicants") submitted an application for a Landmark Historic Designation for the single-family residence located at 1209 Indiana Avenue (APN: 5314-010-061); and

WHEREAS, on October 19, 2023, the request was presented to the Cultural Heritage Commission (Commission) and the Commission created a subcommittee, composed of Vice Chair Morrish and Chair Lopez as required by South Pasadena Municipal Code (SPMC) Section 2.63(c)(2); and

WHEREAS, on February 8, 2024, the subcommittee conducted an on-site meeting with the homeowner to inspect the property; and

WHEREAS, in February 2024, the landmark subcommittee determined that the property merits consideration by the Commission; and

WHEREAS, on May 16, 2024, the Commission recommended that the City Council designate the subject property as a historic landmark (Landmark No. 60); and

WHEREAS, on July 17, 2024, the City Council held a duly noticed Public Hearing, wherein the City Council received a staff presentation, staff report, public testimony, and City Council discussion; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: RECITALS. The above recitals are hereby declared to be true and correct and are incorporated herein as findings of the South Pasadena City Council.

SECTION 2: EVIDENCE AND PUBLIC TESTIMONY. Based upon substantial evidence presented to the City Council during the Public Hearing, including public testimony and written and oral staff reports, along with the environmental documentation, the City Council finds:

A. A public hearing was conducted, and opportunity provided for Applicants and public testimony and comment have been conducted in compliance with applicable law.

SECTION 3: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The City Council finds that pursuant to the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15378(b)(5)), the designation of landmarks qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8. Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

SECTION 4: FINDINGS. Based upon the foregoing, the City Council make the following findings pursuant to SPMC Section 2.63(a)(2) for the Historic Landmark Designation of 1209 Indiana Avenue:

A. That the designation of landmark or historic district is consistent with one or more of the purposes set forth in SPMC 2.58B;

The designation of the Historic Landmark Designation for 1209 Indiana Avenue is consistent with the purpose of the Cultural Heritage Ordinance for identification, protection, enhancement, and preservation of structures, sites, and areas that represent the City's heritage and character. The home is characterized as a textbook Craftsman-Swiss Chalet style featuring wood siding and shingles, gable roof, overhanging eaves, exposed rafters, wide porch, second story balcony with decorative cut-outs, case and double hung windows, and decorative brackets/bargeboards. Thus, the designation of the proposed Historic Landmark Designation will help promote the City's sense of place as it will preserve, maintain, and safeguard the City's heritage and character, will reflect the phases of the City's history, and will foster pride in the ownership of the City's historic resources.

B. That the landmark meets one or more of the criteria for designation listed in subsection (b) of this section;

The subject property was built in 1911 and the proposed landmark designation qualifies for designation under Criteria 4, which is fully detailed in the CHC Subcommittee Report (Attachment 2 of the City Council Staff Report).

C. That the landmark or historic district possesses historic integrity of location, design, setting, materials, workmanship, feeling, or association.

The proposed landmark designation possesses historic integrity of location, design, setting, materials, workmanship, and feeling. The materials and workmanship can be seen throughout the two-story structure with its Craftsman/Swiss Chalet architectural style. The subject home is a textbook example of its respective architectural style and was included in the City's *Citywide Historic Context Statement* thereby exemplifying it as a key example of the architectural style. Thus, the 1209 Indiana Avenue residence is an excellent representative of said architectural style and will possess historic integrity of location, design, setting, materials, workmanship, and feeling.

SECTION 5: RECORD OF PROCEEDING. The documents and other materials that constitute the record of the proceedings upon which the City Council's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed designation, are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

SECTION 6: DETERMINATION. Now therefore, based on the foregoing findings, and based on substantial evidence in the record, the City Council approves the designation of 1209 Indiana Avenue as official Historic Landmark Number 60.

SECTION 7: CERTIFICATION. The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

SECTION 8: FILING WITH THE COUNTY CLERK. The City Council directs the City Clerk to file the appropriate designation with the office of the Los Angeles Registrar-Recorder/County Clerk.

PASSED, APPROVED, AND ADOPTED on this 17th day of July, 2024.

_____

Evelyn G. Zneimer, Mayor

ATTEST: **APPROVED AS TO FORM:**

_____
Mark Perez, Deputy City Clerk

_____
Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing Resolution No. __ was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 17th day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mark Perez, Deputy City Clerk

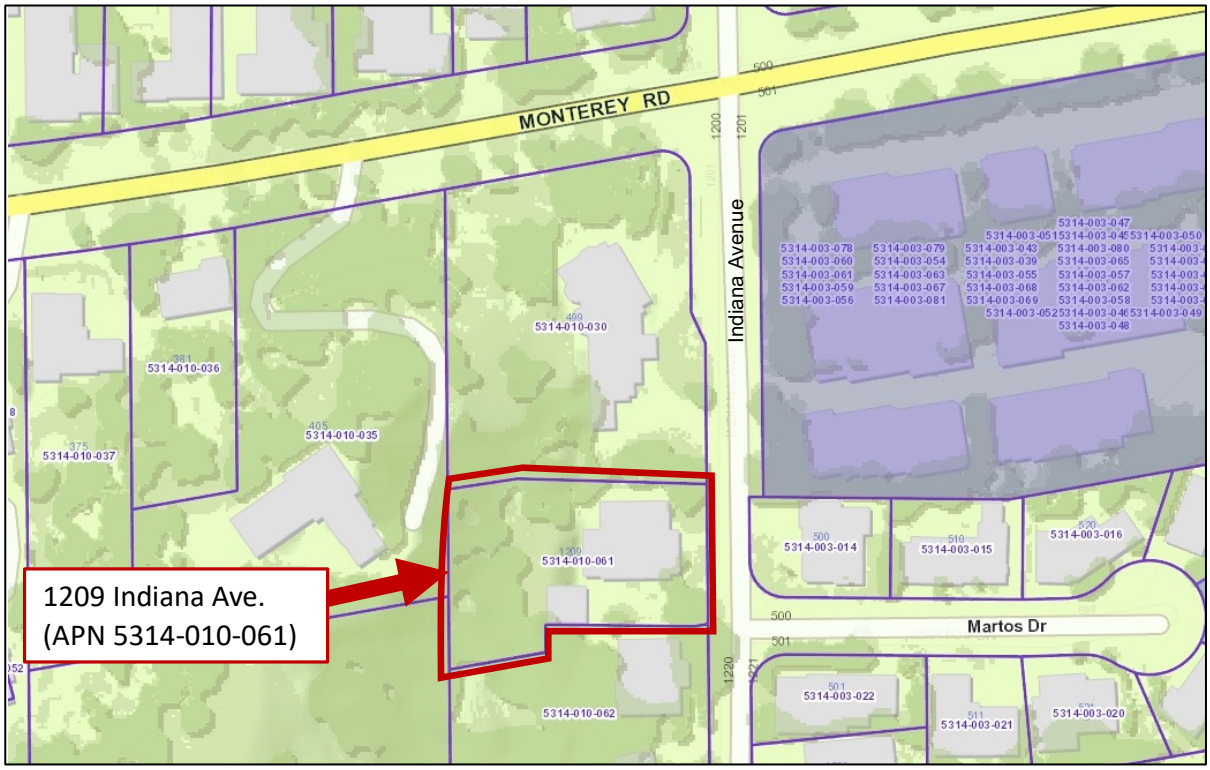
South Pasadena Cultural Heritage Commission

Landmark/Historic District Nomination Form

A. Property Identification

Name of building or site	Gates Residence
Property address	1209 Indiana Avenue, South Pasadena
Current ownership	Michael Emerling and Ruth Ballenger
Owner address	1209 Indiana Avenue, South Pasadena, California
Legal description	Assessor's Parcel Number 5314-010-061
Date of construction	1911 (Source: City of South Pasadena Citywide Historic Resources Survey)
Original Owner	Charles Clark Gates
Architect/Builder	N/A
Original use	Single-family residence
Present use	Single-family residence
Other significant ownership	N/A

Figure 1 Property Location, 1209 Indiana Avenue, South Pasadena



Source: Los Angeles County Tax Assessor Records, modified by author

B. Property Description

Architectural style/period: Craftsman architectural style, Swiss Chalet subtype

Construction materials: Wood-frame construction, sheathed in horizontal wood siding and wood shingles

Historic Status/survey code: (1) **South Pasadena Inventory of Cultural Resources**: "5S3" California Historic Resources Status Code ("appears individually eligible for local listing through survey"); identified as individually eligible in all three City of South Pasadena historic resource surveys, as recently as 2015

Summary of Character-Defining Features:

- Large, hillside lot and setback from the street
- Two-story mass and generally symmetrical design composition
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials, such as horizontal wood siding, wood shingles
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade

Narrative description, including significant exterior and interior architectural features:

Constructed in 1911, 1209 Indiana Avenue is a highly intact, textbook example of a Craftsman-Swiss Chalet style single-family residence in South Pasadena.

Roughly square in plan, 1209 Indiana Avenue occupies a slanted, hillside parcel; the home is set back by a raised lawn and berm. Two stories in height, the home rests on a raised concrete foundation and is capped with a prominent, medium-pitched, front-gable roof. As is typical for the Craftsman-Chalet style, much of the decorative detailing of the building centers on the character and detailing of the roof eaves. Features include wide overhanging eaves resting on triangular knee braces with turned, multi-color posts, decoratively carved bargeboards, and a low wood screen displaying perforations forming geometric patterns. The second story extends slightly beyond the first, with banded wood molding and carved faux purlins highlighting the division between second and first stories and emphasizing the horizontal axis.

Exterior sheathing materials consist primarily of wood shingles and some horizontal wood siding.

A partial length porch occupies the southern portion of the façade; the porch is elevated on low, concrete steps and sheltered beneath a flat roof with extended eaves, accented with faux purlins/rafter tails and intricately carved bolsters. The porch roof rests on decorative, turned wood columns with square post supports. A low wall with turned posts fronts the patio. Off the patio, a single wood door with one large, central light with metal framing provides access to the residence.

The property's Craftsman-Swiss Chalet style elements are seen in a variety of features, including the mass and scale of the property; the generous use of wood, including in exterior shingles, siding, and decorative accents at the roof eaves and front porch; the prominent, medium-pitched roof form; the roofline

treatment (e.g., the use of wide eaves); screen with geometric perforations below the roof gable; grouped, multi-light wood-framed windows, among other features.

The side elevations of the residence mirror the fenestration patterns and materials seen on the façade. The north elevation displays grouped wood-framed windows (including tripartite two-over-three frame casements and three-over-two double-hung windows) and a varied wall plane, with a square two-story projection and a one-story bay window providing depth. Along the concrete foundation of the home on the north elevation are several basement-level openings with simple wood frames.

Similarly, the south elevation wall plane is broken up by a one-story projection with wood-framed windows, capped with decorative wood eaves.

The rear elevation exhibits a small, square addition, also clad in wood shingles. A secondary entrance elevated on concrete steps is also located at the rear elevation. In the westernmost portion of the parcel is concrete patio and a concrete-clad retaining wall.

Mature landscaping and trees further enhance the property. The property is in good repair overall. Alterations appear to be minimal and include a small, low addition on the rear elevation and potentially a second-story remodel that resulted in the addition of some small windows on the side and rear elevations.

The photographs below provide a visual overview of the property and its existing conditions.

Figure 2 Overview of sloped, hillside parcel, façade, northeast perspective



Figure 3 Overview of façade, east perspective



Figure 4 Overview of façade, southeast perspective



Figure 5 North elevation, overview, northwest perspective (shows addition at rear elevation)



Figure 6 South elevation overview, southern perspective (shows roof cross-gable and addition)



Figure 7 North elevation and side yard, west perspective



Figure 8 Swiss Chalet/Craftsman character-defining features on the façade, with decorative wood accents throughout the patio, second-story porch railing with geometric cut-outs, and wide wood roof eaves with decorative detailing, southeast perspective



Figure 9 Detail of roof detailing and entrance porch, east perspective



Figure 10 Detail, northern portion of façade, east perspective



Figure 11 Tripartite wood windows and frames and wood-shingle siding, façade, east perspective



Figure 12 Tripartite wood windows and flared second-story base marked with faux, carved purlins, façade, east perspective



Figure 13 Corner of east and north elevations, northeast perspective



Figure 14 North elevation bay window, wood shingles, and window detailing, north perspective



Figure 15 Detail of wood shingles, south elevation, southwest perspective



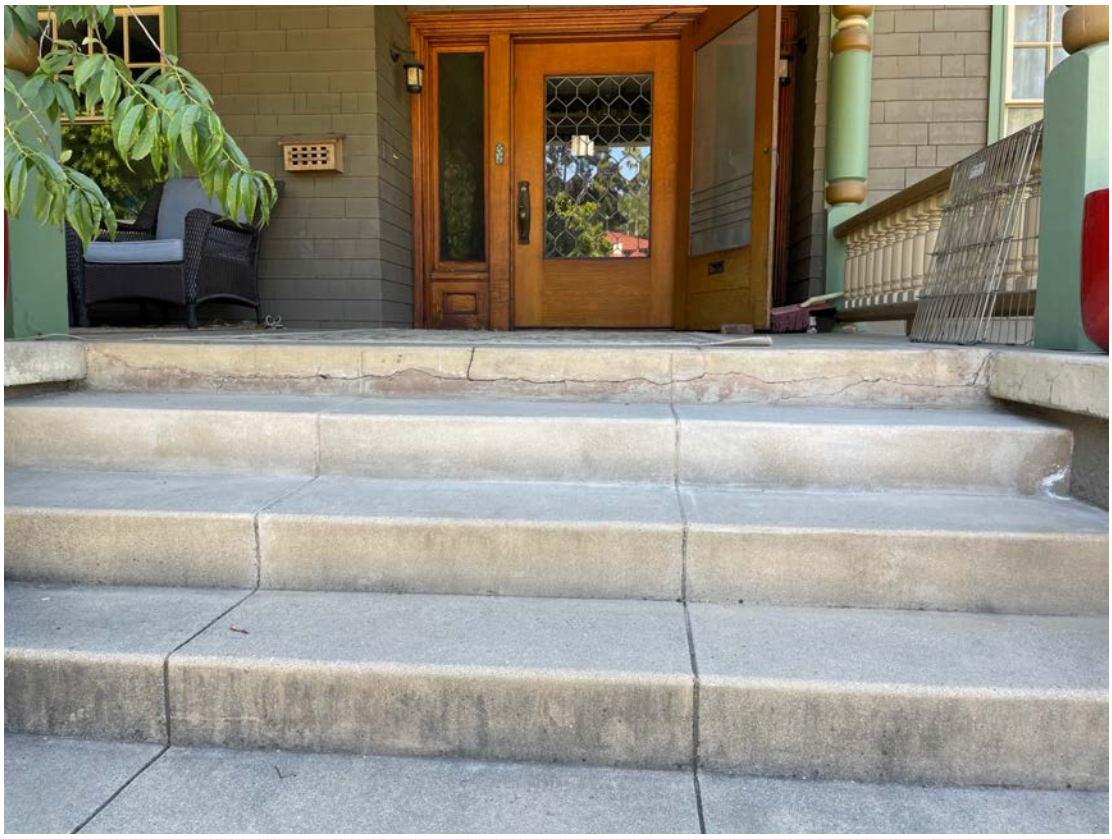
Figure 16 Detail of south elevation windows, triangular knee braces, and decorative carved brackets marking division between first and second stories, southwest perspective



Figure 17 Overview of south elevation second story, south perspective



Figure 18 Detail of porch steps, landing, and wood entrance door with side lights, east perspective



Additions/modifications

Based on available data and visual inspection of the property, 1209 Indiana Avenue has few visible alterations and appears highly intact from its 1911 date of construction and period of significance.

Given that 1209 Indiana Avenue originally belonged to a larger parcel facing Monterey Road (499 Monterey Road), a limited number of building permits are available for the property. To date, no primary sources (including building permits or other documentation) have been identified to confirm the original date of construction or original owner; the Los Angeles County Tax Assessor lists a date of 1911 as the date of construction.

Available sources, along with visual observation, indicate the following alterations:

- Pre-1930: Addition of small two-story wing on rear elevation (source, Sanborn Fire Insurance Company map)
- 1939: Construction of two-car garage (extant, noncontributing) (source, building permit #6887)
- 1962: Electrical upgrades (source, building permit #49267)
- 1979: Re-roof (source, building permit, number illegible)
- 1992: Plumbing upgrades (source, building permit #013589)
- 1996: Re-roof (source, building permit #017781)
- 2002: Electrical upgrades/repairs (source, building permit #20555)
- 2008: Mechanical upgrades/repairs (source, building permit #016215)
- 2010: Electrical upgrades/repairs (source, building permit #026379)
- 2014: Electrical upgrades/repairs (source, building permit #034084)
- Unknown date: Some windows on the second story appear nonoriginal and might have been added with an attic conversion (source, visual observations; permits not available)

Ownership History

The original (and longest) owner of 1209 Indiana Avenue was Charles Clark Gates and his wife Pearl, who resided in the home for nearly 40 years, from 1911 until their deaths in 1950 and 1951, respectively. Gates was the nephew of well-known local philanthropist and lumber magnate Peter Goddard Gates, who bought property and settled in South Pasadena with his four brothers in the early 1900s.[1] Wealthy, retired lumber manufacturers, the Gates brothers built a large estate around the area of 1209 Indiana Avenue, along Monterey Road, including a park, orchards, stables, tennis courts, and "even its own fire station."[2] Based out of this large family complex at Monterey Road and "Gates Place" (as Indiana Avenue was named in the early twentieth century), South Pasadena became a summer getaway as well as home base for the extended Gates family members.

Born in Illinois in 1879, Charles Clark Gates and his wife Pearl moved to South Pasadena in 1911 from St. Louis, Missouri.[3] The residence at 1209 Indiana Avenue originally formed part of a larger parcel extending north to 499 Monterey Road, which is still occupied by a large Swiss Chalet-style home originally belonging to members of the Gates family, including Charles Clark Gates' parents, Mr. and Mrs. Albert Hawkins

[1] Apostol, Jane. 1987. "South Pasadena: A Centennial History" (South Pasadena Public Library), p. 57.

[2] City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 96.

[3] "Society," 28 May 1911, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

Gates.[4] The parcels were divided at an unknown date, after 1950, into separate lots in a configuration that mirrors the present property lines.

Once they arrived in South Pasadena, Charles and Pearl Gates quickly became part of the small, local social scene, with their travels, social engagements, and family milestones amply covered in the local newspapers of the day. Following in the family footsteps, Charles Clark Gates also worked in the lumber industry, as an executive in the family's lumber company, which included mills and branches in Arkansas (specializing in yellow pine and oak), Louisiana, and Alabama. In the obituary for Albert Hawkins Gates, who passed away in South Pasadena in 1914, the *Forrest City Times* of Forrest City, Arkansas, noted that Mr. Gates had been president of the Gates Lumber Company, based in Wilmar, Arkansas, and had accumulated a "fortune in the lumber mills, and had extensive interests on the Pacific coast."[5]

The homes of the Gates estate faced Monterey Road (including 499, 509, and 515 Monterey, among which only 499 Monterey is extant) and extended north along Indiana Avenue (including the extant residences at 1209 and 1215 Indiana Avenue, both of which were constructed in 1911). Until 1924, when the Gates brothers subdivided a large portion of the land extending northward, "Indiana Avenue" was named "Gates Place," as noted above. The home at 1209 Indiana Avenue occupies a parcel that was originally part of a tract known as "Thomas Green's Subdivision of South Pasadena Highlands," filed in 1887. Prior to the Gates family arrival in the early 1900s, Gates Place/Indiana Avenue was known as "Belleview Avenue." (The small cul-de-sac "Gates Place" that survives northeast of 1209 Indiana Avenue continues to reflect the family's early presence in the neighborhood.)

In terms of the family, one of Peter Goddard Gates' best known philanthropic gifts was to the California Institute of Technology, in the form of a $200,000 donation in 1917 to establish the Gates Chemical Laboratories.[6] Peter G. Gates passed away in 1925 at the age of 69; his nephew Charles was among the recipients of bequests made in the elder Gates' will.[7] In reaction to Gates' death, Arthur Fleming, chair of the California Institute of Technology board of trustees, commented that "Pasadena and the California Institute of Technology [have lost] a valuable friend. Ever interested in those things which he believed essential to the welfare of his country, he gave generously to the case of education."[8]

In terms of Charles Clark Gates' career, in addition to his role in the family's lumber manufacturing business, he and two of the Gates relatives, Don S. and Don F., launched an ambitious venture in 1919 in cattle grazing. The acquisition also made the Gates "among the largest holders of cattle grazing acreage in America," with a controlling interest in the Tehachapi Cattle Company, which owned thousands of head of cattle spanning 150,000 acres from Bakersfield to the Tehachapi Mountains.[9] By 1940, Charles Clark Gates had retired. In 1942, he was among a group of business leaders honored as "Quarter Century Boys" in the Rotary Club of Los Angeles.[10] The Gates' had three children, Albert D., Edith E., and Louise, all of whom were residents of 1209 Indiana Avenue during the Gates family tenure in the home.

[4] "November Wedding Is an Outstanding Event," 22 November 1927, *Pasadena Evening Post*.

[5] 5 June 1914, "Death of Albert H. Gates: He Was One of the Pioneer Lumbermen of South Arkansas," *The Forrest City Times* (Forrest City, Arkansas).

[6] "Peter Gates Dead in East: Brother in Pasadena Gates New from New York," 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times. See also "Gates Rites to Be Held in Pasadena: Body of Philanthropist to Be Brought Here from New York City," 14 July 1925, *The Pasadena Post*.

[7] "Southland Kin Aided in Gates Will: Thirteen Get Varying Bequests from Estate of Lumber Man," 2 September 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

[8] "Peter Gates Dead in East: Brother in Pasadena Gates New from New York," 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

[9] "Gates Family in Big New Cattle Deal," 22 September 1919, *The Pasadena Post*.

[10] "Rotary Club Pays Tribute to Its 25-Year Members," 21 March 1942, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

Figure 19 1907 image of 515 Monterey Road, part of Gates family estate and home of retired lumber magnate, Don S. Gates; the residence was demolished in 1968



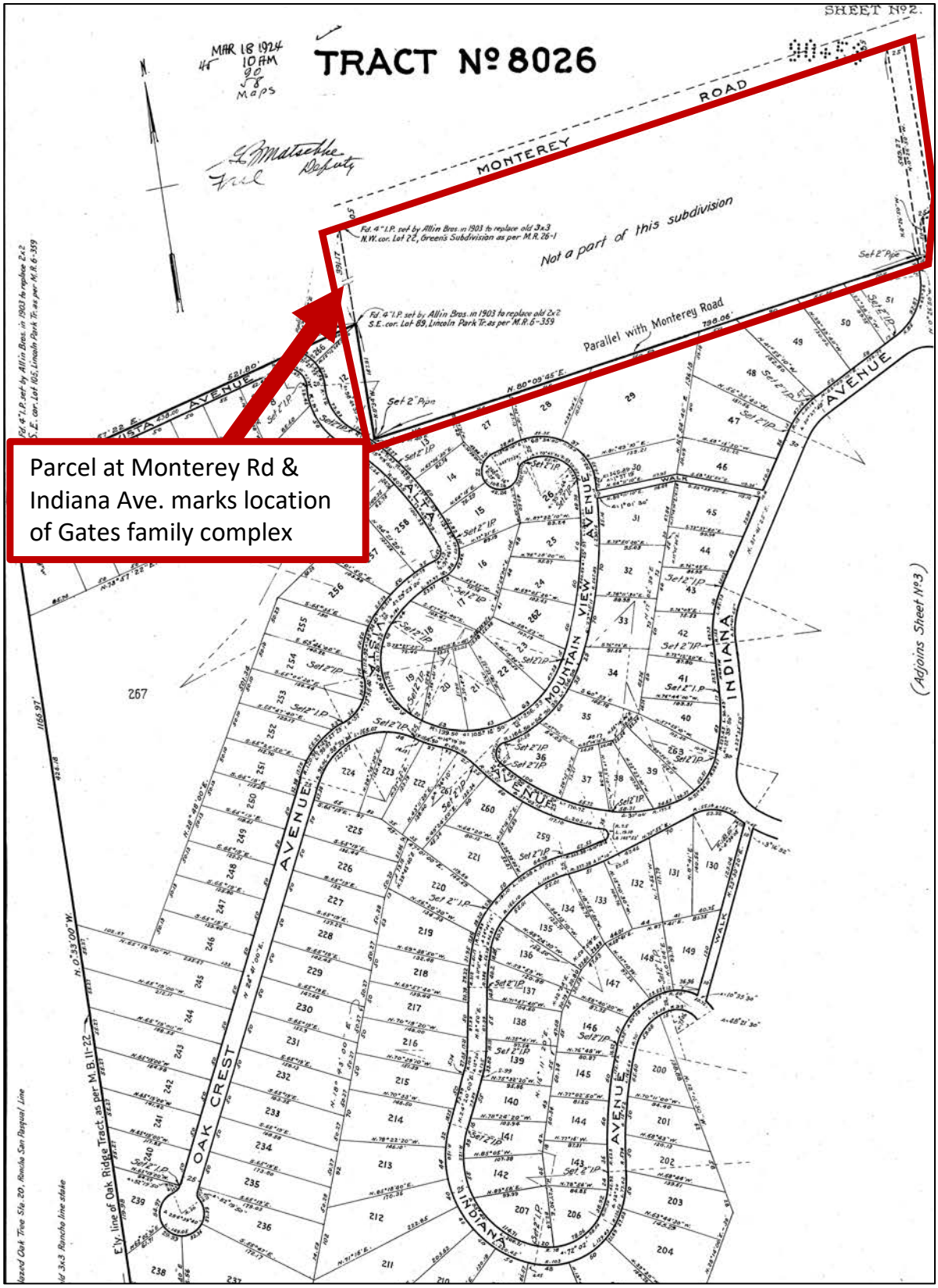
Source: Rick Thomas, 6 December 2018, "Throwback Thursday: Anatomy of a Craftsman Take Down," South Pasadenan

Figure 20 Peter G. Gates residence, 1907, 509 Monterey Road; the residence was demolished in 1968



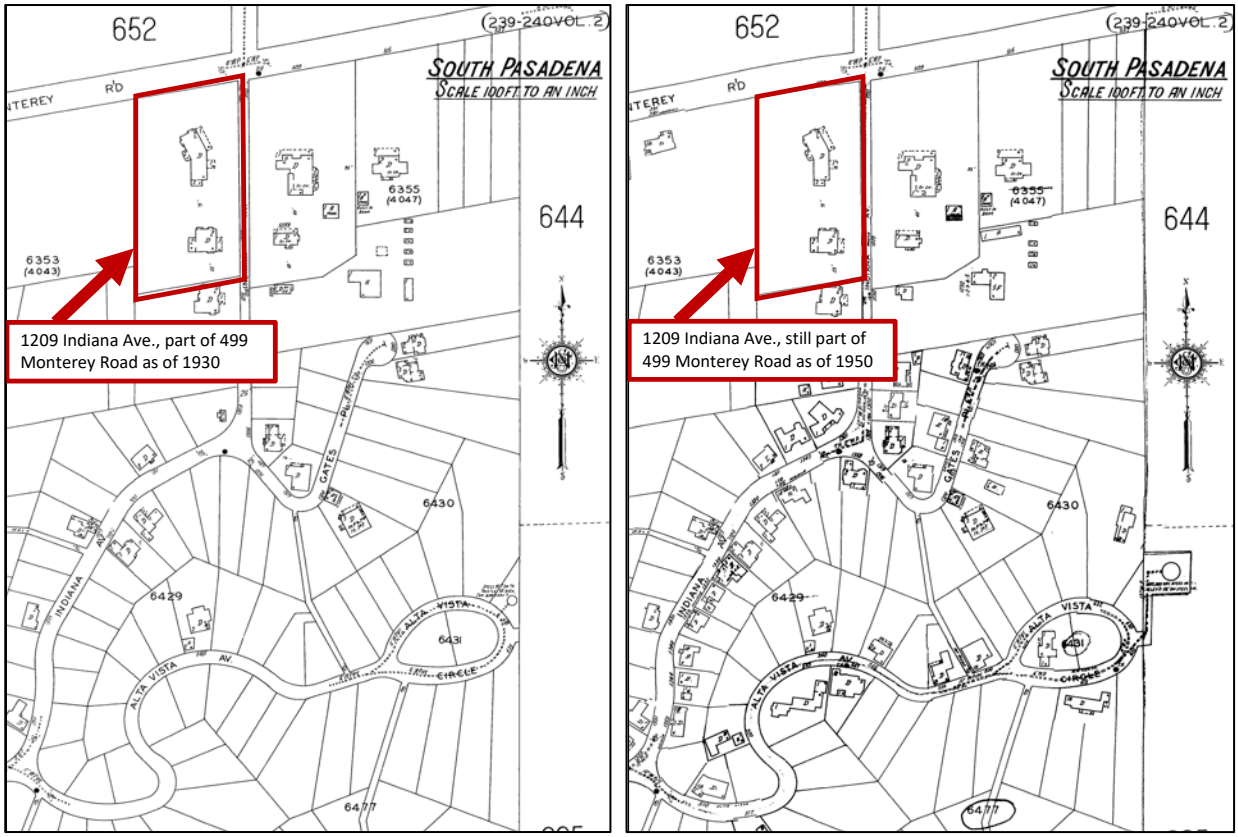
Source: Rick Thomas, 6 December 2018, "Throwback Thursday: Anatomy of a Craftsman Take Down," South Pasadenan

Figure 21 Tract No. 8026, filed by Charles and Fred Gates in 1924, retained the large parcels facing Monterey Road (still part of Gates family estate) and subdivided land extending north



Source: Los Angeles County Public Works Department, Land Records

Figure 22 1209 Indiana Avenue, part of 499 Monterey Road and Gates family estate as of 1930 (left) and 1950 (right); map on right shows increased level of development through postwar era



Source: Los Angeles Public Library, Sanborn Fire Insurance Map Collection; modified by author

Discussion of Criteria 3 and 6

As discussed above, 1209 Indiana Avenue is a surviving remnant of the Gates family estate, which included stately Craftsman-style homes at 499, 509, and 515 Monterey Road, and northward along present-day Indiana Avenue (known until the mid-1920s as "Gates Place"). Until at least 1950, 1209 Indiana Avenue formed part of one unified parcel with 499 Monterey Road. The east side of Indiana Avenue and parcels extending northward also appear to have belonged to the Gates family estate (though no buildings along the east appear extant).

Extant remnants of the Gates family estate include 499 Monterey Road, 1209 Indiana Avenue, and 1215 Indiana Avenue (which was owned by Don F. Gates and constructed in 1911, during a time when most of the surrounding hillside property belonged to the Gates family).

Although the residence at 1209 Indiana Avenue is associated with Charles Clark Gates, and the Gates family was well-known in early twentieth-century South Pasadena, the strength of the association and Gates' own professional achievements are not such that they confer eligibility on 1209 Indiana Avenue itself, as a single property, under Criterion 3 ("identification with a person, persons or groups who significantly contributed to the culture and development of the City, state or United States") or Criterion 6 ("identification as the work of a person or persons whose work has influenced the heritage of the City, the state or the United States"). Research has not indicated that, on his own, Charles Clark Gates, while he was a successful entrepreneur and lumber manufacturer in the family business, "significantly contributed to the culture and development" of South Pasadena or the heritage of the City.

While research on the Gates family and its South Pasadena estate is beyond the present scope, it is recommended that subsequent research consider possible eligibility as an historic district for 1209 and 1215 Indiana Avenue and 499 Monterey Road as the surviving elements of the Gates family estate.

C. Discussion of Designation Criteria

Please indicate rationale for qualification under one or more criteria in Section 2.63(B) of the South Pasadena Cultural Heritage Commission

South Pasadena Landmark Criterion 4: Its exemplification of a particular architectural style of an era of history of the City)

As noted in South Pasadena's *Citywide Historic Context Statement*, which utilized a photo of 1209 Indiana Avenue to illustrate the features of the style, the property is an intact, textbook example of the Swiss Chalet/Craftsman architectural style. The property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the *Citywide Historic Context Statement*:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

In addition, with few visible alterations, the property meets the integrity threshold defined in the *Citywide Historic Context Statement.*

An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20th century. As noted in the *Citywide Historic Context Statement*, South Pasadena

> retains intact streets and neighborhoods, along with prominent individual examples, illustrating the importance of Arts and Crafts architecture and the role it played in residential development in the early 20th century. Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena.[11]

The *Citywide Historic Context Statement* provides additional context for this variant of the Craftsman style:

> The Swiss Chalet style – constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space – was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.[12]

[11] City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 111.

[12] City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 273.

Figure 23 South Pasadena *Citywide Historic Context Statement*, with the Gates Residence at 1209 Indiana Avenue as intact example of Swiss Chalet architectural style

Sub-Theme: Swiss Chalet Style

The Swiss Chalet style - constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space - was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by a front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.

Character-defining features include:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves and rake, and exposed rafter tails
- Wood shingle, horizontal wood siding, or cement plaster exterior wall finish, sometimes in combination
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows, sometimes with diamond-patterned lights
- Decorative brackets and bargeboards

Swiss Chalet: Extant Example



1209 Indiana Avenue, Gates Estate

Source: Historic Resources Group, 2014, City of South Pasadena Citywide Historic Context Statement, p. 273

In summary, as demonstrated in this nomination, 1209 Indiana Avenue meets the eligibility standards for local landmark designation under the "Architecture & Design" context, "Craftsman" theme, and "Swiss Chalet style" subtheme of the *Citywide Historic Context Statement*.

The property's principal character-defining features are as follows:

- Large, hillside lot and setback from the street
- Two-story mass and generally symmetrical design composition
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials, such as horizontal wood siding, wood shingles
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade

D. Present Condition

Exterior Good/fair

The exterior shows some signs of deteriorated wood sealants and features (such as the porch wall with geometric cut-outs on the second-story balcony), wood shingles and sheathing, in particular at wall joints and in some areas along the building foundation. In addition, the property requires repairs to the roof to remedy leaking. The distinctive carved, decorative features of the roof line, including brackets, bargeboards, purlins, rafters, and porch banister, will require *Secretary's Standards*-compliant treatment and refinishing in the next several years, in order to protect and retain this character-defining feature. Some of the windows need repairs/repainting.

Interior Good/fair

The interior retains original wood-plank floors, pocket doors, and other built-in features.

Site Good/Fair

The west portion of the parcel is marked by a concrete retaining wall, which marks the division of the residence and the undeveloped hillside lot extending west. The concrete retaining wall shows signs of cracking and water penetration and is in need of a geotechnical study and plan for stabilization.

Neighborhood context The residence at 1209 Indiana Avenue represents a highly intact, distinctive example of the Swiss Chalet/Craftsman architectural style. The property is located in the foothills of South Pasadena and originally formed part of the Gates family estate, which spanned Monterey Road, from 499 to 515 Monterey, and extended north on Indiana Avenue.

E. Proponents

Michael Emerling and Ruth Ballenger, owners
Deborah Howell-Ardila, MHP, Historic Preservation Specialist

F. Owner Consent

(Although individual properties may be designated as South Pasadena historic landmarks or parcels within historic districts without owner consent, every effort should be made to inform owners of the advantages and opportunities designate and to secure owner support.) If you, as owners, support the designation of your property as a landmark or a parcel in a historic district, please so signify in the space below:

I/we certify that I/we am/are the owners of the property being hereby nominated for designation as a landmark or as a parcel within a historic district under the Cultural Heritage Ordinance of the City of South Pasadena, California and herby consent to said designation of the property as a landmark or parcel within a historic district.

Michael Emerling Ruth Ballenger _____ Dated 1/4/2024

CHC Landmark Subcommittee Report

SUBCOMMITTEE MEMBERS:
Conrado Lopez, Chair
Kristin Morrish, Vice Chair

SUBJECT ADDRESS:
1209 Indiana Avenue, South Pasadena, CA 91030

INTRODUCTION:
The City of South Pasadena received an application for a Landmark Designation for the home at 1209 Indiana Avenue on August 27, 2023. At the meeting of the Cultural Heritage Commission (CHC) on October 19, 2023, a Landmark Designation subcommittee consisting of Kristin Morrish, Vice Chair, and Conrado Lopez, Chair were appointed to review the application. The Landmark Designation subcommittee reviewed the application materials and met with the property owner on site on February 8, 2024, and toured the property at that time. This report presents the Landmark Designation subcommittee's recommendation on the ability of the proposed application to meet the designation criteria required for Register of a Landmark per South Pasadena Municipal Code (SPMC), Section 2.63(b)(1-11) explaining with brief facts the way in which the property was important to the local, state, or national history during the period significance. It would also include significant themes and historic contexts to which the property relates.

BACKGROUND:
As stated in the Historic Landmark Nomination report prepared by Debi Howell-Ardila, MHP, the subject property was built in 1911 for Clark Gates and Pearl Gates by an unknown architect. 1209 Indiana Avenue is a highly intact, textbook example of a Craftsman-Swiss Chalet style single-family residence in South Pasadena. Two stories in height, the home rests on a raised concrete foundation and is capped with a prominent, medium-pitched, front-gable roof. As is typical for the Craftsman-Chalet style, much of the decorative detailing of the building centers on the character and detailing of the roof eaves. Features include wide overhanging eaves resting on triangular knee braces with turned, multi-color posts, decoratively carved bargeboards, and a low wood screen displaying perforations forming geometric patterns. The second story extends slightly beyond the first, with banded wood molding and carved faux purlins highlighting the division between second and first stories and emphasizing the horizontal axis.

CRITERIA AND STANDARDS FOR LANDMARK DESIGNATION:
Criteria and standards for the designation of a landmark shall include any or all of the following, as applicable. The subcommittee has focused on the documentation that reflects a strong correlation for criterion 4:

(1) Its character, interest or value as part of the heritage of the community:
Not applicable.

(2) Its location as a site of significant historic event:
Not applicable.

(3) Its identification (such as residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States:

Not applicable.

(4) Its exemplification of a particular architectural style of an era of history of the city: According to the Historic Landmark Nomination report provided by the applicant, 1209 Indiana Avenue exemplifies the Swiss Chalet/Craftsman architectural style. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the City of South Pasadena's *Citywide Historic Context Statement*:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

Additionally, the property meets the integrity threshold defined in the *Citywide Historic Context Statement*. An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20th century, "Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena."[1]

(5) Its exemplification of the best remaining architectural type in the neighborhood: Not applicable.

(6) Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States: Not applicable.

(7) Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship: Not applicable.

(8) It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif: Not applicable.

(9) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood: Applicable.

[1] City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 111.

(10) Its potential for yielding information of archaeological interest:
Not applicable.

(11) In designing a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction:
Not applicable.

SUBCOMMITTEE RECOMMENDATION ON LANDMARK DESIGNATION:

In conclusion, pursuant to SPMC, Section 2.63, the Landmark subcommittee recommend that 1209 Indiana Avenue be granted Landmark designation based on its consistency with Criterion 4.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ **Reviewer**_____ **Date**_____

 Resource name(s) or number (assigned by recorder) *Gates Residence, 1209 Indiana Avenue*

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ■Unrestricted ***a. County** *Los Angeles County*
***b. USGS 7.5' Quad** **Date:**
***c. Address** *1209 Indiana Avenue* **City** *South Pasadena* **Zip** *91030*
***e. Other Locational Data:** Assessor's Parcel Number 5314-010-061 Block: Lot:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Constructed in 1911, 1209 Indiana Avenue is a highly intact, textbook example of a Craftsman-Swiss Chalet style in South Pasadena. Roughly square in plan, 1209 Indiana Avenue occupies a slanted, hillside parcel; the home is set back by a raised lawn and berm. Two stories in height, the home rests on a raised concrete foundation and is capped with a prominent, medium-pitched, front-gable roof. As is typical for the Craftsman-Chalet style, much of the decorative detailing of the building centers on the character and detailing of the roof eaves. Features include wide overhanging eaves resting on triangular knee braces with turned, multi-color posts, decoratively carved bargeboards, and a low wood screen displaying perforations forming geometric patterns. The second story extends slightly beyond the first, with banded wood molding and carved faux purlins highlighting the division between second and first stories and emphasizing the horizontal axis. Exterior sheathing materials consist primarily of wood shingles and some horizontal wood siding. A partial length porch occupies the southern portion of the façade; the porch is elevated on low, concrete steps and sheltered beneath a flat roof with extended eaves, accented with faux purlins/rafter tails and intricately carved bolsters. The porch roof rests on decorative, turned wood columns with square post supports. A low wall with turned posts fronts the patio. Off the patio, a single wood door with one large, central light with metal framing provides access to the residence. (See Continuation Sheet, p. 3)

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-family Property*

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Photo: (view and date)
East (façade) elevation
August 2023

***P6. Date Constructed/Age and Sources:** ■historic
1911; Los Angeles County Tax Assessor

***P7. Owner and Address:**
Michael Emerling and Ruth Ballenger
1209 Indiana Avenue
South Pasadena, CA 91030

***P8. Recorded by:**
Debi Howell-Ardila, MHP

***P9. Date Recorded:**
January 3, 2024

***P10. Survey Type:**
Landmark nomination

***P11. Report Citation:** (Cite survey report and other sources, or enter "none"): *South Pasadena Cultural Heritage Commission, Landmark/Historic District Nomination Form, 1209 Indiana Avenue, South Pasadena*, January 2024, prepared by Debi Howell-Ardila, MHP, South Pasadena

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #:** *Gates Residence, 1209 Indiana Avenue*

B1. Historic Name: *Gates Residence*
B2. Common Name: *1209 Indiana Avenue*
B3. Original Use: *Single-family Residence* B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Craftsman-Swiss Chalet style*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Constructed 1911*
According to available sources, the property was constructed in 1911. The property has few visible alterations and appears highly intact from its 1911 date of construction. The residence at 1209 Indiana Avenue originally belonged to a larger parcel facing Monterey Road (499 Monterey Road). Building permits, along with visual observation, indicate the following alterations:

- *Pre-1930: Addition of small two-story wing on rear elevation (source, Sanborn Fire Insurance Company map)*
- *1939: Construction of two-car garage (extant, noncontributing) (source, building permit #6887)*
- *1962: Electrical upgrades (source, building permit #49267)*
- *1979: Re-roof (source, building permit, number illegible)*
- *1992: Plumbing upgrades (source, building permit #013589)*
- *1996: Re-roof (source, building permit #017781)*
- *2002: Electrical upgrades/repairs (source, building permit #20555)*
- *2008: Mechanical upgrades/repairs (source, building permit #016215)*
- *2010: Electrical upgrades/repairs (source, building permit #026379)*
- *2014: Electrical upgrades/repairs (source, building permit #034084)*
- *Unknown date: Some windows on the second story appear nonoriginal and might have been added with an attic conversion (source, visual observations; permits not available)*

***B7. Moved?** ■**No** ☐ **Yes** ☐**Unknown** **Date:**_____**Original Location:**_____

***B8. Related Features:** None

B9a. Architect/Builder: *Unknown* b. Builder: *Unknown*

***B10. Significance: Context/Theme:** *Architecture & Design | Craftsman Style/Swiss Chalet subtheme* **Area:** *Residential*
Period of Significance: *1911* **Property Type:** *Single-family Residence* **Applicable Criteria:** *Landmark Criterion 4*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Gates Residence, 1209 Indiana Avenue, meets South Pasadena Landmark Criterion 4, as a highly intact, textbook example of the Craftsman-Swiss Chalet style. As noted in South Pasadena's Citywide Historic Context Statement, which utilized a photo of 1209 Indiana Avenue to illustrate the features of the style, the property is an intact, textbook example of the Swiss Chalet/Craftsman architectural style. The property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. *(See Continuation Sheet, p. 3)*

B11. Additional Resource Attributes: (List attributes and codes) N/A

***B12. References:**

Apostol, Jane, 1987. "South Pasadena: A Centennial History" (South Pasadena Public Library)
City of South Pasadena Building Permits
City of South Pasadena, 2014, Citywide Historic Context Statement
County of Los Angeles Public Works Dept, Land Records
Los Angeles County Tax Assessor Records
South Pasadena Public Library History Room Collection
Sanborn Fire Insurance Maps, South Pasadena, 1906–1950

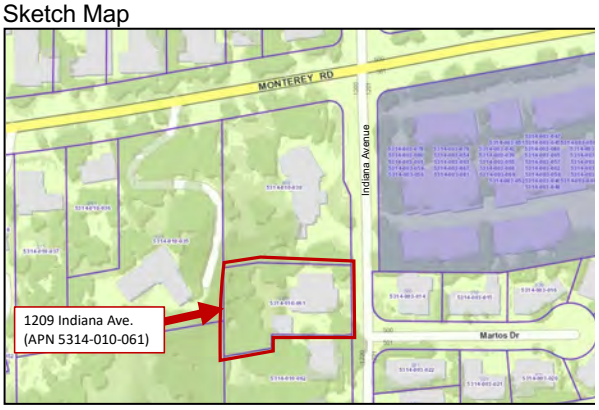
B13. Remarks:

***B14. Evaluator:** Debi Howell-Ardila, MHP

***Date of Evaluation:** January 2024

(This space reserved for official comments.)

Sketch Map



***Recorded by** Debi Howell-Ardila, MHP ***Date:** January 3, 2024 ☒ Continuation ☐ Update

***P3a. Description (continued):**

The property's Craftsman-Swiss Chalet style elements are seen in a variety of features, including the mass and scale of the property; the generous use of wood, including in exterior shingles, siding, and decorative accents at the roof eaves and front porch; the prominent, medium-pitched roof form; the roofline treatment (e.g., the use of wide eaves); screen with geometric perforations below the roof gable; grouped, multi-light wood-framed windows, among other features.

The side elevations of the residence mirror the fenestration patterns and materials seen on the façade. The north elevation displays grouped wood-framed windows (including tripartite two-over-three frame casements and three-over-two double-hung windows) and a varied wall plane, with a square two-story projection and a one-story bay window providing depth. Along the concrete foundation of the home on the north elevation are several basement-level openings with simple wood frames.

Similarly, the south elevation wall plane is broken up by a one-story projection with wood-framed windows, capped with decorative wood eaves.

The rear elevation exhibits a small, square addition, also clad in wood shingles. A secondary entrance elevated on concrete steps is also located at the rear elevation. In the westernmost portion of the parcel is concrete patio and a concrete-clad retaining wall. Mature landscaping and trees further enhance the property. The property is in good repair overall. Alterations appear to be minimal and include a small, low addition on the rear elevation and potentially a second-story remodel that resulted in the addition of some small windows on the side and rear elevations.

P5b. Photo (continued): (view and date)

Overview of sloped, hillside parcel, façade, northeast perspective



P5b. Photo (continued): (view and date)

Overview of façade, east perspective



Overview of façade, southeast perspective



***Recorded by** Debi Howell-Ardila ***Date:** 3 January 2024 ☒ Continuation ☐ Update

P5b. Photo (continued): (view and date)

North elevation, overview, northwest perspective (shows addition at rear elevation)



South elevation overview, southern perspective (shows roof cross-gable and addition)



***Recorded by** Debi Howell-Ardila ***Date:** 3 January 2024 ☒ Continuation ☐ Update

P5b. Photo (continued): (view and date)

North elevation and side yard, west perspective



P5b. Photo (continued): (view and date)

Swiss Chalet/Craftsman character-defining features on the façade, with decorative wood accents throughout the patio, second-story porch railing with geometric cut-outs, and wide wood roof eaves with decorative detailing, southeast perspective



P5b. Photo (continued): (view and date)

Detail of roof detailing and entrance porch, east perspective



P5b. Photo (continued): (view and date)

Detail, northern portion of façade, east perspective



P5b. Photo (continued): (view and date)

Tripartite wood windows and frames and wood-shingle siding, façade, east perspective



Tripartite wood windows and flared second-story base marked with faux, carved purlins, façade, east perspective



P5b. Photo (continued): (view and date)

Corner of east and north elevations, northeast perspective



P5b. Photo (continued): (view and date)

North elevation bay window, wood shingles, and window detailing, north perspective



P5b. Photo (continued): (view and date)

Detail of wood shingles, south elevation, southwest perspective



P5b. Photo (continued): (view and date)

Detail of south elevation windows, triangular knee braces, and decorative carved brackets marking division between first and second stories, southwest perspective



P5b. Photo (continued): (view and date)

Overview of south elevation second story, south perspective



Detail of porch steps, landing, and wood entrance door with side lights, east perspective



***B10. Significance (continued):**

Ownership History

The original (and longest) owner of 1209 Indiana Avenue was Charles Clark Gates and his wife Pearl, who resided in the home for nearly 40 years, from 1911 until their deaths in 1950 and 1951, respectively. Gates was the nephew of well-known local philanthropist and lumber magnate Peter Goddard Gates, who bought property and settled in South Pasadena with his four brothers in the early 1900s.[1] Wealthy, retired lumber manufacturers, the Gates brothers built a large estate around the area of 1209 Indiana Avenue, along Monterey Road, including a park, orchards, stables, tennis courts, and "even its own fire station."[2] Based out of this large family complex at Monterey Road and "Gates Place" (as Indiana Avenue was named in the early twentieth century), South Pasadena became a summer getaway as well as home base for the extended Gates family members.

Born in Illinois in 1879, Charles Clark Gates and his wife Pearl moved to South Pasadena in 1911 from St. Louis, Missouri.[3] The residence at 1209 Indiana Avenue originally formed part of a larger parcel extending north to 499 Monterey Road, which is still occupied by a large Swiss Chalet-style home originally belonging to members of the Gates family, including Charles Clark Gates' parents, Mr. and Mrs. Albert Hawkins Gates.[4] The parcels were divided at an unknown date, after 1950, into separate lots in a configuration that mirrors the present property lines.

Once they arrived in South Pasadena, Charles and Pearl Gates quickly became part of the small, local social scene, with their travels, social engagements, and family milestones amply covered in the local newspapers of the day. Following in the family footsteps, Charles Clark Gates also worked in the lumber industry, as an executive in the family's lumber company, which included mills and branches in Arkansas (specializing in yellow pine and oak), Louisiana, and Alabama. In the obituary for Albert Hawkins Gates, who passed away in South Pasadena in 1914, the Forrest City Times of Forrest City, Arkansas, noted that Mr. Gates had been president of the Gates Lumber Company, based in Wilmar, Arkansas, and had accumulated a "fortune in the lumber mills, and had extensive interests on the Pacific coast."[5]

The homes of the Gates estate faced Monterey Road (including 499, 509, and 515 Monterey, among which only 499 Monterey is extant) and extended north along Indiana Avenue (including the extant residences at 1209 and 1215 Indiana Avenue, both of which were constructed in 1911). Until 1924, when the Gates brothers subdivided a large portion of the land extending northward, "Indiana Avenue" was named "Gates Place," as noted above. The home at 1209 Indiana Avenue occupies a parcel that was originally part of a tract known as "Thomas Green's Subdivision of South Pasadena Highlands," filed in 1887. Prior to the Gates family arrival in the early 1900s, Gates Place/Indiana Avenue was known as "Belleview Avenue." (The small cul-de-sac "Gates Place" that survives northeast of 1209 Indiana Avenue continues to reflect the family's early presence in the neighborhood.)

In terms of the family, one of Peter Goddard Gates' best known philanthropic gifts was to the California Institute of Technology, in the form of a $200,000 donation in 1917 to establish the Gates Chemical Laboratories.[6] Peter G. Gates passed away in 1925 at the age of 69; his nephew Charles was among the recipients of bequests made in the elder Gates' will.[7] In reaction to Gates' death, Arthur Fleming, chair of the California Institute of Technology board of trustees, commented that "Pasadena and the California Institute of Technology [have lost] a valuable friend. Ever interested in those things which he believed essential to the welfare of his country, he gave generously to the case of education."[8]

[1] Apostol, Jane. 1987. "South Pasadena: A Centennial History" (South Pasadena Public Library), p. 57.

[2] City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 96.

[3] "Society," 28 May 1911, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

[4] "November Wedding Is an Outstanding Event," 22 November 1927, *Pasadena Evening Post*.

[5] 5 June 1914, "Death of Albert H. Gates: He Was One of the Pioneer Lumbermen of South Arkansas," *The Forrest City Times* (Forrest City, Arkansas).

[6] "Peter Gates Dead in East: Brother in Pasadena Gates New from New York," 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times. See also "Gates Rites to Be Held in Pasadena: Body of Philanthropist to Be Brought Here from New York City," 14 July 1925, *The Pasadena Post*.

[7] "Southland Kin Aided in Gates Will: Thirteen Get Varying Bequests from Estate of Lumber Man," 2 September 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

[8] "Peter Gates Dead in East: Brother in Pasadena Gates New from New York," 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

***B10. Significance (continued):**

In terms of Charles Clark Gates' career, in addition to his role in the family's lumber manufacturing business, he and two of the Gates relatives, Don S. and Don F., launched an ambitious venture in 1919 in cattle grazing. The acquisition also made the Gates "among the largest holders of cattle grazing acreage in America," with a controlling interest in the Tehachapi Cattle Company, which owned thousands of head of cattle spanning 150,000 acres from Bakersfield to the Tehachapi Mountains.[9] By 1940, Charles Clark Gates had retired. In 1942, he was among a group of business leaders honored as "Quarter Century Boys" in the Rotary Club of Los Angeles.[10] The Gates' had three children, Albert D., Edith E., and Louise, all of whom were residents of 1209 Indiana Avenue during the Gates family tenure in the home.

Discussion of South Pasadena Local Criteria 3 and 6 (for association with significant individuals)

As discussed above, 1209 Indiana Avenue is a surviving remnant of the Gates family estate, which included stately Craftsman-style homes at 499, 509, and 515 Monterey Road, and northward along present-day Indiana Avenue (known until the mid-1920s as "Gates Place"). Until at least 1950, 1209 Indiana Avenue formed part of one unified parcel with 499 Monterey Road. The east side of Indiana Avenue and parcels extending northward also appear to have belonged to the Gates family estate (though no buildings along the east appear extant).

Extant remnants of the Gates family estate include 499 Monterey Road, 1209 Indiana Avenue, and 1215 Indiana Avenue (which was owned by Don F. Gates and constructed in 1911, during a time when most of the surrounding hillside property belonged to the Gates family). Although the residence at 1209 Indiana Avenue is associated with Charles Clark Gates, and the Gates family was well-known in early twentieth-century South Pasadena, the strength of the association and Gates' own professional achievements are not such that they confer eligibility on 1209 Indiana Avenue itself, as a single property, under Criterion 3 ("identification with a person, persons or groups who significantly contributed to the culture and development of the City, state or United States") or Criterion 6 ("identification as the work of a person or persons whose work has influenced the heritage of the City, the state or the United States"). Research has not indicated that, on his own, Charles Clark Gates, while he was a successful entrepreneur and lumber manufacturer in the family business, "significantly contributed to the culture and development" of South Pasadena or the heritage of the City.

While research on the Gates family and its South Pasadena estate is beyond the present scope, it is recommended that subsequent research consider possible eligibility as an historic district for 1209 and 1215 Indiana Avenue and 499 Monterey Road as the surviving elements of the Gates family estate.

Discussion of South Pasadena Landmark Criterion 4: Exemplification of a particular architectural style

As noted in South Pasadena's Citywide Historic Context Statement, which utilized a photo of 1209 Indiana Avenue to illustrate the features of the style, the property is an intact, textbook example of the Swiss Chalet/Craftsman architectural style. The property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the Citywide Historic Context Statement:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

[9] "Gates Family in Big New Cattle Deal," 22 September 1919, *The Pasadena Post*.

[10] "Rotary Club Pays Tribute to Its 25-Year Members," 21 March 1942, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

***B10. Significance (continued):**

In addition, with few visible alterations, the property meets the integrity threshold defined in the *Citywide Historic Context Statement.*

An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20th century. As noted in the *Citywide Historic Context Statement*, South Pasadena

> retains intact streets and neighborhoods, along with prominent individual examples, illustrating the importance of Arts and Crafts architecture and the role it played in residential development in the early 20th century. Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena.[11]

The *Citywide Historic Context Statement* provides additional context for this variant of the Craftsman style:

> The Swiss Chalet style – constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space – was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.[12]

In summary, as demonstrated in the accompanying nomination, 1209 Indiana Avenue meets the eligibility standards for local landmark designation under the "Architecture & Design" context, "Craftsman" theme, and "Swiss Chalet style" subtheme of the *Citywide Historic Context Statement*.

The property's principal character-defining features are as follows:

- Large, hillside lot and setback from the street
- Two-story mass and generally symmetrical design composition
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials, such as horizontal wood siding, wood shingles
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade

[11] City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 111.

[12] City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 273.

***B10. Significance (continued):**

South Pasadena *Citywide Historic Context Statement*, p. 273, with the Gates Residence at 1209 Indiana Avenue as intact example of Swiss Chalet architectural style

Sub-Theme: Swiss Chalet Style

The Swiss Chalet style - constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space - was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by a front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.

Character-defining features include:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves and rake, and exposed rafter tails
- Wood shingle, horizontal wood siding, or cement plaster exterior wall finish, sometimes in combination
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows, sometimes with diamond-patterned lights
- Decorative brackets and bargeboards

Swiss Chalet: Extant Example



1209 Indiana Avenue, Gates Estate

Item X
Project No. LMR23-0001
1209 Indiana Avenue

July 17, 2024

Prepared By: Dean Flores, Senior Planner

City of SOUTH PASADENA

Background

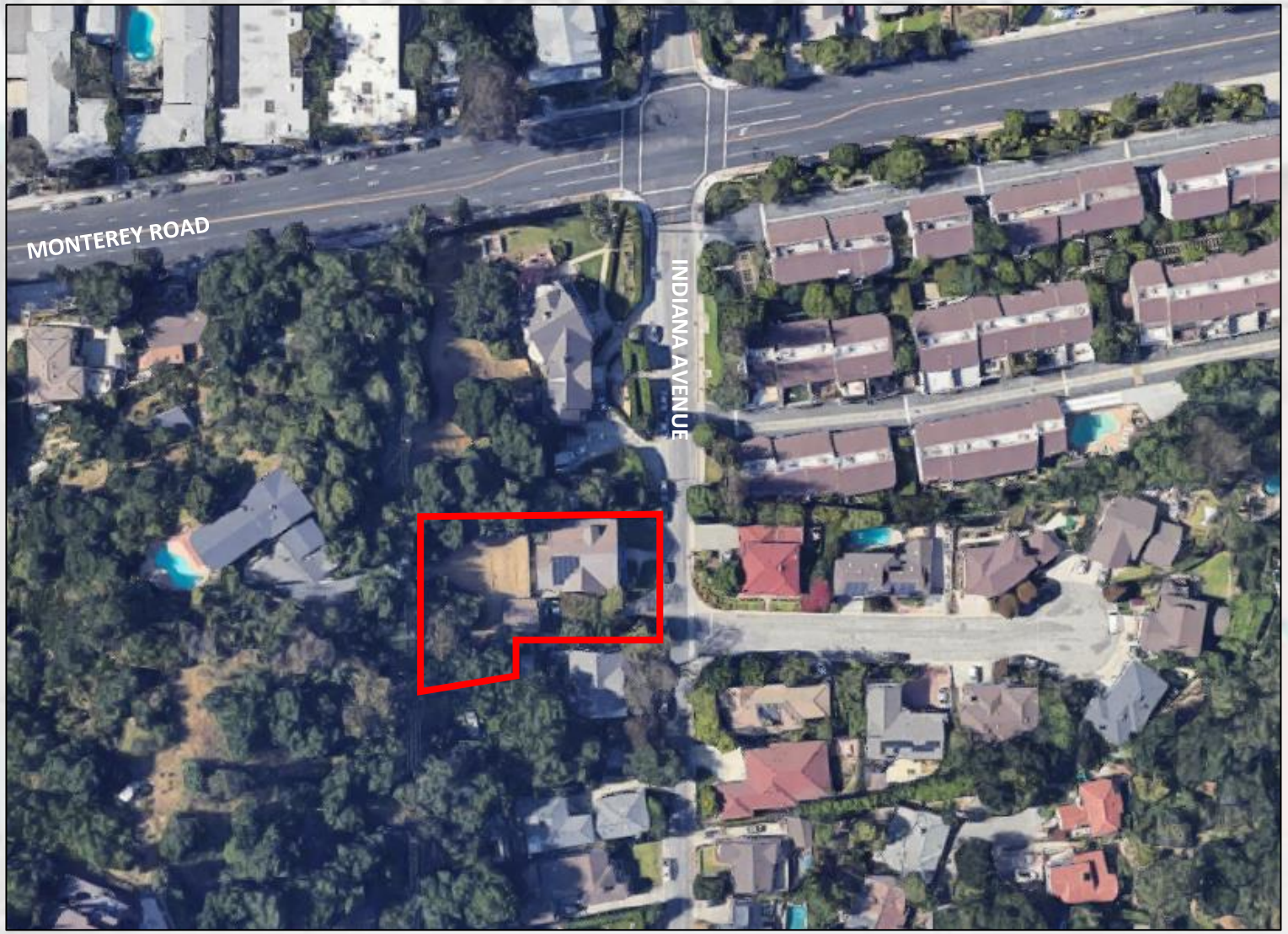
Project Timeline

- 09/07/2023: Applicant submitted application for Landmark Historic Designation
- 10/19/2023: CHC formed subcommittee
- 02/08/2024: Subcommittee and staff visited site
- 05/16/2024: CHC recommended that City Council designate 1209 Indiana Ave as a historic landmark.

Landmark Designation

- The home is included in the City's Historic Resource Survey (5S3)
- The CHC is a recommending body for Landmark Designations
- City Council has ultimate authority/approval

Location



N

City of SOUTH PASADENA

Front Elevation



Criteria for Designation

1. Its character, interest or value as part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons, or groups who significantly contributed to the culture and development of the city, state, or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in the neighborhood
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state, of the United States;

Criteria for Designation

7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature or a neighborhood;
10. Its potential for yielding information or archaeological interest; or
11. In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

Statement of Significance

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

Recommendation

Staff recommends that the City Council approve the Landmark Historic Designation for 1209 Indiana Avenue (as Landmark No. 60).

Questions?

Thank You,
Any Questions?

City Council Agenda Report

ITEM NO. 18

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: John Downs, Finance Department Director

Dr. Scott Miller, Finance Management Consultant

SUBJECT: **CONSIDERATION OF ADOPTING A RESOLUTION APPROVING THE FISCAL YEAR 2024-2025 MASTER FEE SCHEDULE**

Recommendation

It is recommended that the City Council adopt the Resolution approving the Fiscal Year 2024-2025 Master Fee Schedule.

Background

The City of South Pasadena adopts a comprehensive Annual Budget ("Budget") for all funds, including the General Fund. In addition to the General Fund, the City manages Enterprise Funds, Special Funds, and Internal Service Funds.

Enterprise Funds, such as the Water and Sewer Funds, operate on a self-sustaining basis, providing essential public services while ensuring financial solvency by matching or exceeding revenues against expenses.

Special Funds, including but not limited to Prop A, Prop C, and Metro grants, are designated for specific purposes and are often funded through federal, state, or county sources. These funds are strictly regulated by third-party entities, including granting agencies.

User and permit fees are one major source of general fund revenue for the FY 2024-2025 budget is User Fees.

State law permits municipalities to charge for non-governmental activities to cover their specific costs. These fees benefit only those who request or use the services, not the general taxpayer who expects their taxes to pay for general government services.

However, the law clearly states that User Fees can only cover the actual cost of providing these specific services and cannot generate a profit.

Analysis

The Master Fee Schedule, approved by the City Council, outlines the various charges for specific non-general government activities. These activities include building permit charges, planning charges, ROI charges, facility rental charges, and special library charges, among others. In total, there are over 200 different User Fees. According to State Law, these fees can

only cover the direct and indirect costs of providing these services, and the City cannot charge more than the actual cost, ensuring no profit is made.

Typically, these fees are adjusted either by a Consumer Price Index (CPI) factor, as approved by the City Council, or through a Comprehensive User Fee Study conducted every three to five years. This study determines the cost of providing these services, including labor, materials, supplies, and facility costs. The resulting data is then applied through a formula to set fees that cover all associated costs. While the City Council can choose to subsidize these fees with general fund dollars to reduce the charges, excessive use of general fund dollars can divert funds from essential general government activities.

Over the past several months, the City Council and staff have had numerous discussions about conducting a Cost Allocation Plan and a Comprehensive User Fee Study recognizing that our current fees are well below the cost of providing these services. The Departments of Public Works and Finance are leading these efforts to ensure the Master Fee Schedule is updated with the most current cost data. The updated fees are expected to be presented to the City Council in January 2025.

In the interim, to prevent the use of general fund dollars subsidizing these non-general government services, the FY 2024-25 Master Fee Schedule is being updated using the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-U) for the Los Angeles-Long Beach-Anaheim area, as published by the United States Department of Labor, Bureau of Labor Statistics. For February 2024, this statistic indicated a CPI increase of 3.4%. Once the Cost Allocation Plan and Comprehensive User Fee Studies are completed and approved by the City Council, staff will recommend updating the FY 2024-25 Budget during the Mid-Year Budget Review to reflect the new fee changes.

The Annual CIP increase is authorized per City Council Resolution #7613. It should be noted that all fees except those related to development are effective immediately once the proposed resolution is adopted. Fees related to development are effective and and can be implemented 60 days once the Fees are approved.

Fiscal Impact
The General Fund Master Fee Proposed Revenues are estimated to be $849,463 for FY 2024-25. This estimate does not include any FY 24-25 CIP Increases nor any increase the City Council might approve in January 2025 when the User Fee Study is presented to the City Council.

Commission Review and Recommendation
This matter was available for review at the Joint Finance Commission/City Council meetings on June 5, 2024, on
June 17, 2024 and June 27th.

The Finance Commission is also scheduled to review the fees at their July 16, 2024 meeting.

Public Notification
A public notice for this Public Hearing was published in the South Pasadena Review on June 17, 2024. The public was also made aware of the City Council meeting for the Public Hearing on June 27, 2024, when the item was continued to July 17, 2024. and through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City's

website.

Attachment:
Attachment No. 1 - MFS FY25 FINAL PROPOSED Combined FY 2024-2025.pdf
Attachment No. 2 - Resolution Adopting Master Fee Schedule.pdf

Fee No.	Fee Title	FY 2024 Adopted Fee (CPI Increase 5.1%)	FY 2025 Proposed Fee (CPI Increase 3.4%)
CITY CLERK			
1	Duplication - FPPC Regulations	**$0.10**	**$0.10**
2	Digital Records Duplication (Formerly: Duplication - CD/DVD)	**$17.00**	**$17.00**
3	Duplication - Photocopy	**$0.10**	**$0.10**
4	Filing Fees - Candidates Nominations (Per CA Election Code Section 10228)	**$25.00**	**$25.00**
5	Filing Fees - Initiative Petition (Per CA Election Code 9103 (b))	**$200.00**	**$200.00**
COMMUNITY SERVICES			
	Camp Med Fees:		
6	Camp Med - Five Day Rate - 1st Child - Resident	**$178.00**	**$184.00**
7	Camp Med - Five Day Rate - Each Additional Child - Resident	**$165.00**	**$171.00**
8	Camp Med - Five Day Rate - 1st Child - Non-Resident	**$199.00**	**$205.00**
9	Camp Med - Five Day Rate - Each Additional Child - Non-Resident	**$187.00**	**$193.00**
10	Camp Med - Three Day Rate	**$109.00**	**$113.00**
11	Camp Med - Three Day Rate - Each Additional Child	**$104.00**	**$108.00**
12	Camp Med After School - Five Day Rate - 1st Child	**$106.00**	**$110.00**
13	Camp Med After School - Five Day Rate - Each Additional Child	**$101.00**	**$104.00**
14	Camp Med - Late Fee After First 5 Minutes - per minute	**$3.50**	**$3.60**
	Field and Open Space Rental Fees:		
	Garfield / Arroyo Park:		
15	Sport Fields -- Non-Profit (Less than 50% contributor) (per hr.)	**$60.00**	**$62.00**
16	Sports Fields -- Non-Profit (Contributor) (per hr.)	**$0.00**	**$0.00**
17	Sport Fields - Resident (per hr.)	**$47.00**	**$49.00**
18	Sports Field - Non-Resident (per hr.)	**$60.00**	**$62.00**
19	Gazebo Rental - Resident (4 hr. block)	**$95.00**	**$98.00**
20	Gazebo Rental - Non-Resident (4 hr. block)	**$141.00**	**$146.00**
21	Picnic Areas -- Deposit for Groups > 50 Persons resident	**$53.00**	**$54.00**
22	Picnic Areas -- Deposit for Groups > 50 Persons non-resident	**$64.00**	**$66.00**
23	Tennis Courts -- Sports Teams -- OG & Garfield Parks - Per Hour	**$59.00**	**$61.00**
24	Tennis Courts -- Instructions -- OG & Garfield Parks - Per Hour	**$59.00**	**$61.00**
	OG Rec Center Rental Fees:		
25	Security Deposit	**$294.00**	**$304.00**
26	Non-Profit (per hr.)	**$35.00**	**$36.00**
27	Resident (per hr.)	**$35.00**	**$36.00**
28	Non-Resident (per hr.)	**$47.00**	**$49.00**
29	Youth Groups - local (up to 2 hrs.)	**$12.00**	**$12.00**
	Eddie Park House Rental Fees:		
30	Security Deposit	**$294.00**	**$304.00**
31	Non-Profit (per hr.)	**$106.00**	**$110.00**
32	Resident (per hr.)	**$95.00**	**$98.00**
33	Non-Resident (per hr.)	**$118.00**	**$122.00**
34	Event (4 hr. block) Resident Only	**$178.00**	**$184.00**
35	Youth Groups - local (up to 2 hrs.)	**$12.00**	**$12.00**
	Garfield Youth House Rental Fees:		
36	Security Deposit	**$294.00**	**$304.00**
37	Non-Profit (per hr.)	**$82.00**	**$85.00**
38	Resident (per hr.)	**$71.00**	**$74.00**
39	Non-Resident (per hr.)	**$118.00**	**$122.00**
40	Event (4 hr. block) Resident Only	**$178.00**	**$184.00**
41	Youth Groups - local (up to 2 hrs.)	**$12.00**	**$12.00**
	War Memorial Rental Fees:		
42	Security Deposit	**$590.00**	**$610.00**
43	War Memorial -- Non-Profits (per hr.)	**$130.00**	**$135.00**
44	War Memorial -- Resident (per hr.)	**$118.00**	**$122.00**
45	War Memorial -- Non-Resident (per hr)	**$153.00**	**$159.00**
46	War Memorial -- Non-Profits -- Prime Time	**$207.00**	**$214.00**
47	War Memorial -- Resident / Local Business (per hr.) -- Prime Time	**$194.00**	**$201.00**
48	War Memorial -- Non-Resident (per hr.) -- Prime Time	**$230.00**	**$238.00**
49	War Memorial -- Lower Floor -- Non-Profits (per hr.)	**$101.00**	**$104.00**
50	War Memorial -- Lower Floor -- Resident (per hr.)	**$88.00**	**$91.00**
51	War Memorial -- Lower Floor -- Non-Resident (per hr.)	**$118.00**	**$122.00**
52	War Memorial - Use of Kitchen (per event / use)	**$59.00**	**$61.00**
53	War Memorial - Use of Kitchen - Prime Time	**$178.00**	**$184.00**

	Senior Center Rental Fees:			
54	Security Deposit	**$294.00**		**$304.00**
55	Main Room - Non-Profits (per hr.)	**$106.00**		**$110.00**
56	Main Room - Resident (per hr.)	**$95.00**		**$98.00**
57	Main Room - Non-Resident (per hr.)	**$118.00**		**$122.00**
58	Conference Room -- Non- Profits (per hr.)	**$35.00**		**$36.00**
59	Conference Room -- Resident / Local Business (per hr.)	**$35.00**		**$36.00**
60	Conference Room -- Non-Resident (per hr.)	**$47.00**		**$49.00**
61	Kitchen Use (per event / use)	**$59.00**		**$61.00**
	Senior Center Programs:			
62	Hot Meals - Senior 55 & Over / Disabled Persons	**$3.00**		**$3.00**
63	Hot Meals - Persons Under 55	**$5.00**		**$5.00**
64	Home Delivered Meals - Senior 55 & Over / Disabled Persons	**$3.50**		**$3.50**
65	Senior Center Membership - single person Over 55	**$25.00**		**$25.00**
66	Senior Center Membership - couples Over 55	**$35.00**		**$35.00**
67	Computer Lab Printing	**$0.20**		**$0.20**
68	Leisure Classes - Seniors	**Varies**		**Varies**
69	Coffee	**$0.50**		**$0.50**
	Dial-A-Ride Fees:			
70	Senior Resident (Registered) 55>	**$0.50**		**$0.50**
71	Disabled Resident (Registered)	**$0.50**		**$0.50**
72	Caregiver	**$0.00**		**$0.00**
73	MTA Bus Pass - Senior 62 & Over	**$10.00**		**$10.00**
74	MTA Bus Pass - Disabled Persons	**$10.00**		**$10.00**
	Miscellaneous Fees:			
75	Breakfast with Santa Event	**$24.00**		**$25.00**
76	Spring Family Event - Presale	**$12.00**		**$12.00**
77	Spring Family Event - Day of Event	**$18.00**		**$18.00**
78	Booth Rental - All Facilities - per booth	**$59.00**		**$61.00**
79	Event -Vendor/Catering Booth - per vendor/ booth	**$118.00**		**$122.00**
80	Leisure Classes	**Varies**		**Varies**
81	Refund Processing Fee	**$22.00**		**$23.00**
82	Staff (Rental)	**$47.00**		**$49.00**
83	Additional Staff (Alcohol)	**$47.00**		**$49.00**
COMMUNITY DEVELOPMENT				
	Building Fees:			
84	Building Permit & Plan Check	**See LA County Fee Schedule**		**See LA County Fee Schedule**
	Film Permit Fees:			
85	Still photography - Per Day	**$157.00**		**$162.00**
86	Motion Picture Photography - Per Day	**$625.00**		**$647.00**
87	Student Films/ Public Service Announcements/ Educational Films - Per Day	**$24.00**		**$25.00**
88	Handheld Video Crew with less than 20 people - Per Day	**$157.00**		**$162.00**
	Location / Hourly Fees:			
89	Still Photography / Handheld Video Crew - On Public Right-Of-Way - Per Hour	**$88.00**		**$91.00**
90	Student Filming On Public Right-of-way - per hour	**$18.00**		**$18.00**
91	Street or Lane Closure - Per Hour	**$178.00**		**$184.00**
92	Streets/Sidewalks/Alleys as Principal Site - Per Hour	**$178.00**		**$184.00**
93	City Parking Lots - Per Hour	**$178.00**		**$184.00**
94	City Building (Four Hour Minimum)/City Park - Per Hour	**$208.00**		**$215.00**
95	Police (Eight Hour Minimum) - per hour	**$95.00**		**$95.00**
96	Police Vehicles - per hour	**$24.00**		**$25.00**
97	Fire (Eight Hour Minimum) - per hour	**$95.00**		**$95.00**
98	Traffic Control Plan Review - per review	**$132.00**		**$137.00**
99	Cancellation Fee	**$118.00**		**$122.00**
	Use Permits:			
100	Conditional Use Permit	**$4,125.00**		**$4,265.00**
101	Temporary Use Permit (non-profit)	**$271.00**		**$280.00**
102	Temporary Use Permit	**$543.00**		**$562.00**
103	CUP Modification	**$2,947.00**		**$3,047.00**

104	CUP with First Variance	**$5,305.00**		**$5,486.00**
105	Parking Use Permit	**$2,079.00**		**$2,150.00**
106	Administrative Use Permit	**$1,834.00**		**$1,896.00**
	Maps:			
107	Tentative Parcel Map	**$4,376.00**		**$4,525.00**
108	Tentative Tract Map	**$11,867.00**		**$12,270.00**
109	Final Parcel / Tract Map Review	**$6,517.00**		**$6,739.00**
	Design Review:			
110	Single Family Residence*	**$2,353.00**		**$2,433.00**
111	Commercial - Single Sign	**$1,868.00**		**$1,931.00**
112	Commercial - Sign Program	**$2,864.00**		**$2,961.00**
	Multi Family:			
113	3-8 Units	**$3,530.00**		**$3,650.00**
114	9-16 Units	**$4,706.00**		**$4,866.00**
115	17-50 Units	**$5,295.00**		**$5,475.00**
116	51-100 Units	**$5,883.00**		**$6,084.00**
117	101 Units or More	**$7,060.00**		**$7,300.00**
	Commercial:			
118	less than 2,000 sq ft	**$2,358.00**		**$2,439.00**
119	2,001 - 10,000 sq ft	**$4,715.00**		**$4,875.00**
120	10,000 + sq ft	**$7,073.00**		**$7,314.00**
	Cultural Heritage Commission Fees:			
121	Cultural Hert. Comm. - Landmark Review	**$1,769.00**		**$1,829.00**
	C.H.C. Cert. of Approp. (incl. Demo)			
122	Single-Family*	**$1,769.00**		**$1,829.00**
	Multi-Family:			
123	3-8 Units	**$3,537.00**		**$3,657.00**
124	9-16 Units	**$4,715.00**		**$4,875.00**
125	17-50 Units	**$7,073.00**		**$7,314.00**
126	51-100 Units	**$8,251.00**		**$8,532.00**
127	101 Units or More	**$10,610.00**		**$10,971.00**
	Commercial:			
128	less than 2,000 sq ft	**$3,537.00**		**$3,657.00**
129	2,001 - 10,000 sq ft	**$5,894.00**		**$6,094.00**
130	10,000 + sq ft	**$10,610.00**		**$10,971.00**
131	Chair Review	**$1,043.00**		**$1,078.00**
132	Historic Resource Evaluation	**$499.00**		**$516.00**
	Environmental Fees:			
	Flat Fees:			
133	Negative Declaration Filing	**$333.00**		**$344.00**
134	Mitigation Monitoring Inspection & Administrative Fee	**Actual Cost**		**Actual Cost**
135	Categorical Exemption (CEQA) - Filing	**$166.00**		**$172.00**
	Deposit-Based Fees:			
136	Initial Environmental Study	**$5,894.00**		**$6,094.00**
137	EIR	**$29,471.00**		**$30,473.00**
	Appeals:			
138	Appeals (To Planning Commission or City Council) - Single Family*	**$1,178.00**		**$1,218.00**
139	Appeal - Other Uses**	**$2,358.00**		**$2,439.00**
140	Appeal Continuance	**$353.00**		**$365.00**
	Deposits:			
141	Zoning Text & Map Amendments	**$11,788.00**		**$12,189.00**
142	Specific Plan Application	**$11,788.00**		**$12,189.00**
143	General Plan Amendment	**$23,577.00**		**$24,379.00**
144	Specific Plan Amendment	**$23,577.00**		**$24,379.00**
145	Development Agreement Review	**$11,788.00**		**$12,189.00**
146	Planned Development	**$11,788.00**		**$12,189.00**
	Other Planning Applications:			
147	Zoning Code Admin Modification	**$1,340.00**		**$1,386.00**
148	Zoning Code Interpretation	**$1,083.00**		**$1,119.00**
149	Application Withdrawal	**$2,080.00**		**$2,151.00**
150	Lot Line Adjustment / Parcel Merger / Certificate of Compliance	**$2,358.00**		**$2,439.00**
151	Hillside Development Review	**$2,358.00**		**$2,439.00**
152	Hillside Development Review with Variance	**$3,537.00**		**$3,657.00**
153	Variance - First	**$3,890.00**		**$4,022.00**
154	Variance - Each Additional	**$2,744.00**		**$2,837.00**

155	Vacation Easements, Alleys, Street	**$2,079.00**		**$2,150.00**
156	Discretionary Time Extension Request	**$3,162.00**		**$3,270.00**
157	Covenants	**$644.00**		**$666.00**
158	Mills Act Contract	**$2,358.00**		**$2,439.00**
	Miscellaneous Fees:			
159	Public Noticing Fee (Does Not Include Material / Mailing Costs)	**$336.00**		**$348.00**
160	Garage/Yard Sale Permit	**$12.00**		**$12.00**
161	Temporary Banners - Per Banner, Per Permit	**$59.00**		**$61.00**
162	Zoning - Written Analysis of Conformance	**$830.00**		**$859.00**
163	Zoning Verification Letter	**$125.00**		**$129.00**
164	Zoning Clearance for Business License Review	**$74.00**		**$76.00**
165	Re-Review - Per hour	**$182.00**		**$188.00**
166	Pre-Application Meeting	**$353.00**		**$365.00**
167	Planning Inspection Per Hour	**$182.00**		**$188.00**
168	Changes / Modifications to Approved Plans (initiated by Applicant) - Single Family*	**$590.00**		**$610.00**
169	Changes / Modifications to Approved Plans (initiated by Applicant) - All Other Uses**	**$2,358.00**		**$2,439.00**
170A	Administrative Citation 1st Violation (per Ordinance #2383)	**$100.00**		**$100.00**
170B	Administrative Citation 2nd Violation (per Ordinance #2383)	**$200.00**		**$200.00**
170C	Administrative Citation 3rd Violation (per Ordinance #2383)	**$500.00**		**$500.00**
171	Strong Motion Instrumentation Program - SMIP (California Public Resources Code)	**Varies**		**Varies**
	Surcharges:			
172	Technology Surcharge (percentage applied to fire, building, engineering, and planning permits)	**10%**		**10%**
	Growth Requirement Capital Fees:			
173	Growth Mgmt.: Residential Development (SP Ordinance #1985)	**$1.64 per Sq Ft**		**$1.64 per Sq Ft**
174	Growth Mgmt.: Commercial/Industrial Development (SP Ordinance #1985)	**$1.07 per Sq Ft**		**$1.07 per Sq Ft**
175	Growth Mgmt.: Park Impact Fee - Residential NEW (Resolution # 7466)	**$7.65 per Sq Ft**		**$7.65 per Sq Ft**
176	Growth Mgmt.: Park Impact Fee - Residential REMODEL (Resolution # 7466)	**$7.65 per Sq Ft >250 sq ft**		**$7.65 per Sq Ft >250 sq ft**
177	Growth Mgmt.: Park Impact Fee - Residential SENIOR HOUSING (Resolution # 7466)	**$2.95 per Sq Ft**		**$2.95 per Sq Ft**
	Public Art:			
178	Public Art Development Fee - On Site	**1% of Total Building Valuation**		**1% of Total Building Valuation**
179	Public Art Development Fee - In Lieu	**1.5% of Total Building Valuation**		**1.5% of Total Building Valuation**
FINANCE				
	Miscellaneous Fees:			
180	NSF Check Fee (CA Civil Code Section 1719)	**$25.00**		**$25.00**
181	Credit Card Transaction Fee (Percentage of Transaction Cost)	**3%**		**3%**
FIRE				
	Fire Emergency Medical Services:			
182	Advance Life Support	**LA County Rate**		**LA County Rate**
183	Basic Life support	**LA County Rate**		**LA County Rate**
184	Treat No Transport	**$547.00**		**$547.00**
185	Other EMS Fees	**LA County Fee**		**LA County Fee**
186	Paramedic Program - Residential	**$95.00**		**$98.00**
187	Paramedic Program - Residential (6 months or less)	**$47.00**		**$49.00**
188	Paramedic Program - Business	**$106.00**		**$110.00**
189	Paramedic Program - Business (6 months or less)	**$53.00**		**$54.00**
	Standby Fees:			
190	Engine Company - (Use or Standby)	**$666.00**		**$689.00**
191	Ambulance	**$404.00**		**$417.00**
192	Chief Officer Per Hr. - With 2 Hr. Min.	**$268.00**		**$277.00**
	Sprinkler Plan Check and Inspection:			
	Residential			
193	New	**$606.00**		**$627.00**
194	Remodel	**$432.00**		**$447.00**
	Commercial			
	New:			
195	0 - 10,000 sq ft.	**$710.00**		**$735.00**
196	10,000 - 25,000 sq ft.	**$935.00**		**$967.00**
197	25,000 - 50,000 sq ft.	**$1,489.00**		**$1,540.00**
198	50,000+ sq ft.	**$1,765.00**		**$1,825.00**
	Remodel/T.I.:			
199	0 - 5,000 sq ft.	**$580.00**		**$600.00**
200	5,000 - 10,000 sq ft.	**$813.00**		**$841.00**
201	10,000 - 25,000 sq ft.	**$1,212.00**		**$1,253.00**
202	25,000+ sq ft.	**$1,489.00**		**$1,540.00**

203	Sprinkler - Extra Plan Check/ Site Visit - per check / visit	**$138.00**		**$142.00**
	Fire Alarms:			
	New: (# of Devices) - Commercial			
204	1 - 25 Devices	**$372.00**		**$385.00**
205	26-50 Devices	**$536.00**		**$554.00**
206	51-100 Devices	**$606.00**		**$627.00**
207	100+ Devices - Per Device	**$1,159.00**		**$1,199.00**

	Remodel/ T.I.: Commercial			
208	1-5 Systems	**$303.00**		**$313.00**
209	6-15 Systems	**$398.00**		**$412.00**
210	16-50 Systems	**$536.00**		**$554.00**
211	50+ Systems	**$744.00**		**$769.00**
212	New Residential (Single Family)*	**$233.00**		**$241.00**
213	Remodel Residential (Single Family)*	**$165.00**		**$171.00**
214	Extra Plan Check/Site Visits	**$138.00**		**$142.00**
215	Hydrostatic Test and Alarm Test	**$138.00**		**$142.00**
216	Any Plan Check Not listed	**$138.00**		**$142.00**
	Hazmat Fees:			
217	Hazmat Disclosure Level I	**LA County Fee**		**LA County Fee**
218	Hazmat Disclosure Level II	**LA County Fee**		**LA County Fee**
219	Hazmat Disclosure Level III	**LA County Fee**		**LA County Fee**
220	Hazmat Placard Start Up Cost	**LA County Fee**		**LA County Fee**
221	Hazmat Placard Updates	**LA County Fee**		**LA County Fee**
	False Alarm Fees:			
222	False Alarm - 1st Response	**$0.00**		**$0.00**
223	False Alarm - 2nd and 3rd responses	**$178.00**		**$184.00**
224	False Alarm - 4th and beyond	**$911.00**		**$942.00**
	Inspections:			
225	Any Other Inspection Not Listed	**$138.00**		**$142.00**
	Annual Inspection of Apartments			
226	3-8 Units	**$165.00**		**$171.00**
227	9-16 Units	**$208.00**		**$215.00**
228	17-50 Units	**$276.00**		**$286.00**
229	51-100 Units	**$346.00**		**$358.00**
230	101 Units or More	**$415.00**		**$429.00**
	Annual Inspection of Businesses			
231	less than 2,000 sq ft	**$106.00**		**$110.00**
232	2,001 - 10,000 sq ft	**$235.00**		**$243.00**
233	10,000 + sq ft	**$534.00**		**$552.00**
234	Additional Inspection (3rd Visit, 2nd Reinspection)	**$166.00**		**$172.00**
235	Inspection (4th Visit and Subsequent)	**$228.00**		**$236.00**
	New Business Fire Inspection			
236	less than 2,000 sq ft	**$70.00**		**$73.00**
237	2,001 - 10,000 sq ft	**$138.00**		**$142.00**
238	10,000 + sq ft	**$276.00**		**$286.00**
	Permits:			
239	Permits - Event Tent	**$191.00**		**$198.00**
240	Permits - Special Film Fueling Truck	**$149.00**		**$154.00**
241	Permits - Any Other Required by Chief	**$323.00**		**$334.00**
242	Permits - Fireworks Display	**$620.00**		**$641.00**
	Fire Reports:			
243	Redacted	**$53.00**		**$54.00**
244	Non-Redacted	**$9.00**		**$10.00**
	Miscellaneous Fees:			
245	Investigation Cost Recovery	**Actual Cost**		**Actual Cost**
246	Witness Fees	**$178.00**		**$184.00**
247	Record Research: Intensive, Interpretive - Per Half Hour	**$53.00**		**$54.00**
248	Records: Duplication Per Page	**$0.11**		**$0.11**
249	Underground Storage Tank Removal	**$553.00**		**$572.00**
250	Clean Up, 1st Responder	**Actual Cost**		**Actual Cost**
LIBRARY				
	Library Services Fees:			
251	Replacement - Processing Fee	**$10.00**		**$10.00**
252	Replacement of Library Item	**Actual Cost**		**Actual Cost**
253	Inter-Library Loan (Per Title)	**$5.00**		**$5.00**
254	Library Asset Recovery Service	**Actual Cost**		**Actual Cost**
	Printing / Reproduction Fees:			
255	Local History Collection Image - Commercial Use	**$125.00**		**$129.00**
256	Local History Collection Image - Private Use - Resident	**$12.00**		**$12.00**
257	Local History Collection Image - Private Use - Non-Resident	**$29.00**		**$30.00**
258	Black & White	**$0.15**		**$0.15**
259	Color Copies	**$0.50**		**$0.50**
	Community Room Rental Fees:			
260	Community Room - Non-Profit Groups - Per Hr. (Min. 2 Hrs.)	**$118.00**		**$122.00**
261	Community Room - Resident / Local Business - Per Hr. (Min. 2 Hrs.)	**$106.00**		**$110.00**
262	Community Room -Non-Resident - Per Hr. (Min 2 Hrs.)	**$141.00**		**$146.00**

263	Community Room - Non-Profit Groups - Primetime (Min. 2 Hrs.)	**$194.00**		**$201.00**
264	Community Room - Resident / Local Business - Primetime (Min. 2 Hrs.)	**$183.00**		**$189.00**
265	Community Room -Non-Resident - Primetime (Min 2 Hrs.)	**$218.00**		**$225.00**
266	Community Room - Staff (Cleanup and Supervision)	**$47.00**		**$49.00**
267	Community Room - Staff (Alcohol)	**$47.00**		**$49.00**
268	Community Room - Security Deposit	**$294.00**		**$304.00**
	Equipment Rental Fees:			
269	Audio/Visual Equipment Rental	**$70.00**		**$73.00**
270	Equipment Rental - Baldwin Piano	**$42.00**		**$43.00**
POLICE				
	Penalties:			
271	Display Vehicle for Sale	**$50.00**		**$50.00**
272	Parking in Red Zone	**$50.00**		**$50.00**
273	Parking in Yellow Zone	**$50.00**		**$50.00**
274	Parking in White Zone	**$50.00**		**$50.00**
275	Parking in Green Zone	**$50.00**		**$50.00**
276	Parked on Parkway	**$50.00**		**$50.00**
277	Parking Prohibited by Sign	**$50.00**		**$50.00**
278	1 HR, 2 HR, 4HR Time Limited Parking	**$50.00**		**$50.00**
279	Parking Outside Spaces	**$50.00**		**$50.00**
280	Parked Over 72 Hours	**$50.00**		**$50.00**
281	Parking Vehicle for Sale	**$50.00**		**$50.00**
282	Washing, Servicing or Repairing Vehicle	**$50.00**		**$50.00**
283	Selling from Motor Vehicle	**$50.00**		**$50.00**
284	Parking Left Side of Roadway	**$50.00**		**$50.00**
285	Parking Adjacent to Schools	**$50.00**		**$50.00**
286	Exceeding 3% Grade/ Wheels Not Curbed	**$50.00**		**$50.00**
287	Emergency No Parking	**$50.00**		**$50.00**
288	Alley Parking - Sign Posted	**$50.00**		**$50.00**
289	Parked on Private Property	**$50.00**		**$50.00**
290	Parking on Public Property	**$50.00**		**$50.00**
291	Parking on City Owned Off-street Facility	**$50.00**		**$50.00**
292	Oversized Vehicle	**$50.00**		**$50.00**
293	Unattended Trailer	**$50.00**		**$50.00**
294	Overnight Parking	**$50.00**		**$50.00**
295	City Parking Lot (2 HR Limit)	**$50.00**		**$50.00**
	Parking Pass Fees:			
296	Parking 1 Year	**$144.00**		**$149.00**
297	Parking - Senior Citizens (65 Years old min.)	**$116.00**		**$120.00**
298	Parking - Alternate Fuel Vehicles	**$116.00**		**$120.00**
299	Parking - Monthly Pass	**$35.00**		**$36.00**
300	Parking - Replacement/ Transfer	**$19.00**		**$20.00**
301	Parking - Daily Pass	**$2.40**		**$2.50**
	All Police Reports:			
302	Redacted	**$103.00**		**$106.00**
303	Non-Redacted - Non-Resident	**$26.00**		**$27.00**
304	Non-Redacted - Resident	**$26.00**		**$27.00**
	False Alarm:			
305	False Alarm 1st	**$0.00**		**$0.00**
306	False Alarm 2nd - 3rd	**$178.00**		**$184.00**
307	False Alarm 4th and beyond	**$650.00**		**$672.00**
	Reproduction:			
308	Photo Reproduction - Per Photo	**$26.00**		**$27.00**
309	Video/Audio Reproduction	**$103.00**		**$106.00**
	Miscellaneous Fees:			
310	DUI Emergency Response	**Actual Cost**		**Actual Cost**
311	Records Check/ Clearance Letter	**$26.00**		**$27.00**
312	Special Business Background Check	**$614.00**		**$635.00**

313	Impound Fee - Vehicle Release	**$151.00**		**$156.00**
314	Juvenile Recovery	**Actual Cost**		**Actual Cost**
315	Firearms Storage & Release	**$35.00**		**$36.00**
316	Citation Corrections/ Inspection Service (resident)	**$18.00**		**$18.00**
317	Citation Corrections/ Inspection Service (non-resident)	**$44.00**		**$46.00**
318	Fingerprint Services -- Per Three Cards	**$26.00**		**$27.00**
319	Civil Subpoena	**Fee set by Courts**		**Fee set by Courts**
320	Duces Tecum Subpoena (Per CA Evidence Code)	**$15.00**		**$15.00**
321	Booking Fee	**$163.00**		**$169.00**
322	Tow Franchise Fee - per year	**$1,102.00**		**$1,102.00**
323	CCW Application Fee	**$317.00**		**$344.00**
324	CCW Clerical Fee	**$35.00**		**$38.00**
325	Psychological Evaluation	**$150.00**		**$163.00**
326	CCW Amendment Fee	**$20.00**		**$22.00**
PUBLIC WORKS				
	Water Fees:			
327	Water Turn Off (After Hours)	**$171.00**		**$177.00**
328	Water Turn On (After Hours)	**$171.00**		**$177.00**
329	Water 24 Hour Door Hanger Fee	**$37.00**		**$38.00**
330	Water Turn Off for Non-Payment***	**$76.00**		**$78.00**
331	Water - New/Change Account	**$118.00**		**$122.00**
332	Water - Discontinue Service	**$118.00**		**$122.00**
333	Water - Discontinue for Non-Compliance	**$228.00**		**$236.00**
334	Water - Unauthorized Turn on	**$228.00**		**$236.00**
335	Fire Flow Testing	**$609.00**		**$629.00**
336	Temporary Meter Rental - Install	**$47.00**		**$49.00**
337	Temporary Meter Rental - Move	**$118.00**		**$122.00**
338	Temporary Meter Rental - Rental	**$90.00**		**$93.00**
339	Inspection of Backflow Prevention Device	**$211.00**		**$218.00**
340	Backflow Prevention Program Penalty	**$353.00**		**$365.00**
341	Water Installation Inspection Fee	**$364.00**		**$376.00**
	Deposit-Based Fees:			
342	Water Service Installation	**$5,894.00**		**$6,094.00**
343	Water Meter installation	**$1,178.00**		**$1,218.00**
344	Temporary Meter Rental	**$2,947.00**		**$3,047.00**
	Sewer Fees:			
345	Sewer Connection/Inspection, Existing Lateral	**$413.00**		**$427.00**
346	Sewer Connection/Inspection, Existing WYE	**$413.00**		**$427.00**
347	Sewer Connection/Inspection, Saddle Connect	**$413.00**		**$427.00**
348	Capping of Sewer Lateral	**$413.00**		**$427.00**
349	Sewer Construction Fee - New Construction	**$817.00**		**$844.00**
350	Sewer Spill in Public ROW	**Actual Cost**		**Actual Cost**
351	Fats, Oils, & Grease Permit Fee (annual)	**$167.00**		**$173.00**
352	Fats, Oils, & Grease Inspection Fee (annual)	**Actual Cost**		**Actual Cost**
353	Fats, Oils, & Grease Mitigation Penalty (annual)	**$413.00**		**$427.00**
	PW Engineering:			
354	Excavate - Utility Trenches <= 100 l.f.	**$675.00**		**$698.00**
355	Excavations-Utility Trenches >= 100 l.f.	**$819.00**		**$847.00**
356	Excavations-Utility Trenches > 100 l.f. - per l.f.	**$0.64**		**$0.66**
357	Excavation-Utility Patches	**$604.00**		**$625.00**
358	Concrete Sidewalk / Driveway Parkway / Permit	**$213.00**		**$221.00**
359	Concrete Sidewalk / Driveway / Parkway Inspection	**$284.00**		**$293.00**
360	Curb & Gutter Permit	**$213.00**		**$221.00**
361	Curb & Gutter Inspection Flat Fee	**$284.00**		**$293.00**
362	Curb Coring Base Permit	**$235.00**		**$243.00**
363	Curb Coring Inspection Flat Fee	**$224.00**		**$231.00**
364	Pavement Street & Alley	**$476.00**		**$492.00**
365	Pavement Street & Alley Inspections Flat Fee	**$641.00**		**$663.00**
366	Street/ROW Vacation/ Abandonment	**$6,297.00**		**$6,511.00**
367	Public Improvement Inspection	**$570.00**		**$589.00**
368	Public Works Plan Check Fee - Single Family*	**$590.00**		**$610.00**
369	Public Works Plan Check Fee - Other Uses**	**$1,055.00**		**$1,091.00**
370	Additional Plan Check/ Reviews Beyond 2	**$177.00**		**$183.00**

371	Final Parcel Map Review	**$3,312.00**		**$3,424.00**
372	Final Tract Map Review	**$3,312.00**		**$3,424.00**
373	Final Map Amendment - Administrative	**$177.00**		**$183.00**
374	Temp Encroachment - Dumpster	**$106.00**		**$110.00**
375	Temp Encroachment - Southwest Hills	**$231.00**		**$239.00**
376	Temp Encroachment - All Other	**$124.00**		**$128.00**
	Deposits (Time and Material):			
377	Street Renaming Processing	**$5,894.00**		**$6,094.00**
	Miscellaneous Fees:			
378	100 foot Radius Map & Mailing Lists	**$78.00**		**$80.00**
379	Sidewalk Dining Permit/ Inspect, Initial	**$146.00**		**$151.00**
380	Sidewalk Dining Permit/ Inspect, Renewal	**$110.00**		**$114.00**
381	Sidewalk Rental Fee - Per Sq. Ft.	**$4.70**		**$4.90**
382	Sidewalk Vendor Permit	**$157.00**		**$162.00**
383	House Number Change	**$529.00**		**$547.00**
384	Oversized/Overloads Permits (Per Transportation Code)	**$19.00**		**$20.00**
385	Block Party Street Closure - Initial	**$314.00**		**$325.00**
386	Block Party Street Closure - Renewal	**$118.00**		**$122.00**
387	Blueprint/ Map Reproduction	**Actual Cost**		**Actual Cost**
388	Banner Installation & Removal	**$225.00**		**$233.00**
389	Banner Installation - Initial	**$372.00**		**$385.00**
390	Parade/ Special Event Staffing	**Hourly Rate**		**Hourly Rate**
391	No Parking Signs (temporary)	**$44.00**		**$46.00**
	Trees:			
392	Tree Removal / Replacement Permit	**$364.00**		**$376.00**
393	Private Property Tree Removal for Developments (3+ more trees)	**$504.00**		**$522.00**
394	Tree Trimming Permit	**$75.00**		**$77.00**
395	Inspection For Trimming or Removal	**$141.00**		**$146.00**
396	Private Tree Trimming in Public ROW	**Actual Cost**		**Actual Cost**
	Newsrack:			
397	Newsrack Permit - Initial	**$217.00**		**$224.00**
398	Newsrack Permit - Annual Renewal	**$75.00**		**$77.00**
TRANSPORTATION				
399	Mission Meridian Village Parking (Daily)	**$3.00**		**$3.00**
400	Mission Meridian Village Parking (Monthly)	**$50.00**		**$50.00**
401	Mission Meridian Village Parking (Monthly Senior)	**$12.00**		**$12.00**

Footnotes:

***Single Family:** This term refers to single-family homes and duplexes (2 attached dwelling units)

****Other Uses:** This term refers to multifamily (3 or more units), Commercial, Mixed Use, or Legal Non-Conforming Use

*****Water Turnoff for Non-Payment:** This fee has a low income cap per SB 998.

Facility Rental Terms:

Non-Profit = Registered 501c(3) organization

Resident = South Pasadena Resident with South Pasadena Address or South Pasadena Based Business

Non-Resident = Non-South Pasadena Based Resident or Business

Prime Time (Community Services) = Begins at 3PM on Friday through Saturday at 12PM

Prime Time (Library): Begins at 4PM on Friday through Sunday at 10PM

WATER-SEWER-BUSINESS LICENSE FEES on SEPARATE SCHEDULES

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, REVISING THE MASTER SCHEDULE OF FEES FOR SERVICE YEAR 2024-2025

WHEREAS, the City of South Pasadena has an adopted Master Fee Schedule, which contains the City's established fees and charges and was lasted updated on June 21, 2023; and

WHEREAS, the costs of these services change with time as the cost of delivery increases; and

WHEREAS, the cost of services may also be increased due to increases in cost of living, as measured by the Consumer Price Index (CPI-U) for Los Angeles-Long Beach-Anaheim Urbanized Area; and

WHEREAS, the City Council is cognizant that the charges for such services should relate to the direct cost and/or value thereof to the City; and

WHEREAS, Government Code Section 66017 requires a 60-day "waiting period" before any development fee increase can become effective; and

WHEREAS, the City Council held a duly noticed public hearing on June 18, 2024 to consider and approve the updated fees; and

WHEREAS, the City Council desires to amend the Master Fee Schedule to adjust for the increase in cost of living, which results in levels more consistent with full cost recovery and appropriate value;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby amends, modifies and establishes the service fees and user charges as set forth in the attached Exhibit A ("Fees") to be effective on the date of July 22, 2024, except as otherwise set forth herein. Fees charged upon a development project, as defined in Government Code Section 66000, and as set forth in Exhibit A shall be effective 60 days after the date this Resolution is adopted.

SECTION 2. The Fees do not exceed the estimated reasonable cost of providing the services for which the Fees are imposed.

SECTION 3. The City Council is taking action only on those Fees as set forth in Exhibit A. Remaining fees, permit fees, City service charges, and other fees, charges, and required payments for municipal services, use of City property, inspections, enforcement activities, or for other indicated purposes as set forth in any motion, resolution or ordinance adopted by the City Council, that are not listed in Exhibit A to this Resolution, have not been readopted or revised and remain in place at the current rate.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED ON this 17th day of July, 2024.

Evelyn Zneimer, Mayor

ATTEST:

Mark Perez, Deputy City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a special meeting held on the 17th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
(seal)

EXHIBIT A

UPDATED MASTER FEE SCHEDULE FOR FISCAL YEAR 2024-2025

City Council Agenda Report

ITEM NO. 19

DATE: July 17, 2024

FROM: Brian Solinsky, Acting City Manager

PREPARED BY: H. Ted Gerber, Public Works Director

SUBJECT: **CONSIDERATION OF ADOPTION OF A RESOLUTION CONFIRMING AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT (LLMD) FOR FISCAL YEAR 2024-2025**

Recommendation

It is recommended that the City Council, after receiving Public Hearing testimony, adopt the attached resolution confirming the annual levy and collection of assessments for the Lighting and Landscaping Maintenance District (LLMD) for Fiscal Year (FY) 2024-2025.

Executive Summary

On June 18, 2024, the City Council adopted Resolution 7857 approving the Engineer's Report, declaring the intention to levy and collect the assessments, and setting the Public Hearing for the LLMD on July 17, 2024, at 7:00 p.m. At this meeting, City Council may confirm the levy and collection of assessments for the FY 2024-2025 by adopting the Resolution in Attachment 1. Attachment 2 includes the Engineer's Report.

Background

The LLMD provides approximately $900,000 in revenues that is used exclusively for maintenance costs within the LLMD boundaries. The revenue is collected through the County Assessor's Office as part of the property tax rolls. The LLMD estimated cost for FY 2024-2025 is $1,711,597. The LLMD assessments provide annual funds for the maintenance and operation of traffic signals, streetlights, median landscaping, street tree trimming, and tree removals and replacements.

The first step requires the authorization to prepare an Engineer's Report, which contains the engineering study and details of the assessments and methodologies that are needed to submit the assessments to the County Assessor's Office. On May 15th, 2024, the City Council approved Resolution No. 7849 authorizing the preparation of the Engineer's Report for the FY 2024-2025 LLMD Assessment. Next, on June 18, 2024, the City Council adopted Resolution 7857 approving the Engineer's Report, declaring the intention to levy and collect the assessments, and setting the Public Hearing for the LLMD on July 17, 2024, at 7:00 p.m.

The maintenance costs are distributed equitably assessing properties in accordance with special benefits received. The City Council has previously approved the methodology for the assessments and staff will continue with the same methodology this year. Revenues generated by the proposed assessment district will partially cover the maintenance cost within

the LLMD service area, which coincide with the City boundaries. The remainder of the expenses must be supplemented with other funding or reduced by eliminating some of the current LLMD services.

Analysis
Assessments are computed based on the number of equivalent single-family dwelling units (EDU) in the LLMD. The equivalent dwelling unit calculation is adjusted for commercial, vacant, and multi-residential property in a manner detailed on pages six (6) through eight (8) in the Engineer's Report, provided in Attachment 2. Local benefits are divided into four zones depending upon the type of street lighting in the neighborhood.

- Zone 1 - properties are adjacent to major thoroughfares, which are served by higher levels of lighting compared to residential areas.
- Zone 2 - properties are primarily residential served by streetlights owned and maintained by the City.
- Zone 3 - properties are primarily residential served by streetlights owned and maintained by Southern California Edison.
- Zone 4 - properties are in areas without local street lighting, and which pay no local benefit assessment.

The annual assessment rates for a single-family property in each of these zones are as follows:

<u>Assessment ($/EDU)</u>
- Zone 1 Benefits
  - City Wide: $71.26
  - Local: $25.85
  - Total: $97.11

- Zone 2 Benefits
  - City Wide: $71.26
  - Local: $32.83
  - Total: $104.09

- Zone 3 Benefits
  - City Wide: $71.26
  - Local: $7.66
  - Total: $78.92

- Zone 4 Benefits
  - City Wide: $71.26
  - No Local Benefit
  - Total: $71.26

Properties owned by the City (parks, municipal facilities, etc.), the South Pasadena Unified School District, the State (Caltrans properties), or the U.S. Government (post office) are exempt from LLMD assessments.

As a result of Proposition 218 (Prop 218), the City cannot increase the proposed assessments without going through a public ballot process. The City Council has supported staff's

recommendation to rely on an exemption of Prop 218 (passed in 1997), that allows the renewal of the LLMD assessments, provided the rates are not changed. If the assessment rates are changed, then the balloting requirements under Prop 218 must be fulfilled.

In January 2017, a ballot to increase assessments was performed. The final tally of the vote was 60.9% opposed and 39.1% in favor of the new assessments. As a result, assessment rates remained unchanged. In the FY 2024-2025 report, there is no proposed change to the assessments, and this was supported by Council during the FY 2024-2025 budget development discussions.

The attached resolution confirms the annual levy and approves the collection of assessments to fund LLMD costs. In August 2024, the City's consultant, DTA Finance will submit the proposed assessments to the Los Angeles County (County) Assessor's Office. Attachment 1 includes the proposed resolution and Attachment 2 includes a draft of the Engineer's Report.

Fiscal Impact
The LLMD estimated cost for FY 2024-2025 is $1,711,597 (refer to page four of the Engineer's Report), while revenue is only approximately $900,000. Previously, the City Council has approved a significant transfer from the General Fund to account for the shortfall between assessment revenue and LLMD costs, and direction has been provided during the FY 2024-2025 budget process to continue with this General Fund transfer practice.

The consulting services of DTA Finance have been engaged to prepare the Engineer's Report reflecting individual parcel assessments including recordation with the County.

Key Performace Indicators and Strategic Plan
This item is related to the annual assessment process for lighting and landscaping maintenance revenue and is not associated with a Key Performance Indicator.

Commission Review and Recommendation
This item was not reviewed by a City Commission

Public Notification
The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website. A public hearing notice was published in the South Pasadena Review on June 28, 2024. A copy of the attached Engineer's Report is available for viewing on the City's website.

Environmental Analysis
The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect change in the environment.

Attachment:
Attachment No. 1 - 20240717 LLMD Draft Resolution to Approve Assessment.doc
Attachment No. 2 - 20240717 LLMD Eng Report.pdf

Attachment No. 1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, CONFIRMING A DIAGRAM AND THE FISCAL YEAR 2024-2025 ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, the City Council of the City of South Pasadena ("City Council"), California, has previously formed a Street Lighting and Landscaping Maintenance District pursuant to the terms and provision of the "Landscaping and Lighting Act of 1972," Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act"), in what is known and designated as the City of South Pasadena Street Lighting and Landscaping Maintenance District (District) for Fiscal Year 2024-2025; and

WHEREAS, on June 18, 2024, the City Council by resolution approved the Engineer's Report and adopted the Resolution of Intention for the annual levy and collection of assessments for Fiscal Year 2024-2025 to provide for the costs and expenses necessary for continued maintenance of improvements within said District to set a time and place for a Public Hearing on July 17, 2024 at 7:00 p.m.; and

WHEREAS, the proposed assessment rates for Fiscal Year 2024-2025 shall not increase over the assessments rates levied in Fiscal Year 2023-2024; and

WHEREAS, the City Clerk provided notice of the time and place for the public hearing in accordance with law on all matters relating to said annual levy of the proposed assessment; and

WHEREAS, the City Council held a full and fair public hearing regarding protests and objections to the levy and collection of assessments within the District for fiscal year commencing July 1, 2024 and ending June 30, 2025; and

WHEREAS, at the public hearing, all interested persons were afforded the opportunity to hear and be heard regarding protests and objections to the levy and collection of the proposed assessments against parcels of real property within the District. The City Council considered all oral and written statements, protests and communications made or filed by interested persons.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct and incorporated herein by reference as if set forth in full.

SECTION 2. The assessment is in compliance with the provisions of the Act, and the City Council has complied with all laws pertaining to the levy of an annual assessment pursuant to the Act.

SECTION 3. All oral and written protests and objections filed, and not withdrawn, are overruled and denied.

SECTION 4. That the estimates of costs, the assessment diagram, the assessments, and all other matters, as set forth in the Engineer's Report, pursuant to the Act as submitted and on file in the office of the City Clerk, are hereby approved, adopted by this City Council and hereby confirmed.

SECTION 5. That the maintenance work of improvements contemplated by the Resolution of Intention and described in the Engineer's Report shall be performed pursuant to law.

SECTION 6. The adoption of this Resolution constitutes the levy of the assessment for the fiscal year commencing July 1, 2024 and ending June 30, 2025.

SECTION 7. The County Auditor of Los Angeles County shall enter on the County Assessment Roll the amount of the Assessment and said Assessment shall then be collected at the same time and in the same manner as the County taxes are collected.

SECTION 8. That the City has previously established a special fund known as:

CITY OF SOUTH PASADENA
LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT

into which the City shall place all monies collected by the Tax Collector pursuant to the provisions of the resolution and the law and said transfer shall be made and accomplished as soon as said monies have been made available to the City.

SECTION 9. That the City Clerk is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the Auditor-Controller of

the County of Los Angeles, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessment and diagram shall be filed in the Office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk and be open for public inspection.

SECTION 11. The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED AND ADOPTED ON this 17th day of July, 2024.

Evelyn G. Zneimer, Mayor

ATTEST:

Amber Tardif
Deputy City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney

I HEREBY CERTIFY the foregoing Resolution No. ____ was duly adopted by the City Council of the City of South Pasadena, California, at a meeting held on the 17th day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Amber Tardif, Deputy City Clerk

dta

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ENGINEER'S REPORT

CITY OF SOUTH PASADENA

STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT

Fiscal Year: 2024-2025

June 11, 2024

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CITY OF SOUTH PASADENA

ENGINEER'S REPORT
STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT

Prepared for:

City of South Pasadena

1414 Mission Street

South Pasadena, CA 91030

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APPENDICES

APPENDIX A FY 2024-2025 ASSESSMENT ROLL

APPENDIX B ASSESSMENT DIAGRAM

I INTRODUCTION

This report (the "Engineer's Report") provides an analysis of the financial and administrative obligations of the Street Lighting and Landscaping Maintenance District ("District") of the City of South Pasadena (the "City").

This Engineer's Report is prepared at the direction of the City of South Pasadena and pursuant to the Landscaping and Lighting Act of 1972 ("1972 Act"), which is Part 2 of Division 15 of the Streets and Highways Code of the State of California; and in compliance with Article XIIID added to the California Constitution in November 1996 through the passage of Proposition 218 by voters of the State of California.

In calculating the assessment for Fiscal Year ("FY") 2024-2025, this report examines the current fiscal year's financial obligations and contains the following sections:

a. Plans and specifications of the Improvements;
b. An estimate of the costs of the Improvements;
c. Assessment methodology;
d. Assessment diagram;
e. Assessment roll;
f. Limitations of Report; and
g. Certifications

II PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of South Pasadena, and those which may be subsequently constructed, will be operated, serviced, and maintained as generally described as follows:

DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF SOUTH PASADENA
STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT
FISCAL YEAR 2024-2025

The proposed improvements for Fiscal Year 2024-2025 may be generally described as the continued maintenance and operation of streets and sidewalks within the Assessment District, including the construction, operation, servicing and maintenance of landscaping, lighting and appurtenant facilities, including but not limited to, personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services described as follows:

- Landscaping and Appurtenant Facilities: Landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, sidewalk and curb and gutter maintenance adjacent to street trees, and appurtenant facilities, in public street and sidewalk rights-of-way, including parkways, medians and dedicated easements within the boundary of said Assessment District.
- Lighting and Appurtenant Facilities: Poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide safety lighting and traffic signals in public street and sidewalk rights-of-way and easements within the boundaries of said Assessment District. Servicing of the Southern California Edison Company-owned lights shall be furnished by Southern California Edison Company or its successors or assignees and shall be adequate for the intended purpose. Rates for power and maintenance shall be authorized by the Public Utilities Commission, State of California.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the landscaping, public lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities or appurtenant facilities providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the public lighting facilities or appurtenant facilities and the furnishing of electric current or energy, gas, or other illuminating agent for the public

lighting facilities, or for the lighting or operation of landscaping or appurtenant facilities.

The plans and specifications for the improvements, showing the general nature, location, and the extent of the improvements, are on file in the office of the City Clerk and are incorporated herein by reference.

III ESTIMATES OF COSTS

Estimated costs, as provided by the City, for Fiscal Year 2024-2025 for the construction, operation, servicing and maintenance of the landscaping and lighting facilities described in Section 2 are shown in the following table.

Table 1: Estimate of Cost

Land Use Category	Local (Zones 1-3)	Citywide (Zone 1-4)	District Total
Landscape Maintenance			
Street Tree Maintenance, Removal, and Replacement	$0	$743,438	$743,438
Median Landscape Maintenance	$0	$152,500	$152,500
Total Landscape Maintenance	***$0***	***$895,938***	***$895,938***
Street Lighting and Traffic Signals [1,2]			
Major Thoroughfare Street Lighting[2,3]	$60,474	$181,421	$241,895
City-Owned Street Lighting	$100,790	$0	$100,790
Edison-Owned Street Lighting	$60,474	$0	$60,474
Street Lighting Subtotal	$221,738	$181,421	$403,159
Traffic Signals	$0	$412,500	$412,500
Total Street Lighting & Traffic Signals	***$221,738***	***$593,921***	***$815,659***
Total Costs	***$221,738***	***$1,489,859***	***$1,711,597***
Revenue			
Assessment Revenue FY 2024-2025	$164,255	$733,901	$898,156
Non-Assessed Benefit Amount [1]	$57,483	$755,958	$813,441
Total Revenue	***$221,738***	***$1,489,859***	***$1,711,597***

[1] The City is currently levying the maximum assessment of $71.26 per EDU and any shortfall in costs is funded through the City's General Fund.

Notes:

1. Street tree maintenance costs include City staff costs and contracted costs for street tree maintenance and street tree related sidewalk repair.
2. Street lighting costs include City staff costs and electricity. The street lighting total ($403,159) is allocated 60% to Major Thoroughfare ($241,895), 25% to City-Owned ($100,790) and 15% to Edison-Owned ($60,474).
3. Major Thoroughfare street lighting costs ($241,895) are allocated 25% to Local Zone 1 ($60,474) and 75% to Citywide ($181,421).
4. Administrative costs include City staff costs and contracted costs to manage the District and process the annual assessment levy.

A Fund Balance

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A

contribution to the District by the City may be made to reduce assessments or to fund costs which are greater than revenue from the assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year. Estimated beginning and ending fund balances for Fiscal Year 2024-2025 are shown in the following table:

Table 2: Fund Balance

Description	Amount
Fiscal Year 2023-2024	
Beginning Balance (July 1, 2023)	$94,009
Revenue	$910,048
Expenditures	($1,602,268)
Contribution from Other Sources	$598,211
Estimated Ending Balance (June 30, 2024)	$0
Fiscal Year 2024-2025	
Estimated Beginning Balance (July 1, 2024)	$0
Revenue	$898,156
Expenditures	($1,711,597)
Contribution from General Fund	$813,441
Estimated Ending Balance (June 30, 2025)	$0

IV ASSESSMENT METHODOLOGY

Street and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This section states that "the net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The 1972 Act permits the designation of areas of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

A Impact of Proposition 218

In November 1996, the voters of California adopted Proposition 218, which has been codified as Articles XIIIC and XIIID of the California Constitution. Proposition 218 imposed a number of substantive and procedural requirements on taxes, assessments, and property-related fees imposed by local governments in California.

- "Grandfathered" Assessments: Since the District Assessments were imposed prior to November 5, 1996, they are "grandfathered" under Article XIIID, Section 5(a) of the Constitution, which permits the continuation of assessments existing prior to the effective date of Proposition 218 so long as the assessments are imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control. Since 1997, the City elected to proceed with the "grandfathering" of the District which has allowed the annual renewal of the District Assessments at the rates that existed when Proposition 218 went into effect. Any increase above such rates must be in compliance with Proposition 218 and requires property-owner approval.
- Maintenance Cost Inflation: There has been an increase of cost to provide services over the years which have increased the District expenditures. However, the revenues have stayed the same due to the Proposition 218 limitations. As a result, the street light, traffic signal, and tree maintenance have been deferred. In addition, due to combined drought and aging forestry, staff has observed a substantial number of dead and diseased trees along with an increase in the number of claims due to fallen tree branches. As District operations and maintenance costs have increased, either maintenance has been deferred or the City's General Fund has been used to subsidize a portion of the costs. For Fiscal Year 2024-2025, it is estimated that the revenue shortfall for the District will be approximately $813,441.

- Fiscal Year 2017/18 Proposed Assessment Rate Increase. In an attempt to generate additional revenues and eliminate the General Fund subsidy, the City proposed to form a new assessment District that would replace the existing assessment District if approved by property owners within the District by way of an assessment balloting procedure in compliance with Proposition 218. In January 2017, property owners were asked to vote in favor of, or against, the new District with increased rates that would be sufficient to cover District costs, as well as a built-in annual inflation factor to allow rate escalation to match up with cost inflation. The property owners did not vote in favor of the new District and the existing District remains in place.

B Equivalent Dwelling Unit Assessment Methodology

The Equivalent Dwelling Unit method uses the single-family home as the basic unit of assessment. A single-family home equals one Equivalent Dwelling Unit (EDU). Every other land-use is converted to EDU's based on an assessment formula appropriate for the City. Multi-family and condominium parcels are converted to EDU's based on the number of dwelling units on each parcel of land. Commercial and Industrial parcels are converted to EDU's based on the lot size of each parcel of land.

- Single-Family Residential: The single-family parcel has been selected as the basic unit for calculation of the benefit assessments. This basic unit shall be called an Equivalent Dwelling Unit ("EDU"). Parcels designated as single family residential per the Los Angeles County land-use code are assessed 1 EDU.
- Multi-Family Residential: Multi-family uses, as well as condominiums, are given a factor of 0.80 EDU per dwelling unit. Based on data from representative cities in Southern California, the multi-family residential factor of 80 percent is determined by the statistical proportion of relative trip generation from diverse types of residential uses, in combination with population density per unit.
- Commercial/Industrial: Commercial/Industrial properties are designated as commercial, industrial, recreational, institutional, or miscellaneous uses per the Los Angeles County land-use codes. In converting improved Commercial/Industrial properties to EDUs, the factor used is the City of South Pasadena's average single family residential lot size of 7,500 square feet, or 5.808 dwelling units per acre. The Commercial/Industrial parcels will be assessed 5.808 EDU for the first acre or any portion thereof, and then 25% of 5.808 EDUs (1.452) for every additional acre or portion thereof, as the utilization of that portion of non-residential property greater than one acre is reduced and will be treated as vacant land. The minimum number of EDUs per parcel will be 1 EDU.
- Vacant Property: Vacant property is described as parcels with no improved structures. Property values in a community increase when public infrastructure is in place, improved, operable, safe, clean, and maintained, all properties, including vacant parcels, receive benefits as this is the basis of their value. Based upon the opinions of professional appraisers, appraising current market property values for

real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent; in South Pasadena, we find that the average is about 50 percent. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. Therefore, vacant property will be assessed at the rate of 25 percent of improved property.

- Vacant Residential: Parcels defined as single family residential parcels which do not have structures on the parcels are assessed 25% of a single-family dwelling. The parcels will be assessed 0.25 EDU per parcel.
- Vacant Non-Residential: Parcels defined as parcels which are not single-family residential, and which do not have structures on the parcel are assessed based upon the acreage of the parcel. The parcels will be assessed at the rate of 25% of the developed non-residential properties, or 1.452 EDU per acre or any portion thereof, with a minimum of 0.25 EDU per parcel.

Landlocked parcels and small parcels are not assessed; nor are public streets, public properties, utility easements, right-of-way, public schools, public parks, and common areas.

C EDU Rates by Land Use

The land-use category for each parcel is based on the Los Angeles County Assessor's Roll. A summary of EDU Rates by Land Use is shown below.

Table 3: EDU Rates by Land Use

Land Use Category	EDU Rates
0 Non-Assessed	0.00 EDU per Parcel
1 Single-Family Residential ("SFR")	1.00 EDU per Dwelling Unit
2 Multi-Family Residential / Condominiums	0.80 EDU per Dwelling Unit
3 Commercial / Industrial [1]	5.808 EDU per Acre for the first Acre plus 1.452 EDU per Acre for each additional Acre
4 Vacant – Residential	0.25 EDU per Parcel
5 Vacant – Non-Residential	1.452 EDU per Acre [3]

Note:
1. Based on the average size for SFR lots in the City of 7,500 SF which equals 5.808 Dwelling Units / Acre.
2. First acre, minimum 1.00 EDU per Parcel
3. Minimum 0.25 EDU per Parcel

D Inventory of Assessed Parcels

Information from the Los Angeles County Assessor's Roll, Assessor's Parcel Maps, and the City of South Pasadena's Planning Department was utilized to create the inventory of parcels in the District. The total number of assessed parcels; residential units; commercial, industrial, and vacant acreage and calculated EDUs for each land use category are shown in the following table:

Table 4: Inventory of Assessed Parcels

Land Use Category	No. of Parcels	Dwelling Units	Acres	EDUs
1 Single-Family Residential ("SFR")	4,376	4,376	N/A	4,376.00
2 Multi-Family Residential/Condominiums	2,039	6,525	N/A	5,220.00
3 Commercial / Industrial	323	N/A	121.61	649.95
4 Vacant – SFR	186	N/A	N/A	46.50
5 Vacant – Non-SFR	19	N/A	3.48	6.41
District Totals	**6,943**	**10,901**	**125.09**	**10,298.86**

E District Benefits

Parcels within the District receive benefit from the maintenance and operation of District improvements. Benefits received by parcels within the District are described below:

- Landscaping: All parcels in the City receive benefit from the landscaping maintenance funded by the District. The City maintains trees and miscellaneous shrubbery throughout the City. The trees and shrubbery are located within the public street and sidewalk rights-of-way, including in medians and parkways.

  The trees and shrubbery provide an aesthetically pleasing environment, shade, beautification, air purification and sound attenuation. These positive attributes increase the desirability of, and are special and direct benefits to, all properties throughout the City. Furthermore, trees and landscaping, if well maintained, provide beautification, shade, and enhancement of the desirability of the surroundings.

- Lighting: The proper functioning of street lighting is imperative for the welfare and safety of the public and property throughout the City. Proper maintenance and servicing of the street lighting system benefits properties within the District by providing proper illumination for ingress and egress and safe traveling at night.

  Improved security, fuel conservation, protection of property from crime and vandalism, and reduction of traffic accidents, are special and direct benefits to all properties within the City; lighting benefits are related to public safety and property protection and therefore increase desirability.

- Traffic Signals: The proper functioning of traffic signals is imperative for the welfare and safety of the public and property throughout the City. Proper operation and

maintenance of the traffic signal system is imperative to public convenience, orderly traffic flow, enhanced congestion management, and safety.

The City operates and maintains the traffic signal network and related components, including 30+ traffic signals and multiple pedestrian crossing devices.

The City costs to administer the maintenance and operations of the improvements, including administration of the District, also provide benefit to all properties in the District.

F Types of Benefit

There are two types of benefits that parcels receive from the maintenance and operation of the improvements as described below.

- Citywide Benefits: Benefits which are received by all taxable parcels in the City are considered to be Citywide Benefits, and the associated costs of these benefits are spread equally, based on Equivalent Dwelling Units, to all parcels within the District.

  The maintenance of street trees and leaf debris removal, sidewalk, curb and gutter repair adjacent to trees throughout the City, medians on Huntington Drive, Monterey Avenue and Fair Oaks are Citywide Benefits. All of the landscaping maintenance budget is attributed to Citywide Benefits and is assessed to all parcels in the District.

  Street lighting on the major thoroughfares provide Citywide Benefits, as all property in the City derive benefit from the convenience, safety and protection of people and property they provide. 75% of the Major Thoroughfare Street Lighting budget is attributed to Citywide Benefits and is assessed to all parcels in the District.

- Local Benefits: Benefits which are not received by all parcels in the City are considered to be Local Benefits, and the associated costs of these benefits are spread equally, based on Equivalent Dwelling Units, to only those parcels within the District receiving such benefits.

  Parcels that receive their local street lighting from the Edison-owned streetlights within the City receive the same amount of Local Benefit and the budget for the Edison street light system is assessed equally, based on Equivalent Dwelling Units, to those parcels only.

  Similarly, parcels that receive their local street lighting from the City-owned street lights within the City receive the same amount of Local Benefit and the budget for the City street light system is assessed equally, based on Equivalent Dwelling Units, to those parcels only.

  Parcels that receive their local street lighting from the major thoroughfare streetlights receive the same amount of Local Benefit and 25% of the budget for the major thoroughfare street light system is allocated to such benefit, the amount of which is assessed equally, based on Equivalent Dwelling Units, to those parcels only.

G Zones of Benefit

There are two types of benefits that parcels receive from the maintenance and operation of the improvements as described below.

- Zone 1: This zone consists of all property which is adjacent to the major thoroughfares in the District. Local Benefit received from the major thoroughfare streetlights, equal to 25% of the major thoroughfare street lighting budget is allocated to Zone 1 parcels.
- Zone 2: This zone consists primarily of residential property which is served by the City street lighting system. Local Benefit received from the City street lights, equal to 100% of the City street lighting budget is allocated to Zone 2 parcels.
- Zone 3: This zone consists primarily of residential property which is served by the Edison street lighting system. Local Benefit received from the Edison street lights, equal to 100% of the Edison street lighting budget, is allocated to Zone 3 parcels.
- Zone 4: This zone consists of parcels which do not have Local Benefits from street lighting and, therefore, receive only the Citywide Benefits.

H EDUs per Zone

Citywide Benefits are allocated to all assessable parcels in the City pro rata based on the total number of Citywide EDUs. Local Benefits are allocated to parcels in their respective Zones pro rata based on the total number of Zone EDUs. The distribution of EDUs per Zone is shown below.

Table 5:EDUs per Zone

Benefit Zone	EDUs
Zone 1 (Major Thoroughfare Parcels)	2,020.270
Zone 2 (Residential Property - City Owned Lights)	2,052.686
Zone 3 (Residential Property - Edison Owned Lights)	5,825.003
Zone 4 (No Local Benefits - Citywide Benefits Only)	400.900
Total	**10,298.859**

I Citywide Benefit

All parcels within the City receive Citywide Benefits. The total amount of Citywide Benefits is shown in the following table:

Table 6: Citywide Benefit

Budget Item	Benefit Amount
Street Tree Maintenance, Removal, and Replacement	$743,438
Median Landscape Maintenance	$152,500
Major Thoroughfare Street Lighting	$181,421
Traffic Signals	$412,500
Total Citywide Benefit	**$1,489,859**

J Citywide Benefit per EDU

The calculated assessment rate and the maximum assessment rate for Citywide Benefits are shown below:

Table 7: Citywide Benefit per EDU

Budget Item	Benefit Amount
Total Citywide Benefit	$1,489,859
Divided by Total Citywide EDUs	÷ 10,298.86
Calculated Citywide Benefit Per EDU	$144.66
Maximum Citywide Benefit Per EDU [1]	**$71.26**

[1] Amount established at time of formation of the District.

K Local Benefit

Parcels located within each Zone receive Local Benefits for their specific Zone. The total amount of Local Benefits for each Zone are shown below:

Table 8: Local Benefit

Budget Item	Zone 1	Zone 2	Zone 3	Zone 4	Local Total
Major Thoroughfare	$60,474	$0	$0	$0	$60,474
City-Owned System	$0	$100,790	$0	$0	$100,790
Edison-Owned System	$0	$0	$60,474	$0	$60,474
Total Local Benefit	**$60,474**	**$100,790**	**$60,474**	**$0**	**$221,738**

L Local Benefit per EDU

The calculated assessment rate and the maximum assessment rate for Local Benefits for each Zone are shown in the following table:

Table 9: Local Benefit per EDU

Budget Item	Zone 1	Zone 2	Zone 3	Zone 4
Total Local Benefit:	$60,474	$100,790	$60,474	$0
Divided by Total Zone EDUs	÷ 2,020.27	÷ 2,052.69	÷ 5,825.00	÷ 400.90
Calculated Local Benefit Per EDU	$29.93	$49.10	$10.38	$0.00
Maximum Local Benefit Per EDU [1]:	**$25.86**	**$32.83**	**$7.66**	**$0.00**

[1] Amounts established at time of formation of the District

M Assessment Summary

The calculated assessment amount and the maximum assessment amount for each Zone, including both Citywide Benefits and Local Benefits are shown in the following table:

Table 10: Assessment Summary by Zone

Description	Zone 1	Zone 2	Zone 3	Zone 4	Total
Calculated Citywide Benefit Assessment	$292,257	$296,947	$842,659	$57,995	$1,489,858
Calculated Local Benefit Assessment	$60,474	$100,790	$60,474	$0	$221,739
Total Calculated Benefit Assessment:	**$352,731**	**$397,737**	**$903,133**	**$57,995**	**$1,711,597**
Maximum Citywide Benefit Assessment	$143,965	$146,275	$415,092	$28,569	$733,900
Maximum Local Benefit Assessment	$52,245	$67,389	$44,622	$0	$164,256
Total Maximum Benefit Assessment	**$196,210**	**$213,664**	**$459,714**	**$28,569**	**$898,156**
Non-Assessed Benefit Assessment	**$156,521**	**$184,073**	**$443,419**	**$29,426**	**$813,441**

N Assessment Rates

The calculated assessment rates and the maximum assessment rate for each Zone, including both Citywide Benefits and Local Benefits, are shown in the following table.

Table 11: Assessment Rate per EDU by Zone

Description	Zone 1	Zone 2	Zone 3	Zone 4
Calculated Citywide Rate Per EDU	$144.66	$144.66	$144.66	$144.66
Calculated Local Rate Per EDU	$29.93	$49.10	$10.38	$0.00
Total Calculated Rate Per EDU:	$174.60	$193.76	$155.04	$144.66
Maximum Citywide Rate Per EDU [1]	$71.26	$71.26	$71.26	$71.26
Maximum Local Rate Per EDU [1]	$25.86	$32.83	$7.66	$0.00
Total Maximum Rate Per EDU [1]:	**$97.12**	**$104.09**	**$78.92**	**$71.26**
Non-Assessed Rate Per EDU:	**$77.48**	**$89.67**	**$76.12**	**$73.40**

[1] Amounts established at time of formation of the District.

V ASSESSMENT DIAGRAM

The boundaries of the District are coterminous with the boundaries of the City of South Pasadena. A diagram showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within the District has been submitted to the office of the City Clerk of the City of South Pasadena, and is included in Appendix B herein.

VI ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District, included herein as Appendix A, as "Assessment Roll for City of South Pasadena, Street Lighting & Landscaping Maintenance District, Fiscal Year 2024-2025."

The Assessment Roll lists all parcels within the boundaries of the District as shown on the Assessment Diagram and on the last equalized roll of the Assessor of the County of Los Angeles, which is by reference made part of this report along with the proposed assessment amount for each benefiting parcel.

VII LIMITATIONS OF REPORT

The conclusions, calculations and recommendations in this report assume that all information and data provided to DTA Municipal Solutions by the City of South Pasadena was true and correct. Such data includes, but is not limited to: City budget data, parcel and property information, the initial fiscal year 2023-2024 parcel database, and the assessment methodology and authorized uses as described in the prior year Engineer's Report.

VIII CERTIFICATIONS

1. I, the _____ of the City of South Pasadena, California, hereby certify that the foregoing assessment, in the amounts set forth in the Assessment Roll included with this Engineer's Report, with the diagram attached to it, was filed with me on _____.

_____ _____, 2024
City Clerk, City of South Pasadena Date

2. DTA has prepared this Engineer's Report and does hereby certify that the amounts set forth in Table 1 under Engineer's Cost Estimate herein, and the individual assessment amounts shown in the Assessment Roll included with this Engineer's Report, have been computed in accordance with the order of the City of South Pasadena, as expressed by its Resolution No. _____ duly adopted by the City Council on _____.

David Taussig and Associates, Inc. d/b/a DTA

REGISTERED PROFESSIONAL ENGINEER
STEPHEN A. RUNK
No. C23473
CIVIL
STATE OF CALIFORNIA

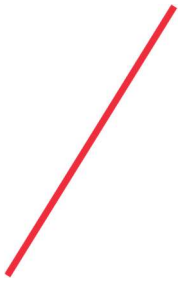
Stephen A. Runk June 4, 2024
Stephen A. Runk, P.E. Date
License Number: C23473

3. I, the _____ of the City of South Pasadena, California, hereby certify that the foregoing assessment, in the amounts set forth in the Assessment Roll included with this Engineer's Report was approved and confirmed by the City of South Pasadena on _____, 2024; by Resolution No. _____.

_____ _____, 2024
City Clerk, City of South Pasadena Date

APPENDIX A

City of South Pasadena LLMD



FY 2024-2025
ASSESSMENT ROLL

CITY OF SOUTH PASADENA
STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT
FISCAL YEAR 2024-2025 ASSESSMENT ROLL

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5301-028-034	SFV	4	0	0.00	0.25	$17.82	
5301-028-035	SFV	4	0	0.00	0.25	$17.82	
5301-028-036	SFV	4	0	0.00	0.25	$17.82	
5301-028-037	SFV	4	0	0.00	0.25	$17.82	
5301-028-042	SFR	3	1	0.00	1.00	$78.92	4756 COLLIS AVE
5301-028-050	SFV	4	0	0.00	0.25	$17.82	
5301-028-051	SFV	4	0	0.00	0.25	$17.82	
5301-028-052	SFV	4	0	0.00	0.25	$17.82	
5301-028-053	SFV	3	0	0.00	0.25	$19.74	
5301-028-054	SFV	3	0	0.00	0.25	$19.74	
5306-006-001	SFV	4	0	0.00	0.25	$17.82	
5306-006-024	SFV	4	0	0.00	0.25	$17.82	
5306-006-025	SFV	4	0	0.00	0.25	$17.82	
5306-006-048	SFV	4	0	0.00	0.25	$17.82	
5306-006-053	SFV	4	0	0.00	0.25	$17.82	
5308-001-024	SFR	2	1	0.00	1.00	$104.09	1601 INDIANA AVE
5308-001-025	SFR	2	1	0.00	1.00	$104.09	1619 INDIANA AVE
5308-001-026	SFR	2	1	0.00	1.00	$104.09	1625 INDIANA AVE
5308-001-027	SFR	2	1	0.00	1.00	$104.09	1631 INDIANA AVE
5308-001-028	SFR	2	1	0.00	1.00	$104.09	1637 INDIANA AVE
5308-001-029	SFR	2	1	0.00	1.00	$104.09	1643 INDIANA AVE
5308-001-030	SFR	2	1	0.00	1.00	$104.09	1649 INDIANA AVE
5308-001-031	SFR	2	1	0.00	1.00	$104.09	1655 INDIANA AVE
5308-001-032	SFR	2	1	0.00	1.00	$104.09	1661 INDIANA AVE
5308-001-033	SFR	2	1	0.00	1.00	$104.09	1701 VIA DEL REY
5308-001-034	SFR	2	1	0.00	1.00	$104.09	1707 VIA DEL REY
5308-001-035	SFR	2	1	0.00	1.00	$104.09	1713 VIA DEL REY
5308-001-036	SFR	2	1	0.00	1.00	$104.09	1719 VIA DEL REY
5308-001-037	SFR	2	1	0.00	1.00	$104.09	1725 VIA DEL REY
5308-001-038	SFR	2	1	0.00	1.00	$104.09	1731 VIA DEL REY
5308-001-039	SFR	2	1	0.00	1.00	$104.09	1737 VIA DEL REY
5308-001-040	SFR	2	1	0.00	1.00	$104.09	1743 VIA DEL REY
5308-001-041	SFR	2	1	0.00	1.00	$104.09	1749 VIA DEL REY
5308-001-042	SFR	2	1	0.00	1.00	$104.09	1755 VIA DEL REY
5308-001-043	SFR	2	1	0.00	1.00	$104.09	366 CAMINO DEL SOL
5308-001-044	SFR	2	1	0.00	1.00	$104.09	360 CAMINO DEL SOL
5308-001-045	SFR	2	1	0.00	1.00	$104.09	354 CAMINO DEL SOL
5308-001-046	SFR	2	1	0.00	1.00	$104.09	348 CAMINO DEL SOL
5308-001-047	SFR	2	1	0.00	1.00	$104.09	342 CAMINO DEL SOL
5308-001-048	SFR	2	1	0.00	1.00	$104.09	336 CAMINO DEL SOL
5308-001-049	SFR	2	1	0.00	1.00	$104.09	330 CAMINO DEL SOL
5308-001-050	SFR	2	1	0.00	1.00	$104.09	324 CAMINO DEL SOL
5308-001-051	SFR	2	1	0.00	1.00	$104.09	318 CAMINO DEL SOL
5308-001-052	SFR	2	1	0.00	1.00	$104.09	312 CAMINO DEL SOL
5308-001-053	SFR	2	1	0.00	1.00	$104.09	306 CAMINO DEL SOL
5308-001-054	SFR	2	1	0.00	1.00	$104.09	300 CAMINO DEL SOL
5308-001-055	SFR	2	1	0.00	1.00	$104.09	1624 SANTA TERESA ST
5308-001-056	SFR	2	1	0.00	1.00	$104.09	1618 SANTA TERESA ST
5308-001-057	SFR	2	1	0.00	1.00	$104.09	331 CAMINO DEL CIELO
5308-001-058	SFR	2	1	0.00	1.00	$104.09	337 CAMINO DEL CIELO
5308-001-059	SFR	2	1	0.00	1.00	$104.09	343 CAMINO DEL CIELO
5308-001-060	SFR	2	1	0.00	1.00	$104.09	349 CAMINO DEL CIELO
5308-001-061	SFR	2	1	0.00	1.00	$104.09	355 CAMINO DEL CIELO

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5308-001-062	SFR	2	1	0.00	1.00	$104.09	362 CAMINO DEL CIELO
5308-001-063	SFR	2	1	0.00	1.00	$104.09	356 CAMINO DEL CIELO
5308-001-064	SFR	2	1	0.00	1.00	$104.09	350 CAMINO DEL CIELO
5308-001-065	SFR	2	1	0.00	1.00	$104.09	344 CAMINO DEL CIELO
5308-001-066	SFR	2	1	0.00	1.00	$104.09	338 CAMINO DEL CIELO
5308-002-023	SFR	2	1	0.00	1.00	$104.09	253 CAMINO DEL SOL
5308-002-024	SFR	2	1	0.00	1.00	$104.09	1707 LAS PALMITAS ST
5308-002-025	SFR	2	1	0.00	1.00	$104.09	1713 LAS PALMITAS ST
5308-002-026	SFR	2	1	0.00	1.00	$104.09	1719 LAS PALMITAS ST
5308-002-027	SFR	2	1	0.00	1.00	$104.09	1725 LAS PALMITAS ST
5308-002-028	SFR	2	1	0.00	1.00	$104.09	1731 LAS PALMITAS ST
5308-002-029	SFR	2	1	0.00	1.00	$104.09	1737 LAS PALMITAS ST
5308-002-030	SFR	2	1	0.00	1.00	$104.09	1743 LAS PALMITAS ST
5308-002-031	SFR	2	1	0.00	1.00	$104.09	1749 LAS PALMITAS ST
5308-002-032	SFR	2	1	0.00	1.00	$104.09	1755 LAS PALMITAS ST
5308-002-033	SFR	2	1	0.00	1.00	$104.09	1756 LAS PALMITAS ST
5308-002-034	SFR	2	1	0.00	1.00	$104.09	1750 LAS PALMITAS ST
5308-002-035	SFR	2	1	0.00	1.00	$104.09	1746 LAS PALMITAS ST
5308-002-036	SFR	2	1	0.00	1.00	$104.09	1734 LAS PALMITAS ST
5308-002-037	SFR	2	1	0.00	1.00	$104.09	1720 LAS PALMITAS ST
5308-002-038	SFR	2	1	0.00	1.00	$104.09	1706 LAS PALMITAS ST
5308-002-039	SFR	2	1	0.00	1.00	$104.09	271 CAMINO DEL SOL
5308-002-040	SFR	2	1	0.00	1.00	$104.09	279 CAMINO DEL SOL
5308-002-041	SFR	2	1	0.00	1.00	$104.09	285 CAMINO DEL SOL
5308-002-042	SFR	2	1	0.00	1.00	$104.09	291 CAMINO DEL SOL
5308-002-043	SFR	2	1	0.00	1.00	$104.09	297 CAMINO DEL SOL
5308-002-044	SFR	2	1	0.00	1.00	$104.09	301 CAMINO DEL SOL
5308-002-045	SFR	2	1	0.00	1.00	$104.09	307 CAMINO DEL SOL
5308-002-046	SFR	2	1	0.00	1.00	$104.09	315 CAMINO DEL SOL
5308-002-047	SFR	2	1	0.00	1.00	$104.09	327 CAMINO DEL SOL
5308-002-048	SFR	2	1	0.00	1.00	$104.09	333 CAMINO DEL SOL
5308-002-049	SFR	2	1	0.00	1.00	$104.09	339 CAMINO DEL SOL
5308-002-050	SFR	2	1	0.00	1.00	$104.09	345 CAMINO DEL SOL
5308-002-051	SFR	2	1	0.00	1.00	$104.09	1801 LA MANZANITA ST
5308-002-052	SFR	2	1	0.00	1.00	$104.09	1807 LA MANZANITA ST
5308-002-053	SFR	2	1	0.00	1.00	$104.09	1821 LA MANZANITA ST
5308-002-054	SFR	2	1	0.00	1.00	$104.09	1833 LA MANZANITA ST
5308-002-055	SFR	2	1	0.00	1.00	$104.09	1841 LA MANZANITA ST
5308-002-056	SFR	2	1	0.00	1.00	$104.09	1847 LA MANZANITA ST
5308-002-057	SFR	2	1	0.00	1.00	$104.09	1854 LA MANZANITA ST
5308-002-059	SFV	2	0	0.00	0.25	$26.03	217 CAMINO DEL SOL
5308-002-060	SFR	2	1	0.00	1.00	$104.09	239 CAMINO DEL SOL
5308-002-062	SFR	3	1	0.00	1.00	$78.92	217 CAMINO DEL SOL
5308-002-064	SFV	4	0	0.00	0.25	$17.82	
5308-002-065	SFR	2	1	0.00	1.00	$104.09	203 CAMINO DEL SOL
5308-002-066	SFV	2	0	0.00	0.25	$26.03	
5308-002-067	SFV	2	0	0.00	0.25	$26.03	
5308-002-068	SFR	2	1	0.00	1.00	$104.09	1704 HANSCOM DR
5308-002-070	SFV	3	0	0.00	0.25	$19.74	
5308-002-071	SFR	3	1	0.00	1.00	$78.92	1718 HANSCOM DR
5308-002-072	SFV	3	0	0.00	0.25	$19.74	
5308-003-027	SFR	2	1	0.00	1.00	$104.09	1848 LA MANZANITA ST
5308-003-028	SFR	2	1	0.00	1.00	$104.09	1842 LA MANZANITA ST
5308-003-029	SFR	2	1	0.00	1.00	$104.09	1836 LA MANZANITA ST
5308-003-030	SFR	2	1	0.00	1.00	$104.09	1830 LA MANZANITA ST
5308-003-031	SFR	2	1	0.00	1.00	$104.09	1822 LA MANZANITA ST
5308-003-032	SFR	2	1	0.00	1.00	$104.09	1818 LA MANZANITA ST
5308-003-033	SFR	2	1	0.00	1.00	$104.09	1812 LA MANZANITA ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5308-003-034	SFR	2	1	0.00	1.00	$104.09	1806 LA MANZANITA ST
5308-003-035	SFR	2	1	0.00	1.00	$104.09	359 CAMINO DEL SOL
5308-003-039	SFR	2	1	0.00	1.00	$104.09	1813 VIA DEL REY
5308-003-040	SFR	2	1	0.00	1.00	$104.09	1819 VIA DEL REY
5308-003-041	SFR	2	1	0.00	1.00	$104.09	1825 VIA DEL REY
5308-003-042	SFR	2	1	0.00	1.00	$104.09	1831 VIA DEL REY
5308-003-043	SFR	2	1	0.00	1.00	$104.09	1837 VIA DEL REY
5308-003-044	SFR	2	1	0.00	1.00	$104.09	1843 VIA DEL REY
5308-003-045	SFR	2	1	0.00	1.00	$104.09	365 CAMINO DEL SOL
5308-003-046	SFR	2	1	0.00	1.00	$104.09	1801 VIA DEL REY
5308-003-047	SFR	2	1	0.00	1.00	$104.09	1807 VIA DEL REY
5308-004-027	SFR	2	1	0.00	1.00	$104.09	1849 VIA DEL REY
5308-004-028	SFR	2	1	0.00	1.00	$104.09	1857 VIA DEL REY
5308-004-029	SFR	2	1	0.00	1.00	$104.09	312 LOS ALISOS ST
5308-004-030	SFR	2	1	0.00	1.00	$104.09	306 LOS ALISOS ST
5308-004-031	SFR	2	1	0.00	1.00	$104.09	300 LOS ALISOS ST
5308-004-032	SFR	2	1	0.00	1.00	$104.09	301 LOS ALISOS ST
5308-004-033	SFR	2	1	0.00	1.00	$104.09	307 LOS ALISOS ST
5308-004-034	SFR	2	1	0.00	1.00	$104.09	313 LOS ALISOS ST
5308-004-035	SFR	2	1	0.00	1.00	$104.09	1901 VIA DEL REY
5308-004-036	SFR	2	1	0.00	1.00	$104.09	1909 VIA DEL REY
5308-004-037	SFR	2	1	0.00	1.00	$104.09	1915 VIA DEL REY
5308-004-038	SFR	2	1	0.00	1.00	$104.09	1921 VIA DEL REY
5308-004-039	SFR	2	1	0.00	1.00	$104.09	1927 VIA DEL REY
5308-005-025	SFR	2	1	0.00	1.00	$104.09	1933 VIA DEL REY
5308-005-026	SFR	2	1	0.00	1.00	$104.09	2001 VIA DEL REY
5308-005-027	SFR	2	1	0.00	1.00	$104.09	2007 VIA DEL REY
5308-005-028	SFR	2	1	0.00	1.00	$104.09	2013 VIA DEL REY
5308-005-029	SFR	2	1	0.00	1.00	$104.09	2019 VIA DEL REY
5308-005-030	SFR	2	1	0.00	1.00	$104.09	2025 VIA DEL REY
5308-005-031	SFR	2	1	0.00	1.00	$104.09	2031 VIA DEL REY
5308-005-032	SFR	2	1	0.00	1.00	$104.09	2037 VIA DEL REY
5308-005-033	SFR	2	1	0.00	1.00	$104.09	2043 VIA DEL REY
5308-005-034	SFR	2	1	0.00	1.00	$104.09	346 CAMINO VERDE
5308-005-035	SFR	2	1	0.00	1.00	$104.09	340 CAMINO VERDE
5308-005-036	SFR	2	1	0.00	1.00	$104.09	334 CAMINO VERDE
5308-005-037	SFR	2	1	0.00	1.00	$104.09	328 CAMINO VERDE
5308-005-038	SFR	2	1	0.00	1.00	$104.09	318 CAMINO VERDE
5308-005-039	SFR	2	1	0.00	1.00	$104.09	312 CAMINO VERDE
5308-005-040	SFR	2	1	0.00	1.00	$104.09	306 CAMINO VERDE
5308-005-041	SFR	2	1	0.00	1.00	$104.09	300 CAMINO VERDE
5308-005-042	SFR	2	1	0.00	1.00	$104.09	307 CAMINO VERDE
5308-005-043	SFR	2	1	0.00	1.00	$104.09	313 CAMINO VERDE
5308-005-044	SFR	2	1	0.00	1.00	$104.09	319 CAMINO VERDE
5308-005-045	SFR	2	1	0.00	1.00	$104.09	325 CAMINO VERDE
5308-005-046	SFR	2	1	0.00	1.00	$104.09	331 CAMINO VERDE
5308-005-047	SFR	2	1	0.00	1.00	$104.09	337 CAMINO VERDE
5308-005-048	SFR	2	1	0.00	1.00	$104.09	343 CAMINO VERDE
5308-005-049	SFR	2	1	0.00	1.00	$104.09	349 CAMINO VERDE
5308-005-050	SFR	2	1	0.00	1.00	$104.09	355 CAMINO VERDE
5308-006-025	SFR	3	1	0.00	1.00	$78.92	1936 ILLINOIS DR
5308-006-026	SFR	3	1	0.00	1.00	$78.92	1934 ILLINOIS DR
5308-006-027	SFV	3	0	0.00	0.25	$19.74	
5308-017-016	SFR	3	1	0.00	1.00	$78.92	1738 HANSCOM DR
5308-017-047	SFR	3	1	0.00	1.00	$78.92	1730 HANSCOM DR
5308-017-048	SFR	3	1	0.00	1.00	$78.92	1734 HANSCOM DR
5308-017-049	SFV	3	0	0.00	0.25	$19.74	1746 HANSCOM DR
5308-017-050	SFR	3	1	0.00	1.00	$78.92	1750 HANSCOM DR

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5308-017-051	SFR	3	1	0.00	1.00	$78.92	1722 HANSCOM DR
5308-017-052	SFR	3	1	0.00	1.00	$78.92	1726 HANSCOM DR
5308-017-053	SFR	3	1	0.00	1.00	$78.92	1742 HANSCOM DR
5308-017-054	SFR	3	1	0.00	1.00	$78.92	1754 HANSCOM DR
5308-018-025	SFR	3	1	0.00	1.00	$78.92	1808 HANSCOM DR
5308-018-026	SFR	3	1	0.00	1.00	$78.92	1816 HANSCOM DR
5308-018-027	SFR	3	1	0.00	1.00	$78.92	1812 HANSCOM DR
5308-018-028	SFR	3	1	0.00	1.00	$78.92	1832 HANSCOM DR
5308-018-029	SFR	3	1	0.00	1.00	$78.92	1840 HANSCOM DR
5308-018-030	SFR	3	1	0.00	1.00	$78.92	1760 HANSCOM DR
5308-018-031	SFR	3	1	0.00	1.00	$78.92	1824 HANSCOM DR
5308-018-032	SFR	3	1	0.00	1.00	$78.92	1836 HANSCOM DR
5308-019-001	SFR	3	1	0.00	1.00	$78.92	1844 HANSCOM DR
5308-019-004	SFR	3	1	0.00	1.00	$78.92	1856 HANSCOM DR
5308-019-012	SFR	3	1	0.00	1.00	$78.92	1948 HANSCOM DR
5308-019-018	SFR	3	1	0.00	1.00	$78.92	1923 ILLINOIS DR
5308-019-019	SFR	3	1	0.00	1.00	$78.92	1921 ILLINOIS DR
5308-019-020	SFR	3	1	0.00	1.00	$78.92	1915 ILLINOIS DR
5308-019-024	SFR	3	1	0.00	1.00	$78.92	1930 HANSCOM DR
5308-019-025	SFR	3	1	0.00	1.00	$78.92	1909 ILLINOIS DR
5308-019-026	SFR	3	1	0.00	1.00	$78.92	1854 HANSCOM DR
5308-019-027	SFR	3	1	0.00	1.00	$78.92	1936 HANSCOM DR
5308-019-031	SFR	3	1	0.00	1.00	$78.92	1939 ILLINOIS DR
5308-019-032	SFR	3	1	0.00	1.00	$78.92	1935 ILLINOIS DR
5308-019-033	SFV	3	0	0.00	0.25	$19.74	1906 HANSCOM DR
5308-019-034	SFV	3	0	0.00	0.25	$19.74	
5308-019-035	SFV	3	0	0.00	0.25	$19.74	
5308-019-037	SFR	3	1	0.00	1.00	$78.92	1916 HANSCOM DR
5308-019-038	SFR	3	1	0.00	1.00	$78.92	1910 HANSCOM DR
5308-019-039	SFR	3	1	0.00	1.00	$78.92	1920 HANSCOM DR
5308-019-040	SFR	3	1	0.00	1.00	$78.92	1922 HANSCOM DR
5308-019-041	SFV	3	0	0.00	0.25	$19.74	
5308-019-042	SFR	3	1	0.00	1.00	$78.92	1925 ILLINOIS DR
5308-020-002	SFR	3	1	0.00	1.00	$78.92	1946 ILLINOIS DR
5308-020-004	SFR	3	1	0.00	1.00	$78.92	2000 HANSCOM DR
5308-020-005	SFR	3	1	0.00	1.00	$78.92	2002 HANSCOM DR
5308-020-008	SFR	3	1	0.00	1.00	$78.92	2018 HANSCOM DR
5308-020-009	SFR	3	1	0.00	1.00	$78.92	2020 HANSCOM DR
5308-020-010	SFR	3	1	0.00	1.00	$78.92	2024 HANSCOM DR
5308-020-011	SFR	3	1	0.00	1.00	$78.92	2028 HANSCOM DR
5308-020-012	SFR	3	1	0.00	1.00	$78.92	2030 HANSCOM DR
5308-020-026	SFR	3	1	0.00	1.00	$78.92	2014 HANSCOM DR
5308-020-027	SFV	3	0	0.00	0.25	$19.74	
5308-020-028	SFR	3	1	0.00	1.00	$78.92	1950 HANSCOM DR
5308-021-001	SFV	3	0	0.00	0.25	$19.74	
5308-021-005	SFR	3	1	0.00	1.00	$78.92	2072 HANSCOM DR
5308-021-006	SFR	3	1	0.00	1.00	$78.92	2066 HANSCOM DR
5308-021-007	SFR	3	1	0.00	1.00	$78.92	2062 HANSCOM DR
5308-021-008	SFV	4	0	0.00	0.25	$17.82	
5308-021-009	SFV	4	0	0.00	0.25	$17.82	
5308-021-011	SFV	4	0	0.00	0.25	$17.82	
5308-021-012	SFV	3	0	0.00	0.25	$19.74	
5308-021-013	SFR	3	1	0.00	1.00	$78.92	2056 HANSCOM DR
5308-021-015	SFR	3	1	0.00	1.00	$78.92	2050 HANSCOM DR
5308-021-016	SFR	3	1	0.00	1.00	$78.92	2048 HANSCOM DR
5308-021-017	SFR	3	1	0.00	1.00	$78.92	2046 HANSCOM DR
5308-021-018	SFR	3	1	0.00	1.00	$78.92	2042 HANSCOM DR
5308-021-019	SFR	3	1	0.00	1.00	$78.92	2038 HANSCOM DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5308-021-020	SFR	3	1	0.00	1.00	$78.92	2036 HANSCOM DR
5308-021-021	SFR	3	1	0.00	1.00	$78.92	2034 HANSCOM DR
5308-021-023	SFR	3	1	0.00	1.00	$78.92	2054 HANSCOM DR
5308-021-024	SFR	3	1	0.00	1.00	$78.92	2084 HANSCOM DR
5308-021-026	SFR	3	1	0.00	1.00	$78.92	2080 HANSCOM DR
5308-021-027	SFR	3	1	0.00	1.00	$78.92	2076 HANSCOM DR
5308-022-001	SFR	3	1	0.00	1.00	$78.92	2135 HANSCOM DR
5308-022-002	SFV	3	0	0.00	0.25	$19.74	
5308-022-003	SFV	3	0	0.00	0.25	$19.74	
5308-022-004	SFV	3	0	0.00	0.25	$19.74	
5308-022-005	SFV	3	0	0.00	0.25	$19.74	
5308-022-010	SFR	3	1	0.00	1.00	$78.92	2089 HANSCOM DR
5308-022-015	SFR	3	1	0.00	1.00	$78.92	2077 HANSCOM DR
5308-022-016	SFR	3	1	0.00	1.00	$78.92	2075 HANSCOM DR
5308-022-035	SFR	3	1	0.00	1.00	$78.92	2055 HANSCOM DR
5308-022-038	SFR	3	1	0.00	1.00	$78.92	2083 HANSCOM DR
5308-022-040	MFR	3	2	0.00	1.60	$126.28	2016 HANSCOM DR
5308-022-041	SFR	3	1	0.00	1.00	$78.92	2041 HANSCOM DR
5308-022-042	SFV	3	0	0.00	0.25	$19.74	
5308-022-043	SFR	3	1	0.00	1.00	$78.92	2111 HANSCOM DR
5308-023-001	SFR	3	1	0.00	1.00	$78.92	1921 HANSCOM DR
5308-023-002	SFR	3	1	0.00	1.00	$78.92	1923 HANSCOM DR
5308-023-003	SFR	3	1	0.00	1.00	$78.92	1925 HANSCOM DR
5308-023-006	SFR	3	1	0.00	1.00	$78.92	1937 HANSCOM DR
5308-023-007	SFV	3	0	0.00	0.25	$19.74	
5308-023-008	SFV	3	0	0.00	0.25	$19.74	
5308-023-009	SFR	3	1	0.00	1.00	$78.92	2145 HANSCOM DR
5308-023-010	SFR	3	1	0.00	1.00	$78.92	2141 HANSCOM DR
5308-023-014	SFR	3	1	0.00	1.00	$78.92	2001 HANSCOM DR
5308-023-015	SFV	3	0	0.00	0.25	$19.74	
5308-023-017	SFR	3	1	0.00	1.00	$78.92	2009 HANSCOM DR
5308-023-019	SFR	3	1	0.00	1.00	$78.92	
5308-023-020	SFR	3	1	0.00	1.00	$78.92	1935 HANSCOM DR
5308-024-001	SFR	3	1	0.00	1.00	$78.92	1848 PETERSON AVE
5308-024-007	SFR	3	1	0.00	1.00	$78.92	1878 PETERSON AVE
5308-024-017	SFV	3	0	0.00	0.25	$19.74	
5308-024-018	SFR	3	1	0.00	1.00	$78.92	1857 HANSCOM DR
5308-024-026	SFR	3	1	0.00	1.00	$78.92	1852 PETERSON AVE
5308-024-029	SFR	3	1	0.00	1.00	$78.92	1884 PETERSON AVE
5308-024-031	SFR	3	1	0.00	1.00	$78.92	1865 HANSCOM DR
5308-024-033	SFV	3	0	0.00	0.25	$19.74	
5308-024-034	SFV	3	0	0.00	0.25	$19.74	1903 HANSCOM DR
5308-024-035	SFR	3	1	0.00	1.00	$78.92	1905 HANSCOM DR
5308-024-037	SFR	3	1	0.00	1.00	$78.92	1900 PETERSON AVE
5308-024-038	SFR	3	1	0.00	1.00	$78.92	1886 PETERSON AVE
5308-025-001	SFR	3	1	0.00	1.00	$78.92	1803 HANSCOM DR
5308-025-002	SFR	3	1	0.00	1.00	$78.92	1807 HANSCOM DR
5308-025-003	SFR	3	1	0.00	1.00	$78.92	1811 HANSCOM DR
5308-025-004	SFR	3	1	0.00	1.00	$78.92	1815 HANSCOM DR
5308-025-006	SFR	3	1	0.00	1.00	$78.92	1824 PETERSON AVE
5308-025-007	SFV	3	0	0.00	0.25	$19.74	
5308-025-012	SFR	3	1	0.00	1.00	$78.92	1838 PETERSON AVE
5308-025-013	SFR	3	1	0.00	1.00	$78.92	1853 HANSCOM DR
5308-025-014	SFR	3	1	0.00	1.00	$78.92	1849 HANSCOM DR
5308-025-015	SFR	3	1	0.00	1.00	$78.92	1845 HANSCOM DR
5308-025-016	SFR	3	1	0.00	1.00	$78.92	1841 HANSCOM DR
5308-025-020	SFR	3	1	0.00	1.00	$78.92	1825 HANSCOM DR
5308-025-021	SFR	3	1	0.00	1.00	$78.92	1821 HANSCOM DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5308-025-023	SFR	3	1	0.00	1.00	$78.92	1832 PETERSON AVE
5308-025-024	SFR	3	1	0.00	1.00	$78.92	1836 PETERSON AVE
5308-025-025	SFR	3	1	0.00	1.00	$78.92	1837 HANSCOM DR
5308-025-026	SFR	3	1	0.00	1.00	$78.92	1817 HANSCOM DR
5308-025-027	SFV	3	0	0.00	0.25	$19.74	
5308-026-003	SFR	2	1	0.00	1.00	$104.09	1705 HANSCOM DR
5308-026-005	SFR	2	1	0.00	1.00	$104.09	1712 HILL DR
5308-026-006	SFR	2	1	0.00	1.00	$104.09	1716 HILL DR
5308-026-007	SFR	2	1	0.00	1.00	$104.09	1720 HILL DR
5308-026-022	SFR	3	1	0.00	1.00	$78.92	1715 HANSCOM DR
5308-026-023	SFR	3	1	0.00	1.00	$78.92	1711 HANSCOM DR
5308-026-024	SFR	3	1	0.00	1.00	$78.92	1709 HANSCOM DR
5308-026-028	SFR	3	1	0.00	1.00	$78.92	1741 HANSCOM DR
5308-026-029	SFR	2	1	0.00	1.00	$104.09	1703 HANSCOM DR
5308-026-030	SFR	2	1	0.00	1.00	$104.09	1701 HANSCOM DR
5308-026-031	SFR	2	1	0.00	1.00	$104.09	1728 HILL DR
5308-026-036	SFR	3	1	0.00	1.00	$78.92	1723 HANSCOM DR
5308-026-037	SFR	3	1	0.00	1.00	$78.92	1719 HANSCOM DR
5308-026-038	SFR	2	1	0.00	1.00	$104.09	1742 HILL DR
5308-026-039	SFR	2	1	0.00	1.00	$104.09	1744 PETERSON AVE
5308-026-040	SFR	3	1	0.00	1.00	$78.92	1733 HANSCOM DR
5308-026-041	SFR	3	1	0.00	1.00	$78.92	1733 HANSCOM DR
5308-027-007	SFV	4	0	0.00	0.25	$17.82	
5308-027-008	SFV	4	0	0.00	0.25	$17.82	
5308-027-009	SFR	2	1	0.00	1.00	$104.09	1727 HILL DR
5308-027-016	SFV	4	0	0.00	0.25	$17.82	
5308-027-017	SFV	4	0	0.00	0.25	$17.82	
5308-027-018	SFV	4	0	0.00	0.25	$17.82	
5308-027-019	SFV	4	0	0.00	0.25	$17.82	
5308-027-020	SFV	4	0	0.00	0.25	$17.82	
5308-027-024	SFR	2	1	0.00	1.00	$104.09	1729 HILL DR
5308-027-027	SFR	2	1	0.00	1.00	$104.09	1733 HILL DR
5308-027-028	SFR	2	1	0.00	1.00	$104.09	1737 HILL DR
5308-027-029	SFR	2	1	0.00	1.00	$104.09	1711 HILL DR
5308-027-037	SFR	2	1	0.00	1.00	$104.09	1723 HILL DR
5308-027-038	SFR	2	1	0.00	1.00	$104.09	1725 HILL DR
5308-027-043	SFV	2	0	0.00	0.25	$26.03	
5308-027-044	SFV	2	0	0.00	0.25	$26.03	
5308-028-001	SFR	3	1	0.00	1.00	$78.92	5024 HARRIMAN AVE
5308-028-002	SFR	3	1	0.00	1.00	$78.92	5020 HARRIMAN AVE
5308-028-003	SFR	3	1	0.00	1.00	$78.92	5016 HARRIMAN AVE
5308-028-004	SFR	3	1	0.00	1.00	$78.92	5012 HARRIMAN AVE
5308-028-005	SFR	2	1	0.00	1.00	$104.09	1899 HILL DR
5308-028-006	SFR	2	1	0.00	1.00	$104.09	1855 HILL DR
5308-028-011	SFR	2	1	0.00	1.00	$104.09	1823 HILL DR
5308-028-015	SFR	2	1	0.00	1.00	$104.09	1819 HILL DR
5308-028-016	SFR	2	1	0.00	1.00	$104.09	1829 HILL DR
5308-029-004	SFR	2	1	0.00	1.00	$104.09	1830 HILL DR
5308-029-010	SFR	3	1	0.00	1.00	$78.92	1871 PETERSON AVE
5308-029-011	SFR	3	1	0.00	1.00	$78.92	1877 PETERSON AVE
5308-029-013	SFR	2	1	0.00	1.00	$104.09	1898 HILL DR
5308-029-014	SFR	2	1	0.00	1.00	$104.09	4968 HARRIMAN AVE
5308-029-016	SFR	2	1	0.00	1.00	$104.09	1842 HILL DR
5308-029-020	SFR	2	1	0.00	1.00	$104.09	1821 PETERSON AVE
5308-029-024	SFR	2	1	0.00	1.00	$104.09	1836 HILL DR
5308-031-001	SFV	3	0	0.00	0.25	$19.74	
5308-031-022	SFR	3	1	0.00	1.00	$78.92	1883 PETERSON AVE
5308-031-023	SFR	3	1	0.00	1.00	$78.92	1885 PETERSON AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5308-031-024	SFR	2	1	0.00	1.00	$104.09	4966 HARRIMAN AVE
5308-031-025	SFR	2	1	0.00	1.00	$104.09	4964 HARRIMAN AVE
5308-031-026	SFR	2	1	0.00	1.00	$104.09	4960 HARRIMAN AVE
5308-031-027	SFR	2	1	0.00	1.00	$104.09	4950 HARRIMAN AVE
5308-031-028	SFR	2	1	0.00	1.00	$104.09	4946 HARRIMAN AVE
5308-031-029	SFR	2	1	0.00	1.00	$104.09	4936 HARRIMAN AVE
5308-031-030	SFR	2	1	0.00	1.00	$104.09	4930 HARRIMAN AVE
5308-031-031	SFR	2	1	0.00	1.00	$104.09	114 PETERSON AVE
5308-031-032	SFR	2	1	0.00	1.00	$104.09	118 PETERSON AVE
5308-031-033	SFR	2	1	0.00	1.00	$104.09	120 PETERSON AVE
5308-031-034	SFR	2	1	0.00	1.00	$104.09	122 PETERSON AVE
5308-031-035	SFR	2	1	0.00	1.00	$104.09	124 PETERSON AVE
5308-031-036	SFR	2	1	0.00	1.00	$104.09	130 PETERSON AVE
5308-031-037	SFR	2	1	0.00	1.00	$104.09	136 PETERSON AVE
5308-031-038	SFR	2	1	0.00	1.00	$104.09	140 PETERSON AVE
5308-031-039	SFV	3	0	0.00	0.25	$19.74	
5308-031-040	SFV	3	0	0.00	0.25	$19.74	
5308-031-041	SFV	3	0	0.00	0.25	$19.74	
5308-031-042	SFV	3	0	0.00	0.25	$19.74	
5308-031-051	SFR	2	1	0.00	1.00	$104.09	156 PETERSON AVE
5308-031-052	SFV	2	0	0.00	0.25	$26.03	
5308-031-053	SFV	2	0	0.00	0.25	$26.03	
5308-031-054	SFV	2	0	0.00	0.25	$26.03	
5308-031-055	SFV	2	0	0.00	0.25	$26.03	
5308-032-006	SFV	2	0	0.00	0.25	$26.03	
5308-032-009	SFV	2	0	0.00	0.25	$26.03	
5308-032-012	SFV	3	0	0.00	0.25	$19.74	
5308-032-022	SFR	3	1	0.00	1.00	$78.92	149 PETERSON AVE
5308-032-026	SFR	3	1	0.00	1.00	$78.92	2118 HANSCOM DR
5308-032-030	SFV	3	0	0.00	0.25	$19.74	
5308-032-031	SFR	3	1	0.00	1.00	$78.92	2114 HANSCOM DR
5308-032-032	SFR	3	1	0.00	1.00	$78.92	2106 HANSCOM DR
5308-032-037	SFR	2	1	0.00	1.00	$104.09	
5308-032-040	SFR	2	1	0.00	1.00	$104.09	111 PETERSON AVE
5308-032-041	SFR	2	1	0.00	1.00	$104.09	115 PETERSON AVE
5308-032-042	SFR	2	1	0.00	1.00	$104.09	117 PETERSON AVE
5308-032-044	SFV	2	0	0.00	0.25	$26.03	133 PETERSON AVE
5308-032-045	SFV	2	0	0.00	0.25	$26.03	133 PETERSON AVE
5308-034-002	SFV	3	0	0.00	0.25	$19.74	
5308-034-003	SFV	4	0	0.00	0.25	$17.82	
5308-034-004	SFV	4	0	0.00	0.25	$17.82	
5308-034-015	SFV	3	0	0.00	0.25	$19.74	
5308-034-016	SFV	3	0	0.00	0.25	$19.74	
5308-034-017	SFV	3	0	0.00	0.25	$19.74	
5308-034-018	SFV	3	0	0.00	0.25	$19.74	
5310-001-023	SFR	2	1	0.00	1.00	$104.09	707 FLORES DE ORO
5310-001-024	SFR	2	1	0.00	1.00	$104.09	713 FLORES DE ORO
5310-001-025	SFR	2	1	0.00	1.00	$104.09	719 FLORES DE ORO
5310-001-026	SFR	2	1	0.00	1.00	$104.09	1501 VIA DEL REY
5310-001-027	SFR	2	1	0.00	1.00	$104.09	1509 VIA DEL REY
5310-001-028	SFR	2	1	0.00	1.00	$104.09	1517 VIA DEL REY
5310-001-029	SFR	2	1	0.00	1.00	$104.09	1527 VIA DEL REY
5310-001-030	SFR	2	1	0.00	1.00	$104.09	1539 VIA DEL REY
5310-001-031	SFR	2	1	0.00	1.00	$104.09	1545 VIA DEL REY
5310-001-032	SFR	2	1	0.00	1.00	$104.09	1551 VIA DEL REY
5310-001-033	SFR	2	1	0.00	1.00	$104.09	660 CAMINO CERRADO
5310-001-034	SFR	2	1	0.00	1.00	$104.09	654 CAMINO CERRADO
5310-001-035	SFR	2	1	0.00	1.00	$104.09	648 CAMINO CERRADO

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-001-036	SFR	2	1	0.00	1.00	$104.09	642 CAMINO CERRADO
5310-001-037	SFR	2	1	0.00	1.00	$104.09	636 CAMINO CERRADO
5310-001-038	SFR	2	1	0.00	1.00	$104.09	630 CAMINO CERRADO
5310-001-039	SFR	2	1	0.00	1.00	$104.09	624 CAMINO CERRADO
5310-001-040	SFR	2	1	0.00	1.00	$104.09	618 CAMINO CERRADO
5310-001-041	SFR	2	1	0.00	1.00	$104.09	612 CAMINO CERRADO
5310-001-042	SFR	2	1	0.00	1.00	$104.09	606 CAMINO CERRADO
5310-001-043	SFR	2	1	0.00	1.00	$104.09	600 CAMINO CERRADO
5310-001-044	SFR	2	1	0.00	1.00	$104.09	609 CAMINO CERRADO
5310-001-045	SFR	2	1	0.00	1.00	$104.09	615 CAMINO CERRADO
5310-001-046	SFR	2	1	0.00	1.00	$104.09	621 CAMINO CERRADO
5310-001-047	SFR	2	1	0.00	1.00	$104.09	631 CAMINO CERRADO
5310-001-048	SFR	2	1	0.00	1.00	$104.09	645 CAMINO CERRADO
5310-001-049	SFR	2	1	0.00	1.00	$104.09	657 CAMINO CERRADO
5310-001-050	SFR	2	1	0.00	1.00	$104.09	1601 VIA DEL REY
5310-001-051	SFR	2	1	0.00	1.00	$104.09	1611 VIA DEL REY
5310-001-052	SFR	2	1	0.00	1.00	$104.09	1621 VIA DEL REY
5310-001-053	SFR	2	1	0.00	1.00	$104.09	1627 VIA DEL REY
5310-001-054	SFR	2	1	0.00	1.00	$104.09	1635 VIA DEL REY
5310-001-055	SFR	2	1	0.00	1.00	$104.09	1641 VIA DEL REY
5310-001-056	SFR	2	1	0.00	1.00	$104.09	1647 VIA DEL REY
5310-001-057	SFR	2	1	0.00	1.00	$104.09	1653 VIA DEL REY
5310-001-058	SFR	2	1	0.00	1.00	$104.09	1659 VIA DEL REY
5310-001-059	SFR	2	1	0.00	1.00	$104.09	1665 VIA DEL REY
5310-001-060	SFR	2	1	0.00	1.00	$104.09	1673 VIA DEL REY
5310-001-061	SFR	2	1	0.00	1.00	$104.09	1660 INDIANA AVE
5310-001-062	SFR	2	1	0.00	1.00	$104.09	1650 INDIANA AVE
5310-001-063	SFR	2	1	0.00	1.00	$104.09	1640 INDIANA AVE
5310-001-064	SFR	2	1	0.00	1.00	$104.09	1632 INDIANA AVE
5310-001-065	SFR	2	1	0.00	1.00	$104.09	1624 INDIANA AVE
5310-001-066	SFR	2	1	0.00	1.00	$104.09	1618 INDIANA AVE
5310-001-067	SFR	2	1	0.00	1.00	$104.09	1612 INDIANA AVE
5310-001-068	SFR	2	1	0.00	1.00	$104.09	1606 INDIANA AVE
5310-001-069	SFR	2	1	0.00	1.00	$104.09	1600 INDIANA AVE
5310-002-026	SFR	2	1	0.00	1.00	$104.09	1743 CAMINO LINDO
5310-002-027	SFR	2	1	0.00	1.00	$104.09	1748 CAMINO LINDO
5310-002-028	SFR	2	1	0.00	1.00	$104.09	1840 VIA DEL REY
5310-002-029	SFR	2	1	0.00	1.00	$104.09	1832 VIA DEL REY
5310-002-030	SFR	2	1	0.00	1.00	$104.09	1824 VIA DEL REY
5310-002-031	SFR	2	1	0.00	1.00	$104.09	1816 VIA DEL REY
5310-002-032	SFR	2	1	0.00	1.00	$104.09	1808 VIA DEL REY
5310-002-033	SFR	2	1	0.00	1.00	$104.09	1800 VIA DEL REY
5310-002-034	SFR	2	1	0.00	1.00	$104.09	1756 VIA DEL REY
5310-002-035	SFR	2	1	0.00	1.00	$104.09	1750 VIA DEL REY
5310-002-036	SFR	2	1	0.00	1.00	$104.09	1744 VIA DEL REY
5310-002-037	SFR	2	1	0.00	1.00	$104.09	1738 VIA DEL REY
5310-002-038	SFR	2	1	0.00	1.00	$104.09	1730 VIA DEL REY
5310-002-039	SFR	2	1	0.00	1.00	$104.09	1720 VIA DEL REY
5310-002-040	SFR	2	1	0.00	1.00	$104.09	1714 VIA DEL REY
5310-002-041	SFR	2	1	0.00	1.00	$104.09	1708 VIA DEL REY
5310-002-042	SFR	2	1	0.00	1.00	$104.09	1700 VIA DEL REY
5310-003-025	SFR	2	1	0.00	1.00	$104.09	1740 CAMINO LINDO
5310-003-026	SFR	2	1	0.00	1.00	$104.09	1734 CAMINO LINDO
5310-003-027	SFR	2	1	0.00	1.00	$104.09	1728 CAMINO LINDO
5310-003-028	SFR	2	1	0.00	1.00	$104.09	1722 CAMINO LINDO
5310-003-029	SFR	2	1	0.00	1.00	$104.09	1716 CAMINO LINDO
5310-003-030	SFR	2	1	0.00	1.00	$104.09	1710 CAMINO LINDO
5310-003-031	SFR	2	1	0.00	1.00	$104.09	1700 CAMINO LINDO

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-003-032	SFR	2	1	0.00	1.00	$104.09	628 CAMINO VERDE
5310-003-033	SFR	2	1	0.00	1.00	$104.09	622 CAMINO VERDE
5310-003-034	SFR	2	1	0.00	1.00	$104.09	612 CAMINO VERDE
5310-003-035	SFR	2	1	0.00	1.00	$104.09	606 CAMINO VERDE
5310-003-036	SFR	2	1	0.00	1.00	$104.09	600 CAMINO VERDE
5310-003-037	SFR	2	1	0.00	1.00	$104.09	426 EL CORONADO ST
5310-003-038	SFR	2	1	0.00	1.00	$104.09	420 EL CORONADO ST
5310-003-039	SFR	2	1	0.00	1.00	$104.09	414 EL CORONADO ST
5310-003-040	SFR	2	1	0.00	1.00	$104.09	455 LA TERRAZA ST
5310-003-041	SFR	2	1	0.00	1.00	$104.09	458 LA TERRAZA ST
5310-003-042	SFR	2	1	0.00	1.00	$104.09	452 LA TERRAZA ST
5310-003-043	SFR	2	1	0.00	1.00	$104.09	446 LA TERRAZA ST
5310-003-044	SFR	2	1	0.00	1.00	$104.09	440 LA TERRAZA ST
5310-003-045	SFR	2	1	0.00	1.00	$104.09	438 LA TERRAZA ST
5310-003-046	SFR	2	1	0.00	1.00	$104.09	428 LA TERRAZA ST
5310-003-047	SFR	2	1	0.00	1.00	$104.09	422 LA TERRAZA ST
5310-003-048	SFR	2	1	0.00	1.00	$104.09	414 LA TERRAZA ST
5310-003-049	SFR	2	1	0.00	1.00	$104.09	406 LA TERRAZA ST
5310-003-050	SFR	2	1	0.00	1.00	$104.09	1930 VIA DEL REY
5310-003-051	SFR	2	1	0.00	1.00	$104.09	1918 VIA DEL REY
5310-003-052	SFR	2	1	0.00	1.00	$104.09	1912 VIA DEL REY
5310-003-053	SFR	2	1	0.00	1.00	$104.09	1906 VIA DEL REY
5310-003-054	SFR	2	1	0.00	1.00	$104.09	1900 VIA DEL REY
5310-003-055	SFR	2	1	0.00	1.00	$104.09	1866 VIA DEL REY
5310-003-056	SFR	2	1	0.00	1.00	$104.09	1860 VIA DEL REY
5310-003-057	SFR	2	1	0.00	1.00	$104.09	1854 VIA DEL REY
5310-003-058	SFR	2	1	0.00	1.00	$104.09	1848 VIA DEL REY
5310-004-025	SFR	2	1	0.00	1.00	$104.09	401 CAMINO VERDE
5310-004-026	SFR	2	1	0.00	1.00	$104.09	407 CAMINO VERDE
5310-004-027	SFR	2	1	0.00	1.00	$104.09	413 CAMINO VERDE
5310-004-028	SFR	2	1	0.00	1.00	$104.09	419 CAMINO VERDE
5310-004-029	SFR	2	1	0.00	1.00	$104.09	425 CAMINO VERDE
5310-004-030	SFR	2	1	0.00	1.00	$104.09	431 CAMINO VERDE
5310-004-031	SFR	2	1	0.00	1.00	$104.09	437 CAMINO VERDE
5310-004-032	SFR	2	1	0.00	1.00	$104.09	443 CAMINO VERDE
5310-004-033	SFR	2	1	0.00	1.00	$104.09	449 CAMINO VERDE
5310-004-034	SFR	2	1	0.00	1.00	$104.09	400 EL CORONADO ST
5310-004-036	SFR	2	1	0.00	1.00	$104.09	446 CAMINO VERDE
5310-004-038	SFR	2	1	0.00	1.00	$104.09	428 CAMINO VERDE
5310-004-039	SFR	2	1	0.00	1.00	$104.09	420 CAMINO VERDE
5310-004-040	SFR	2	1	0.00	1.00	$104.09	414 CAMINO VERDE
5310-004-041	SFR	2	1	0.00	1.00	$104.09	408 CAMINO VERDE
5310-004-042	SFR	2	1	0.00	1.00	$104.09	2046 VIA DEL REY
5310-004-043	SFR	2	1	0.00	1.00	$104.09	2040 VIA DEL REY
5310-004-044	SFR	2	1	0.00	1.00	$104.09	2034 VIA DEL REY
5310-004-045	SFR	2	1	0.00	1.00	$104.09	2028 VIA DEL REY
5310-004-046	SFR	2	1	0.00	1.00	$104.09	2022 VIA DEL REY
5310-004-047	SFR	2	1	0.00	1.00	$104.09	2016 VIA DEL REY
5310-004-048	SFR	2	1	0.00	1.00	$104.09	2000 VIA DEL REY
5310-004-049	SFR	2	1	0.00	1.00	$104.09	407 LA TERRAZA ST
5310-004-050	SFR	2	1	0.00	1.00	$104.09	413 LA TERRAZA ST
5310-004-051	SFR	2	1	0.00	1.00	$104.09	419 LA TERRAZA ST
5310-004-052	SFR	2	1	0.00	1.00	$104.09	425 LA TERRAZA ST
5310-004-053	SFR	2	1	0.00	1.00	$104.09	431 LA TERRAZA ST
5310-004-054	SFR	2	1	0.00	1.00	$104.09	437 LA TERRAZA ST
5310-004-055	SFR	2	1	0.00	1.00	$104.09	443 LA TERRAZA ST
5310-004-056	SFR	2	1	0.00	1.00	$104.09	449 LA TERRAZA ST
5310-004-057	SFR	2	1	0.00	1.00	$104.09	440 CAMINO VERDE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-004-059	SFV	4	0	0.00	0.25	$17.82	
5310-004-060	SFR	2	1	0.00	1.00	$104.09	407 EL CORONADO ST
5310-005-004	SFR	2	1	0.00	1.00	$104.09	2051 LA FREMONTIA ST
5310-005-005	SFR	2	1	0.00	1.00	$104.09	457 CAMINO VERDE
5310-005-006	SFR	2	1	0.00	1.00	$104.09	501 CAMINO VERDE
5310-005-007	SFR	2	1	0.00	1.00	$104.09	507 CAMINO VERDE
5310-005-008	SFR	2	1	0.00	1.00	$104.09	513 CAMINO VERDE
5310-005-009	SFR	2	1	0.00	1.00	$104.09	519 CAMINO VERDE
5310-005-010	SFR	2	1	0.00	1.00	$104.09	525 CAMINO VERDE
5310-005-011	SFR	2	1	0.00	1.00	$104.09	531 CAMINO VERDE
5310-005-012	SFR	2	1	0.00	1.00	$104.09	537 CAMINO VERDE
5310-005-013	SFR	2	1	0.00	1.00	$104.09	543 CAMINO VERDE
5310-005-014	SFR	2	1	0.00	1.00	$104.09	549 CAMINO VERDE
5310-005-015	SFR	2	1	0.00	1.00	$104.09	555 CAMINO VERDE
5310-005-016	SFR	2	1	0.00	1.00	$104.09	565 CAMINO VERDE
5310-005-018	SFR	2	1	0.00	1.00	$104.09	707 EL TESORITO ST
5310-005-019	SFR	2	1	0.00	1.00	$104.09	2001 LA FREMONTIA ST
5310-005-020	SFR	2	1	0.00	1.00	$104.09	2009 LA FREMONTIA ST
5310-005-021	SFR	2	1	0.00	1.00	$104.09	2017 LA FREMONTIA ST
5310-005-022	SFR	2	1	0.00	1.00	$104.09	2027 LA FREMONTIA ST
5310-005-023	SFR	2	1	0.00	1.00	$104.09	2033 LA FREMONTIA ST
5310-005-024	SFR	2	1	0.00	1.00	$104.09	2039 LA FREMONTIA ST
5310-005-025	SFR	2	1	0.00	1.00	$104.09	2045 LA FREMONTIA ST
5310-005-026	SFR	2	1	0.00	1.00	$104.09	413 EL CORONADO ST
5310-005-027	SFR	2	1	0.00	1.00	$104.09	419 EL CORONADO ST
5310-005-029	SFR	2	1	0.00	1.00	$104.09	568 CAMINO VERDE
5310-005-030	SFR	2	1	0.00	1.00	$104.09	562 CAMINO VERDE
5310-005-031	SFR	2	1	0.00	1.00	$104.09	556 CAMINO VERDE
5310-005-032	SFR	2	1	0.00	1.00	$104.09	550 CAMINO VERDE
5310-005-033	SFR	2	1	0.00	1.00	$104.09	536 CAMINO VERDE
5310-005-034	SFR	2	1	0.00	1.00	$104.09	522 CAMINO VERDE
5310-005-036	SFR	2	1	0.00	1.00	$104.09	500 CAMINO VERDE
5310-005-037	SFR	2	1	0.00	1.00	$104.09	458 CAMINO VERDE
5310-005-038	SFR	2	1	0.00	1.00	$104.09	452 CAMINO VERDE
5310-005-040	SFR	2	1	0.00	1.00	$104.09	423 EL CORONADO ST
5310-005-041	SFR	2	1	0.00	1.00	$104.09	510 CAMINO VERDE
5310-005-043	SFR	2	1	0.00	1.00	$104.09	701 EL TESORITO ST
5310-006-038	SFR	2	1	0.00	1.00	$104.09	2050 LA FREMONTIA ST
5310-006-039	SFR	2	1	0.00	1.00	$104.09	2046 LA FREMONTIA ST
5310-006-041	SFR	2	1	0.00	1.00	$104.09	2036 LA FREMONTIA ST
5310-006-042	SFR	2	1	0.00	1.00	$104.09	2030 LA FREMONTIA ST
5310-006-043	SFR	2	1	0.00	1.00	$104.09	2024 LA FREMONTIA ST
5310-006-044	SFR	2	1	0.00	1.00	$104.09	2018 LA FREMONTIA ST
5310-006-045	SFR	2	1	0.00	1.00	$104.09	2012 LA FREMONTIA ST
5310-006-046	SFR	2	1	0.00	1.00	$104.09	2006 LA FREMONTIA ST
5310-006-047	SFR	2	1	0.00	1.00	$104.09	2000 LA FREMONTIA ST
5310-006-050	SFR	2	1	0.00	1.00	$104.09	1962 LA FREMONTIA ST
5310-006-051	SFR	2	1	0.00	1.00	$104.09	1950 LA FREMONTIA ST
5310-006-052	SFR	2	1	0.00	1.00	$104.09	1944 LA FREMONTIA ST
5310-006-053	SFR	2	1	0.00	1.00	$104.09	1938 LA FREMONTIA ST
5310-006-054	SFR	2	1	0.00	1.00	$104.09	1969 ALPHA ST
5310-006-055	SFR	2	1	0.00	1.00	$104.09	2040 LA FREMONTIA ST
5310-006-056	SFR	2	1	0.00	1.00	$104.09	1972 LA FREMONTIA ST
5310-006-057	SFR	2	1	0.00	1.00	$104.09	1990 LA FREMONTIA ST
5310-007-025	SFR	2	1	0.00	1.00	$104.09	601 CAMINO VERDE
5310-007-026	SFR	2	1	0.00	1.00	$104.09	607 CAMINO VERDE
5310-007-027	SFR	2	1	0.00	1.00	$104.09	611 CAMINO VERDE
5310-007-028	SFR	2	1	0.00	1.00	$104.09	619 CAMINO VERDE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-007-029	SFR	2	1	0.00	1.00	$104.09	625 CAMINO VERDE
5310-007-030	SFR	2	1	0.00	1.00	$104.09	631 CAMINO VERDE
5310-007-031	SFR	2	1	0.00	1.00	$104.09	1690 CAMINO LINDO
5310-007-032	SFR	2	1	0.00	1.00	$104.09	1684 CAMINO LINDO
5310-007-033	SFR	2	1	0.00	1.00	$104.09	1678 CAMINO LINDO
5310-007-034	SFR	2	1	0.00	1.00	$104.09	1672 CAMINO LINDO
5310-007-035	SFR	2	1	0.00	1.00	$104.09	1668 CAMINO LINDO
5310-007-036	SFR	2	1	0.00	1.00	$104.09	1660 CAMINO LINDO
5310-007-037	SFR	2	1	0.00	1.00	$104.09	1654 CAMINO LINDO
5310-007-038	SFR	2	1	0.00	1.00	$104.09	1648 CAMINO LINDO
5310-007-039	SFR	2	1	0.00	1.00	$104.09	1642 CAMINO LINDO
5310-007-040	SFR	2	1	0.00	1.00	$104.09	1636 CAMINO LINDO
5310-007-041	SFR	2	1	0.00	1.00	$104.09	1630 CAMINO LINDO
5310-007-042	SFR	2	1	0.00	1.00	$104.09	1628 CAMINO LINDO
5310-007-043	SFR	2	1	0.00	1.00	$104.09	1618 CAMINO LINDO
5310-007-044	SFR	2	1	0.00	1.00	$104.09	1612 CAMINO LINDO
5310-007-045	SFR	2	1	0.00	1.00	$104.09	1606 CAMINO LINDO
5310-007-046	SFR	2	1	0.00	1.00	$104.09	1600 CAMINO LINDO
5310-007-047	SFR	2	1	0.00	1.00	$104.09	1807 ALPHA ST
5310-007-048	SFR	2	1	0.00	1.00	$104.09	1813 ALPHA ST
5310-007-050	SFR	2	1	0.00	1.00	$104.09	1825 ALPHA ST
5310-007-051	SFR	2	1	0.00	1.00	$104.09	1831 ALPHA ST
5310-007-052	SFR	2	1	0.00	1.00	$104.09	1837 ALPHA ST
5310-007-053	SFR	2	1	0.00	1.00	$104.09	1843 ALPHA ST
5310-007-054	SFR	2	1	0.00	1.00	$104.09	1849 ALPHA ST
5310-007-055	SFR	2	1	0.00	1.00	$104.09	1855 ALPHA ST
5310-007-056	SFR	2	1	0.00	1.00	$104.09	1901 LA FREMONTIA ST
5310-007-057	SFR	2	1	0.00	1.00	$104.09	1907 LA FREMONTIA ST
5310-007-058	SFR	2	1	0.00	1.00	$104.09	1913 LA FREMONTIA ST
5310-007-059	SFR	2	1	0.00	1.00	$104.09	1919 LA FREMONTIA ST
5310-007-060	SFR	2	1	0.00	1.00	$104.09	1925 LA FREMONTIA ST
5310-007-061	SFR	2	1	0.00	1.00	$104.09	1931 LA FREMONTIA ST
5310-007-062	SFR	2	1	0.00	1.00	$104.09	1941 LA FREMONTIA ST
5310-007-063	SFR	2	1	0.00	1.00	$104.09	1951 LA FREMONTIA ST
5310-007-064	SFR	2	1	0.00	1.00	$104.09	1957 LA FREMONTIA ST
5310-007-065	SFR	2	1	0.00	1.00	$104.09	1963 LA FREMONTIA ST
5310-007-066	SFR	2	1	0.00	1.00	$104.09	1969 LA FREMONTIA ST
5310-007-067	SFR	2	1	0.00	1.00	$104.09	1975 LA FREMONTIA ST
5310-007-068	SFR	2	1	0.00	1.00	$104.09	1981 LA FREMONTIA ST
5310-007-069	SFR	2	1	0.00	1.00	$104.09	1987 LA FREMONTIA ST
5310-007-070	SFR	2	1	0.00	1.00	$104.09	1993 LA FREMONTIA ST
5310-007-071	SFR	2	1	0.00	1.00	$104.09	706 EL TESORITO ST
5310-007-073	SFR	2	1	0.00	1.00	$104.09	1819 ALPHA ST
5310-007-074	SFR	2	1	0.00	1.00	$104.09	700 EL TESORITO ST
5310-008-025	SFR	2	1	0.00	1.00	$104.09	1627 CAMINO LINDO
5310-008-026	SFR	2	1	0.00	1.00	$104.09	1637 CAMINO LINDO
5310-008-027	SFR	2	1	0.00	1.00	$104.09	1645 CAMINO LINDO
5310-008-028	SFR	2	1	0.00	1.00	$104.09	1657 CAMINO LINDO
5310-008-029	SFR	2	1	0.00	1.00	$104.09	1663 CAMINO LINDO
5310-008-030	SFR	2	1	0.00	1.00	$104.09	1673 CAMINO LINDO
5310-008-031	SFR	2	1	0.00	1.00	$104.09	1685 CAMINO LINDO
5310-008-032	SFR	2	1	0.00	1.00	$104.09	1691 CAMINO LINDO
5310-008-033	SFR	2	1	0.00	1.00	$104.09	1701 CAMINO LINDO
5310-008-034	SFR	2	1	0.00	1.00	$104.09	1707 CAMINO LINDO
5310-008-035	SFR	2	1	0.00	1.00	$104.09	1713 CAMINO LINDO
5310-008-036	SFR	2	1	0.00	1.00	$104.09	1719 CAMINO LINDO
5310-008-037	SFR	2	1	0.00	1.00	$104.09	1725 CAMINO LINDO
5310-008-038	SFR	2	1	0.00	1.00	$104.09	1731 CAMINO LINDO

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-008-039	SFR	2	1	0.00	1.00	$104.09	1737 CAMINO LINDO
5310-008-040	SFR	2	1	0.00	1.00	$104.09	1678 VIA DEL REY
5310-008-041	SFR	2	1	0.00	1.00	$104.09	1672 VIA DEL REY
5310-008-042	SFR	2	1	0.00	1.00	$104.09	1668 VIA DEL REY
5310-008-043	SFR	2	1	0.00	1.00	$104.09	1660 VIA DEL REY
5310-009-025	SFR	2	1	0.00	1.00	$104.09	809 FLORES DE ORO
5310-009-026	SFR	2	1	0.00	1.00	$104.09	1507 CAMINO LINDO
5310-009-027	SFR	2	1	0.00	1.00	$104.09	1513 CAMINO LINDO
5310-009-028	SFR	2	1	0.00	1.00	$104.09	1519 CAMINO LINDO
5310-009-029	SFR	2	1	0.00	1.00	$104.09	1525 CAMINO LINDO
5310-009-030	SFR	2	1	0.00	1.00	$104.09	1531 CAMINO LINDO
5310-009-031	SFR	2	1	0.00	1.00	$104.09	1537 CAMINO LINDO
5310-009-032	SFR	2	1	0.00	1.00	$104.09	1541 CAMINO LINDO
5310-009-033	SFR	2	1	0.00	1.00	$104.09	1547 CAMINO LINDO
5310-009-034	SFR	2	1	0.00	1.00	$104.09	1553 CAMINO LINDO
5310-009-035	SFR	2	1	0.00	1.00	$104.09	1559 CAMINO LINDO
5310-009-036	SFR	2	1	0.00	1.00	$104.09	1565 CAMINO LINDO
5310-009-037	SFR	2	1	0.00	1.00	$104.09	1601 CAMINO LINDO
5310-009-038	SFR	2	1	0.00	1.00	$104.09	1615 CAMINO LINDO
5310-009-039	SFR	2	1	0.00	1.00	$104.09	1600 VIA DEL REY
5310-009-040	SFR	2	1	0.00	1.00	$104.09	1560 VIA DEL REY
5310-009-041	SFR	2	1	0.00	1.00	$104.09	1554 VIA DEL REY
5310-009-042	SFR	2	1	0.00	1.00	$104.09	1548 VIA DEL REY
5310-009-043	SFR	2	1	0.00	1.00	$104.09	1542 VIA DEL REY
5310-009-044	SFR	2	1	0.00	1.00	$104.09	1536 VIA DEL REY
5310-009-045	SFR	2	1	0.00	1.00	$104.09	1530 VIA DEL REY
5310-009-046	SFR	2	1	0.00	1.00	$104.09	1524 VIA DEL REY
5310-009-047	SFR	2	1	0.00	1.00	$104.09	1518 VIA DEL REY
5310-009-048	SFR	2	1	0.00	1.00	$104.09	1512 VIA DEL REY
5310-009-049	SFR	2	1	0.00	1.00	$104.09	1506 VIA DEL REY
5310-009-050	SFR	2	1	0.00	1.00	$104.09	801 FLORES DE ORO
5310-010-025	SFR	2	1	0.00	1.00	$104.09	1906 ALPHA ST
5310-010-026	SFR	2	1	0.00	1.00	$104.09	1900 ALPHA ST
5310-010-027	SFR	2	1	0.00	1.00	$104.09	1870 ALPHA ST
5310-010-028	SFR	2	1	0.00	1.00	$104.09	1864 ALPHA ST
5310-010-029	SFR	2	1	0.00	1.00	$104.09	1858 ALPHA ST
5310-010-030	SFR	2	1	0.00	1.00	$104.09	1852 ALPHA ST
5310-010-031	SFR	2	1	0.00	1.00	$104.09	1846 ALPHA ST
5310-010-032	SFR	2	1	0.00	1.00	$104.09	1836 ALPHA ST
5310-010-033	SFR	2	1	0.00	1.00	$104.09	1828 ALPHA ST
5310-010-034	SFR	2	1	0.00	1.00	$104.09	1818 ALPHA ST
5310-010-035	SFR	2	1	0.00	1.00	$104.09	1812 ALPHA ST
5310-010-036	SFR	2	1	0.00	1.00	$104.09	1806 ALPHA ST
5310-010-037	SFR	2	1	0.00	1.00	$104.09	1560 CAMINO LINDO
5310-010-038	SFR	2	1	0.00	1.00	$104.09	1550 CAMINO LINDO
5310-010-039	SFR	2	1	0.00	1.00	$104.09	1542 CAMINO LINDO
5310-010-040	SFR	2	1	0.00	1.00	$104.09	1536 CAMINO LINDO
5310-010-041	SFR	2	1	0.00	1.00	$104.09	801 LA BELLORITA ST
5310-010-042	SFR	2	1	0.00	1.00	$104.09	807 LA BELLORITA ST
5310-010-043	SFR	2	1	0.00	1.00	$104.09	813 LA BELLORITA ST
5310-010-044	SFR	2	1	0.00	1.00	$104.09	819 LA BELLORITA ST
5310-011-025	SFR	2	1	0.00	1.00	$104.09	1932 LA FREMONTIA ST
5310-011-026	SFR	2	1	0.00	1.00	$104.09	1926 LA FREMONTIA ST
5310-011-029	SFR	2	1	0.00	1.00	$104.09	1900 LA FREMONTIA ST
5310-011-030	SFR	2	1	0.00	1.00	$104.09	1909 ALPHA ST
5310-011-031	SFR	2	1	0.00	1.00	$104.09	1915 ALPHA ST
5310-011-032	SFR	2	1	0.00	1.00	$104.09	1933 ALPHA ST
5310-011-035	SFR	2	1	0.00	1.00	$104.09	1963 ALPHA ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-011-036	SFR	2	1	0.00	1.00	$104.09	1966 ALPHA ST
5310-011-037	SFR	2	1	0.00	1.00	$104.09	1954 ALPHA ST
5310-011-046	SFR	2	1	0.00	1.00	$104.09	1948 ALPHA ST
5310-011-047	SFR	2	1	0.00	1.00	$104.09	1942 ALPHA ST
5310-011-048	SFR	2	1	0.00	1.00	$104.09	1936 ALPHA ST
5310-011-049	SFR	2	1	0.00	1.00	$104.09	1930 ALPHA ST
5310-011-050	SFR	2	1	0.00	1.00	$104.09	1924 ALPHA ST
5310-011-051	SFR	2	1	0.00	1.00	$104.09	1918 ALPHA ST
5310-011-052	SFR	2	1	0.00	1.00	$104.09	1912 ALPHA ST
5310-011-053	SFR	2	1	0.00	1.00	$104.09	1912 LA FREMONTIA ST
5310-011-054	SFR	2	1	0.00	1.00	$104.09	1920 LA FREMONTIA ST
5310-011-055	SFR	2	1	0.00	1.00	$104.09	1951 ALPHA ST
5310-011-056	SFR	2	1	0.00	1.00	$104.09	1957 ALPHA ST
5310-015-013	SFR	3	1	0.00	1.00	$78.92	2051 MAYCREST AVE
5310-015-014	SFR	3	1	0.00	1.00	$78.92	2045 MAYCREST AVE
5310-015-015	SFR	3	1	0.00	1.00	$78.92	2041 MAYCREST AVE
5310-015-016	SFR	3	1	0.00	1.00	$78.92	2037 MAYCREST AVE
5310-015-017	SFR	3	1	0.00	1.00	$78.92	2033 MAYCREST AVE
5310-015-018	SFR	3	1	0.00	1.00	$78.92	2029 MAYCREST AVE
5310-015-019	SFR	3	1	0.00	1.00	$78.92	2025 MAYCREST AVE
5310-015-020	SFR	3	1	0.00	1.00	$78.92	2021 MAYCREST AVE
5310-015-021	SFR	3	1	0.00	1.00	$78.92	2019 MAYCREST AVE
5310-015-022	SFR	3	1	0.00	1.00	$78.92	2013 MAYCREST AVE
5310-015-023	SFR	3	1	0.00	1.00	$78.92	2009 MAYCREST AVE
5310-015-025	SFR	3	1	0.00	1.00	$78.92	2005 MAYCREST AVE
5310-015-026	SFV	3	0	0.00	0.25	$19.74	
5310-016-001	SFR	3	1	0.00	1.00	$78.92	2006 MAYCREST AVE
5310-016-002	SFR	3	1	0.00	1.00	$78.92	2010 MAYCREST AVE
5310-016-003	SFR	3	1	0.00	1.00	$78.92	2012 MAYCREST AVE
5310-016-004	SFR	3	1	0.00	1.00	$78.92	2016 MAYCREST AVE
5310-016-005	SFR	3	1	0.00	1.00	$78.92	2020 MAYCREST AVE
5310-016-006	SFR	3	1	0.00	1.00	$78.92	2024 MAYCREST AVE
5310-016-007	SFR	3	1	0.00	1.00	$78.92	2028 MAYCREST AVE
5310-016-008	SFR	3	1	0.00	1.00	$78.92	2032 MAYCREST AVE
5310-016-009	SFR	3	1	0.00	1.00	$78.92	2036 MAYCREST AVE
5310-016-010	SFR	3	1	0.00	1.00	$78.92	2040 MAYCREST AVE
5310-016-011	SFR	3	1	0.00	1.00	$78.92	2044 MAYCREST AVE
5310-016-012	SFR	3	1	0.00	1.00	$78.92	2048 MAYCREST AVE
5310-016-013	SFR	3	1	0.00	1.00	$78.92	2001 ALPHA ST
5310-016-014	SFR	3	1	0.00	1.00	$78.92	2005 ALPHA ST
5310-016-015	SFR	3	1	0.00	1.00	$78.92	2011 ALPHA ST
5310-016-016	SFR	3	1	0.00	1.00	$78.92	2015 ALPHA ST
5310-016-017	SFR	3	1	0.00	1.00	$78.92	2019 ALPHA ST
5310-016-018	SFR	3	1	0.00	1.00	$78.92	2021 ALPHA ST
5310-016-019	SFR	3	1	0.00	1.00	$78.92	2025 ALPHA ST
5310-016-020	SFR	3	1	0.00	1.00	$78.92	2029 ALPHA ST
5310-016-021	SFR	3	1	0.00	1.00	$78.92	2033 ALPHA ST
5310-016-022	MFR	3	2	0.00	1.60	$126.28	2037 ALPHA ST
5310-016-023	SFR	3	1	0.00	1.00	$78.92	2041 ALPHA ST
5310-016-024	MFR	3	2	0.00	1.60	$126.28	2043 ALPHA ST
5310-016-025	SFR	3	1	0.00	1.00	$78.92	2049 ALPHA ST
5310-017-001	SFR	3	1	0.00	1.00	$78.92	2017 BERKSHIRE AVE
5310-017-002	SFR	3	1	0.00	1.00	$78.92	2021 BERKSHIRE AVE
5310-017-003	SFR	3	1	0.00	1.00	$78.92	2025 BERKSHIRE AVE
5310-017-004	SFR	3	1	0.00	1.00	$78.92	2031 BERKSHIRE AVE
5310-017-006	SFR	3	1	0.00	1.00	$78.92	2037 BERKSHIRE AVE
5310-017-007	SFR	3	1	0.00	1.00	$78.92	2043 BERKSHIRE AVE
5310-017-008	SFR	3	1	0.00	1.00	$78.92	2060 ALPHA ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-017-009	SFR	3	1	0.00	1.00	$78.92	2050 ALPHA ST
5310-017-010	SFR	3	1	0.00	1.00	$78.92	2046 ALPHA ST
5310-017-012	MFR	3	3	0.00	2.40	$189.40	2034 ALPHA ST
5310-017-013	SFR	3	1	0.00	1.00	$78.92	2032 ALPHA ST
5310-017-014	SFR	3	1	0.00	1.00	$78.92	2028 ALPHA ST
5310-017-015	SFR	3	1	0.00	1.00	$78.92	2035 BERKSHIRE AVE
5310-018-003	SFR	3	1	0.00	1.00	$78.92	2010 BERKSHIRE AVE
5310-018-006	SFR	3	1	0.00	1.00	$78.92	2020 BERKSHIRE AVE
5310-018-007	SFR	3	1	0.00	1.00	$78.92	2024 BERKSHIRE AVE
5310-018-011	SFR	4	1	0.00	1.00	$71.26	812 KENDALL AVE
5310-018-012	SFR	4	1	0.00	1.00	$71.26	820 KENDALL AVE
5310-018-013	MFR	3	2	0.00	1.60	$126.28	2029 CAMBRIDGE PL
5310-018-014	SFR	3	1	0.00	1.00	$78.92	2025 CAMBRIDGE PL
5310-018-015	SFR	3	1	0.00	1.00	$78.92	2021 CAMBRIDGE PL
5310-018-016	SFR	3	1	0.00	1.00	$78.92	2017 CAMBRIDGE PL
5310-018-017	SFR	3	1	0.00	1.00	$78.92	2015 CAMBRIDGE PL
5310-018-020	SFR	3	1	0.00	1.00	$78.92	2003 CAMBRIDGE PL
5310-018-021	SFR	3	1	0.00	1.00	$78.92	2018 BERKSHIRE AVE
5310-018-022	SFR	4	1	0.00	1.00	$71.26	808 KENDALL AVE
5310-018-023	SFR	4	1	0.00	1.00	$71.26	804 KENDALL AVE
5310-018-024	SFV	3	0	0.00	0.25	$19.74	
5310-018-025	SFR	3	1	0.00	1.00	$78.92	2011 CAMBRIDGE PL
5310-018-026	SFR	3	1	0.00	1.00	$78.92	2007 CAMBRIDGE PL
5310-019-001	MFR	3	3	0.00	2.40	$189.40	913 VALLEY VIEW RD
5310-019-002	MFR	3	3	0.00	2.40	$189.40	2045 MERIDIAN AVE
5310-019-003	SFR	3	1	0.00	1.00	$78.92	2051 MERIDIAN AVE
5310-019-004	SFR	3	1	0.00	1.00	$78.92	2053 MERIDIAN AVE
5310-019-005	SFR	3	1	0.00	1.00	$78.92	2057 MERIDIAN AVE
5310-019-006	SFR	3	1	0.00	1.00	$78.92	2063 MERIDIAN AVE
5310-019-009	MFR	3	5	0.00	4.00	$315.68	2075 MERIDIAN AVE
5310-019-010	MFR	3	2	0.00	1.60	$126.28	2079 MERIDIAN AVE
5310-019-011	SFR	4	1	0.00	1.00	$71.26	908 KENDALL AVE
5310-019-012	SFR	4	1	0.00	1.00	$71.26	904 KENDALL AVE
5310-019-013	SFR	4	1	0.00	1.00	$71.26	900 KENDALL AVE
5310-019-014	SFR	3	1	0.00	1.00	$78.92	2024 CAMBRIDGE PL
5310-019-015	SFR	3	1	0.00	1.00	$78.92	2020 CAMBRIDGE PL
5310-019-016	SFR	3	1	0.00	1.00	$78.92	2014 CAMBRIDGE PL
5310-019-017	SFR	3	1	0.00	1.00	$78.92	2012 CAMBRIDGE PL
5310-019-018	SFR	3	1	0.00	1.00	$78.92	2008 CAMBRIDGE PL
5310-019-019	SFR	3	1	0.00	1.00	$78.92	2006 CAMBRIDGE PL
5310-019-020	SFR	3	1	0.00	1.00	$78.92	2000 CAMBRIDGE PL
5310-019-021	MFR	3	8	0.00	6.40	$505.08	2067 MERIDIAN AVE
5310-020-003	SFR	3	1	0.00	1.00	$78.92	812 VALLEY VIEW RD
5310-020-004	SFR	3	1	0.00	1.00	$78.92	816 VALLEY VIEW RD
5310-020-005	MFR	3	3	0.00	2.40	$189.40	818 VALLEY VIEW RD
5310-020-007	SFR	3	1	0.00	1.00	$78.92	830 VALLEY VIEW RD
5310-020-008	SFR	3	1	0.00	1.00	$78.92	900 VALLEY VIEW RD
5310-020-009	SFR	3	1	0.00	1.00	$78.92	904 VALLEY VIEW RD
5310-020-010	MFR	3	2	0.00	1.60	$126.28	2025 MERIDIAN AVE
5310-020-011	MFR	3	2	0.00	1.60	$126.28	2029 MERIDIAN AVE
5310-020-012	MFR	3	5	0.00	4.00	$315.68	2035 MERIDIAN AVE
5310-020-013	SFR	3	1	0.00	1.00	$78.92	2021 MERIDIAN AVE
5310-020-016	SFR	3	1	0.00	1.00	$78.92	911 BONITA DR
5310-020-017	SFR	3	1	0.00	1.00	$78.92	905 BONITA DR
5310-020-019	SFR	3	1	0.00	1.00	$78.92	831 BONITA DR
5310-020-020	SFR	3	1	0.00	1.00	$78.92	827 BONITA DR
5310-020-024	SFR	3	1	0.00	1.00	$78.92	811 BONITA DR
5310-020-025	SFR	3	1	0.00	1.00	$78.92	917 BONITA DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-020-027	SFV	3	0	0.00	0.25	$19.74	
5310-020-028	SFV	3	0	0.00	0.25	$19.74	
5310-020-029	SFV	3	0	0.00	0.25	$19.74	
5310-021-005	SFR	3	1	0.00	1.00	$78.92	809 BONITA DR
5310-021-009	SFV	3	0	0.00	0.25	$19.74	
5310-021-011	SFR	3	1	0.00	1.00	$78.92	769 BONITA DR
5310-021-014	SFR	3	1	0.00	1.00	$78.92	716 VALLEY VIEW RD
5310-021-015	SFR	3	1	0.00	1.00	$78.92	712 VALLEY VIEW RD
5310-021-017	SFR	3	1	0.00	1.00	$78.92	708 VALLEY VIEW RD
5310-021-018	SFR	2	1	0.00	1.00	$104.09	2024 ALPHA AVE
5310-021-020	SFR	2	1	0.00	1.00	$104.09	2012 ALPHA AVE
5310-021-021	SFR	2	1	0.00	1.00	$104.09	2006 ALPHA AVE
5310-021-022	SFR	2	1	0.00	1.00	$104.09	2000 ALPHA AVE
5310-021-023	SFR	3	1	0.00	1.00	$78.92	2001 BERKSHIRE AVE
5310-022-003	SFR	3	1	0.00	1.00	$78.92	899 ONEONTA DR
5310-022-004	SFR	3	1	0.00	1.00	$78.92	731 BONITA DR
5310-022-006	SFV	3	0	0.00	0.25	$19.74	
5310-022-010	SFR	3	1	0.00	1.00	$78.92	751 BONITA DR
5310-022-011	SFR	3	1	0.00	1.00	$78.92	739 BONITA DR
5310-022-013	SFV	3	0	0.00	0.25	$19.74	
5310-026-003	SFR	4	1	0.00	1.00	$71.26	879 ONEONTA DR
5310-026-006	SFR	4	1	0.00	1.00	$71.26	863 ONEONTA DR
5310-026-007	SFR	4	1	0.00	1.00	$71.26	861 ONEONTA DR
5310-026-008	SFR	4	1	0.00	1.00	$71.26	857 ONEONTA DR
5310-026-010	SFV	4	0	0.00	0.25	$17.82	
5310-026-011	SFV	4	0	0.00	0.25	$17.82	
5310-027-002	SFR	4	1	0.00	1.00	$71.26	851 ONEONTA DR
5310-027-003	SFR	4	1	0.00	1.00	$71.26	849 ONEONTA DR
5310-027-004	SFR	4	1	0.00	1.00	$71.26	845 ONEONTA DR
5310-027-005	SFR	4	1	0.00	1.00	$71.26	839 ONEONTA DR
5310-027-006	SFR	4	1	0.00	1.00	$71.26	835 ONEONTA DR
5310-027-007	SFR	4	1	0.00	1.00	$71.26	827 ONEONTA DR
5310-027-008	SFR	4	1	0.00	1.00	$71.26	823 ONEONTA DR
5310-027-009	SFR	4	1	0.00	1.00	$71.26	819 ONEONTA DR
5310-027-010	SFR	4	1	0.00	1.00	$71.26	813 ONEONTA DR
5310-027-011	SFR	4	1	0.00	1.00	$71.26	809 ONEONTA DR
5310-027-012	SFR	4	1	0.00	1.00	$71.26	803 ONEONTA DR
5310-027-013	SFR	4	1	0.00	1.00	$71.26	855 ONEONTA DR
5310-028-002	SFR	4	1	0.00	1.00	$71.26	872 ONEONTA DR
5310-028-003	SFV	3	0	0.00	0.25	$19.74	
5310-028-006	SFR	4	1	0.00	1.00	$71.26	840 ONEONTA DR
5310-028-007	SFR	4	1	0.00	1.00	$71.26	842 ONEONTA DR
5310-028-008	SFR	4	1	0.00	1.00	$71.26	846 ONEONTA DR
5310-028-010	SFR	4	1	0.00	1.00	$71.26	850 ONEONTA DR
5310-028-012	SFR	4	1	0.00	1.00	$71.26	854 ONEONTA DR
5310-028-013	SFR	4	1	0.00	1.00	$71.26	858 ONEONTA DR
5310-028-021	MFR	3	2	0.00	1.60	$126.28	1828 GILLETTE CRST
5310-028-022	MFR	3	3	0.00	2.40	$189.40	1824 GILLETTE CRST
5310-028-023	MFR	3	2	0.00	1.60	$126.28	1820 GILLETTE CRST
5310-028-024	SFR	3	1	0.00	1.00	$78.92	882 ONEONTA DR
5310-028-025	SFR	3	1	0.00	1.00	$78.92	709 BONITA DR
5310-028-026	SFR	3	1	0.00	1.00	$78.92	717 BONITA DR
5310-029-001	SFR	3	1	0.00	1.00	$78.92	821 SUMMIT DR
5310-029-002	SFR	3	1	0.00	1.00	$78.92	817 SUMMIT DR
5310-029-003	SFR	3	1	0.00	1.00	$78.92	813 SUMMIT DR
5310-029-006	SFR	4	1	0.00	1.00	$71.26	806 ONEONTA DR
5310-029-007	SFV	4	0	0.00	0.25	$17.82	
5310-029-008	SFR	4	1	0.00	1.00	$71.26	818 ONEONTA DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-029-009	SFR	4	1	0.00	1.00	$71.26	822 ONEONTA DR
5310-029-010	SFR	4	1	0.00	1.00	$71.26	826 ONEONTA DR
5310-029-011	SFR	4	1	0.00	1.00	$71.26	830 ONEONTA DR
5310-029-012	SFR	4	1	0.00	1.00	$71.26	834 ONEONTA DR
5310-029-013	SFR	3	1	0.00	1.00	$78.92	1816 GILLETTE CRST
5310-029-014	SFR	3	1	0.00	1.00	$78.92	1812 GILLETTE CRST
5310-029-015	SFR	3	1	0.00	1.00	$78.92	1808 GILLETTE CRST
5310-029-017	SFR	3	1	0.00	1.00	$78.92	1800 GILLETTE CRST
5310-029-018	SFR	3	1	0.00	1.00	$78.92	825 SUMMIT DR
5310-029-019	SFR	3	1	0.00	1.00	$78.92	809 SUMMIT DR
5310-029-020	SFR	3	1	0.00	1.00	$78.92	1804 GILLETTE CRST
5310-030-002	SFR	3	1	0.00	1.00	$78.92	810 SUMMIT DR
5310-030-008	SFR	2	1	0.00	1.00	$104.09	818 LA BELLORITA ST
5310-030-010	SFR	2	1	0.00	1.00	$104.09	812 LA BELLORITA ST
5310-030-011	SFR	2	1	0.00	1.00	$104.09	806 LA BELLORITA ST
5310-030-012	SFR	2	1	0.00	1.00	$104.09	800 LA BELLORITA ST
5310-030-013	SFR	2	1	0.00	1.00	$104.09	1512 CAMINO LINDO
5310-030-014	SFR	2	1	0.00	1.00	$104.09	1506 CAMINO LINDO
5310-030-015	SFR	2	1	0.00	1.00	$104.09	1500 CAMINO LINDO
5310-030-016	SFR	2	1	0.00	1.00	$104.09	845 FLORES DE ORO
5310-030-017	SFR	2	1	0.00	1.00	$104.09	851 FLORES DE ORO
5310-030-018	SFR	2	1	0.00	1.00	$104.09	857 FLORES DE ORO
5310-030-019	SFR	2	1	0.00	1.00	$104.09	863 FLORES DE ORO
5310-030-023	SFR	3	1	0.00	1.00	$78.92	818 SUMMIT DR
5310-030-024	SFR	3	1	0.00	1.00	$78.92	812 SUMMIT DR
5310-030-025	SFR	3	1	0.00	1.00	$78.92	822 SUMMIT DR
5310-031-001	SFR	3	1	0.00	1.00	$78.92	1701 MERIDIAN AVE
5310-031-003	SFR	3	1	0.00	1.00	$78.92	1709 MERIDIAN AVE
5310-031-004	SFR	3	1	0.00	1.00	$78.92	1708 GILLETTE CRST
5310-031-005	SFR	3	1	0.00	1.00	$78.92	826 SUMMIT DR
5310-031-006	MFR	3	2	0.00	1.60	$126.28	1754 GILLETTE CRST
5310-031-016	MFR	3	2	0.00	1.60	$126.28	1720 GILLETTE CRST
5310-031-017	MFR	3	3	0.00	2.40	$189.40	1716 GILLETTE CRST
5310-031-018	MFR	3	6	0.00	4.80	$378.82	1712 GILLETTE CRST
5310-031-023	SFR	3	1	0.00	1.00	$78.92	1740 GILLETTE CRST
5310-031-021	MFR	3	10	0.00	8.00	$631.36	1750 GILLETTE CRST
5310-031-022	SFR	3	1	0.00	1.00	$78.92	1732 GILLETTE CRST
5310-032-001	SFR	3	1	0.00	1.00	$78.92	1717 MERIDIAN AVE
5310-032-002	SFR	3	1	0.00	1.00	$78.92	1721 MERIDIAN AVE
5310-032-003	SFR	3	1	0.00	1.00	$78.92	1709 GILLETTE CRST
5310-032-004	SFR	3	1	0.00	1.00	$78.92	1725 MERIDIAN AVE
5310-032-005	SFR	3	1	0.00	1.00	$78.92	1729 MERIDIAN AVE
5310-032-006	SFR	3	1	0.00	1.00	$78.92	1733 MERIDIAN AVE
5310-032-007	MFR	3	2	0.00	1.60	$126.28	1737 MERIDIAN AVE
5310-032-008	MFR	3	2	0.00	1.60	$126.28	1713 GILLETTE CRST
5310-032-009	SFR	3	1	0.00	1.00	$78.92	1719 GILLETTE CRST
5310-032-010	SFR	3	1	0.00	1.00	$78.92	916 SUMMIT DR
5310-032-011	SFR	3	1	0.00	1.00	$78.92	912 SUMMIT DR
5310-032-012	SFR	3	1	0.00	1.00	$78.92	1723 GILLETTE CRST
5310-032-013	MFR	3	2	0.00	1.60	$126.28	908 SUMMIT DR
5310-032-014	SFR	3	1	0.00	1.00	$78.92	900 SUMMIT DR
5310-033-001	SFR	3	1	0.00	1.00	$78.92	921 SUMMIT DR
5310-033-002	MFR	3	2	0.00	1.60	$126.28	925 SUMMIT DR
5310-033-008	SFR	3	1	0.00	1.00	$78.92	1839 GILLETTE CRST
5310-033-009	SFR	3	1	0.00	1.00	$78.92	1809 GILLETTE CRST
5310-033-010	SFR	3	1	0.00	1.00	$78.92	901 SUMMIT DR
5310-033-012	MFR	3	8	0.00	6.40	$505.08	909 SUMMIT DR
5310-033-013	SFR	3	1	0.00	1.00	$78.92	917 SUMMIT DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5310-033-014	MFR	3	3	0.00	2.40	$189.40	1833 GILLETTE CRST
5310-033-015	SFR	3	1	0.00	1.00	$78.92	1829 GILLETTE CRST
5310-033-016	SFR	3	1	0.00	1.00	$78.92	1823 GILLETTE CRST
5310-033-017	SFR	3	1	0.00	1.00	$78.92	1819 GILLETTE CRST
5310-033-018	SFR	3	1	0.00	1.00	$78.92	1815 GILLETTE CRST
5310-033-019	MFR	3	22	0.00	17.60	$1,389.00	1815 MERIDIAN AVE
5310-033-021	MFR	3	1	0.00	0.80	$63.14	1805 MERIDIAN AVE 1
5310-033-022	MFR	3	1	0.00	0.80	$63.14	1805 MERIDIAN AVE 2
5310-033-023	MFR	3	1	0.00	0.80	$63.14	1805 MERIDIAN AVE 3
5310-033-024	MFR	3	1	0.00	0.80	$63.14	1805 MERIDIAN AVE 4
5310-033-025	MFR	3	1	0.00	0.80	$63.14	1805 MERIDIAN AVE 5
5310-033-026	MFR	3	1	0.00	0.80	$63.14	1805 MERIDIAN AVE 6
5310-034-001	SFR	3	1	0.00	1.00	$78.92	1927 MERIDIAN AVE
5310-034-002	SFR	3	1	0.00	1.00	$78.92	1933 MERIDIAN AVE
5310-034-003	SFR	3	1	0.00	1.00	$78.92	906 WOLFORD LN
5310-034-007	SFR	3	1	0.00	1.00	$78.92	724 BONITA DR
5310-034-008	SFR	3	1	0.00	1.00	$78.92	901 WOLFORD LN
5310-034-009	SFR	3	1	0.00	1.00	$78.92	907 WOLFORD LN
5310-034-010	SFR	3	1	0.00	1.00	$78.92	1937 MERIDIAN AVE
5310-034-011	SFR	3	1	0.00	1.00	$78.92	1941 MERIDIAN AVE
5310-034-012	SFR	3	1	0.00	1.00	$78.92	1945 MERIDIAN AVE
5310-034-013	SFR	3	1	0.00	1.00	$78.92	1949 MERIDIAN AVE
5310-034-014	SFR	3	1	0.00	1.00	$78.92	1955 MERIDIAN AVE
5310-034-015	SFR	3	1	0.00	1.00	$78.92	736 BONITA DR
5310-034-016	SFR	3	1	0.00	1.00	$78.92	732 BONITA DR
5310-034-019	SFR	3	1	0.00	1.00	$78.92	1909 MERIDIAN AVE
5310-034-020	MFR	3	3	0.00	2.40	$189.40	1913 MERIDIAN AVE
5310-034-021	SFR	3	1	0.00	1.00	$78.92	1917 MERIDIAN AVE
5310-034-022	SFR	3	1	0.00	1.00	$78.92	708 BONITA DR
5310-034-023	SFR	3	1	0.00	1.00	$78.92	1921 MERIDIAN AVE
5310-034-024	SFR	3	1	0.00	1.00	$78.92	712 BONITA DR
5310-034-026	SFR	3	1	0.00	1.00	$78.92	716 BONITA DR
5310-034-029	SFR	3	1	0.00	1.00	$78.92	902 WOLFORD LN
5310-034-030	SFV	3	0	0.00	0.25	$19.74	
5310-035-001	SFR	3	1	0.00	1.00	$78.92	2003 MERIDIAN AVE
5310-035-002	SFR	3	1	0.00	1.00	$78.92	2009 MERIDIAN AVE
5310-035-003	SFR	3	1	0.00	1.00	$78.92	2013 MERIDIAN AVE
5310-035-004	MFR	3	2	0.00	1.60	$126.28	916 BONITA DR
5310-035-005	SFR	3	1	0.00	1.00	$78.92	912 BONITA DR
5310-035-007	SFR	3	1	0.00	1.00	$78.92	900 BONITA DR
5310-035-008	SFR	3	1	0.00	1.00	$78.92	830 BONITA DR
5310-035-013	SFR	3	1	0.00	1.00	$78.92	760 BONITA DR
5310-035-014	SFR	3	1	0.00	1.00	$78.92	756 BONITA DR
5310-035-015	SFR	3	1	0.00	1.00	$78.92	752 BONITA DR
5310-035-016	SFR	3	1	0.00	1.00	$78.92	748 BONITA DR
5310-035-017	SFR	3	1	0.00	1.00	$78.92	744 BONITA DR
5310-035-020	SFR	3	1	0.00	1.00	$78.92	740 BONITA DR
5310-035-021	SFR	3	1	0.00	1.00	$78.92	820 BONITA DR
5310-035-022	SFR	3	1	0.00	1.00	$78.92	910 BONITA DR
5311-001-008	SFR	1	1	0.00	1.00	$97.12	1007 ARROYO VERDE RD
5311-001-018	VAC	1	0	0.35	0.51	$49.53	5 PASADENA AVE
5311-001-020	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 1
5311-001-021	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 2
5311-001-022	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 3
5311-001-023	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 4
5311-001-024	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 5
5311-001-025	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 6
5311-001-026	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 7

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-001-027	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 8
5311-001-028	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 9
5311-001-029	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 10
5311-001-030	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 11
5311-001-031	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 12
5311-001-032	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 13
5311-001-033	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 14
5311-001-034	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 15
5311-001-035	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 16
5311-001-036	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 17
5311-001-037	MFR	1	1	0.00	0.80	$77.70	116 MARMION WAY 18
5311-001-038	C/I	1	0	0.72	4.17	$404.99	1 PASADENA AVE
5311-001-041	SFR	1	1	0.00	1.00	$97.12	1001 ARROYO VERDE RD
5311-002-047	C/I	3	0	0.41	2.40	$189.33	1101 ARROYO VERDE RD
5311-002-050	SFR	2	1	0.00	1.00	$104.09	116 MONTEREY RD
5311-002-051	MFR	2	2	0.00	1.60	$166.55	100 MONTEREY RD
5311-002-056	MFR	1	2	0.00	1.60	$155.40	115 MARMION WAY
5311-002-057	SFR	1	1	0.00	1.00	$97.12	109 MARMION WAY
5311-002-059	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 118
5311-002-060	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 120
5311-002-061	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 102
5311-002-062	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 104
5311-002-063	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 106
5311-002-064	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 108
5311-002-065	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 110
5311-002-066	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 112
5311-002-067	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 114
5311-002-068	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 107
5311-002-069	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 109
5311-002-070	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 111
5311-002-071	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 113
5311-002-072	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 115
5311-002-073	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 117
5311-002-074	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 119
5311-002-075	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 101
5311-002-076	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 103
5311-002-077	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 105
5311-002-078	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 116
5311-002-079	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 218
5311-002-080	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 220
5311-002-081	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 202
5311-002-082	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 204
5311-002-083	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 206
5311-002-084	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 208
5311-002-085	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 210
5311-002-086	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 212
5311-002-087	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 214
5311-002-088	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 207
5311-002-089	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 209
5311-002-090	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 211
5311-002-091	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 213
5311-002-092	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 215
5311-002-093	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 217
5311-002-094	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 219
5311-002-095	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 201
5311-002-096	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 203
5311-002-097	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 205
5311-002-098	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 216

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-002-099	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 318
5311-002-100	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 320
5311-002-101	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 302
5311-002-102	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 304
5311-002-103	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 306
5311-002-104	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 308
5311-002-105	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 310
5311-002-106	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 312
5311-002-107	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 314
5311-002-108	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 307
5311-002-109	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 309
5311-002-110	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 311
5311-002-111	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 313
5311-002-112	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 315
5311-002-113	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 317
5311-002-114	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 319
5311-002-115	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 301
5311-002-116	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 303
5311-002-117	MFR	2	1	0.00	0.80	$83.27	130 MONTEREY RD 305
5311-002-118	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 316
5311-002-119	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 400
5311-002-120	MFR	2	1	0.00	0.80	$83.27	124 MONTEREY RD 402
5311-002-122	MFR	2	1	0.00	0.80	$83.27	1035 ARROYO VERDE RD G
5311-002-123	MFR	2	1	0.00	0.80	$83.27	1035 ARROYO VERDE RD F
5311-002-124	MFR	2	1	0.00	0.80	$83.27	1035 ARROYO VERDE RD E
5311-002-125	MFR	2	1	0.00	0.80	$83.27	1035 ARROYO VERDE RD D
5311-002-126	MFR	2	1	0.00	0.80	$83.27	1035 ARROYO VERDE RD C
5311-002-127	MFR	2	1	0.00	0.80	$83.27	1035 ARROYO VERDE RD B
5311-002-128	MFR	2	1	0.00	0.80	$83.27	1035 ARROYO VERDE RD A
5311-002-129	MFR	2	1	0.00	0.80	$83.27	1037 ARROYO VERDE RD G
5311-002-130	MFR	2	1	0.00	0.80	$83.27	1037 ARROYO VERDE RD F
5311-002-131	MFR	2	1	0.00	0.80	$83.27	1037 ARROYO VERDE RD E
5311-002-132	MFR	2	1	0.00	0.80	$83.27	1037 ARROYO VERDE RD D
5311-002-133	MFR	2	1	0.00	0.80	$83.27	1037 ARROYO VERDE RD C
5311-002-134	MFR	2	1	0.00	0.80	$83.27	1037 ARROYO VERDE RD B
5311-002-135	MFR	2	1	0.00	0.80	$83.27	1037 ARROYO VERDE RD A
5311-002-138	C/I	1	0	0.88	5.11	$496.38	99 PASADENA AVE
5311-002-139	C/I	1	0	1.07	5.91	$573.98	99 PASADENA AVE
5311-003-026	SFV	2	0	0.00	0.25	$26.03	
5311-003-027	MFR	2	8	0.00	6.40	$666.17	200 MONTEREY RD
5311-003-028	MFR	2	4	0.00	3.20	$333.09	194 MONTEREY RD A
5311-003-030	MFR	2	3	0.00	2.40	$249.81	190 MONTEREY RD
5311-003-031	SFR	2	1	0.00	1.00	$104.09	182 MONTEREY RD
5311-003-033	MFR	2	3	0.00	2.40	$249.81	178 MONTEREY RD
5311-003-034	MFR	2	5	0.00	4.00	$416.36	174 MONTEREY RD
5311-003-035	MFR	2	5	0.00	4.00	$416.36	170 MONTEREY RD
5311-003-036	MFR	2	2	0.00	1.60	$166.55	166 MONTEREY RD
5311-003-037	MFR	2	21	0.00	16.80	$1,748.71	164 MONTEREY RD
5311-003-038	MFR	2	8	0.00	6.40	$666.17	154 MONTEREY RD
5311-003-039	MFR	2	8	0.00	6.40	$666.17	150 MONTEREY RD
5311-003-040	MFR	2	12	0.00	9.60	$999.27	142 MONTEREY RD
5311-003-043	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 101
5311-003-044	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 102
5311-003-045	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 103
5311-003-046	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 104
5311-003-047	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 105
5311-003-048	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 106
5311-003-049	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 107

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-003-050	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 109
5311-003-051	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 110
5311-003-052	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 111
5311-003-053	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 112
5311-003-054	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 113
5311-003-055	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 115
5311-003-056	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 116
5311-003-057	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 117
5311-003-058	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 118
5311-003-059	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 119
5311-003-060	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 120
5311-003-061	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 201
5311-003-062	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 202
5311-003-063	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 203
5311-003-064	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 204
5311-003-065	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 205
5311-003-066	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 206
5311-003-067	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 207
5311-003-068	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 208
5311-003-069	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 209
5311-003-070	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 210
5311-003-071	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 211
5311-003-072	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 212
5311-003-073	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 213
5311-003-074	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 214
5311-003-075	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 215
5311-003-076	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 216
5311-003-077	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 217
5311-003-078	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 218
5311-003-079	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 219
5311-003-080	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 220
5311-003-081	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 301
5311-003-082	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 302
5311-003-083	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 303
5311-003-084	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 304
5311-003-085	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 305
5311-003-086	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 306
5311-003-087	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 307
5311-003-088	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 308
5311-003-089	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 309
5311-003-090	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 310
5311-003-091	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 311
5311-003-092	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 312
5311-003-093	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 313
5311-003-094	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 314
5311-003-095	MFR	1	1	0.00	0.80	$77.70	1010 SYCAMORE AVE 315
5311-003-096	SFV	4	0	0.00	0.25	$17.82	
5311-004-010	C/I	1	0	2.23	7.60	$738.12	145 PASADENA AVE
5311-004-011	VAC	1	0	0.11	0.25	$24.29	
5311-004-012	VAC	1	0	0.08	0.25	$24.29	
5311-004-013	VAC	1	0	0.05	0.25	$24.29	
5311-004-014	C/I	1	0	0.08	1.00	$97.12	205 PASADENA AVE
5311-004-015	C/I	1	0	0.23	1.36	$131.98	201 PASADENA AVE
5311-004-018	MFR	2	16	0.00	12.80	$1,332.35	254 MONTEREY RD
5311-004-019	SFR	2	1	0.00	1.00	$104.09	242 MONTEREY RD
5311-004-020	MFR	2	18	0.00	14.40	$1,498.89	236 MONTEREY RD
5311-004-023	MFR	2	2	0.00	1.60	$166.55	222 MONTEREY RD
5311-004-026	MFR	2	15	0.00	12.00	$1,249.08	202 MONTEREY RD

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-004-027	MFR	2	2	0.00	1.60	$166.55	216 MONTEREY RD
5311-004-030	MFR	2	1	0.00	0.80	$83.27	230 MONTEREY RD A
5311-004-031	MFR	2	1	0.00	0.80	$83.27	230 MONTEREY RD B
5311-004-032	MFR	2	1	0.00	0.80	$83.27	230 MONTEREY RD C
5311-004-033	MFR	2	1	0.00	0.80	$83.27	230 MONTEREY RD D
5311-004-034	MFR	2	1	0.00	0.80	$83.27	230 MONTEREY RD E
5311-004-035	MFR	2	1	0.00	0.80	$83.27	230 MONTEREY RD F
5311-004-036	MFR	2	1	0.00	0.80	$83.27	226 MONTEREY RD A
5311-004-037	MFR	2	1	0.00	0.80	$83.27	226 MONTEREY RD B
5311-004-038	MFR	2	1	0.00	0.80	$83.27	228 MONTEREY RD A
5311-004-039	MFR	2	1	0.00	0.80	$83.27	228 MONTEREY RD B
5311-004-040	MFR	2	1	0.00	0.80	$83.27	228 MONTEREY RD C
5311-004-041	MFR	2	1	0.00	0.80	$83.27	228 MONTEREY RD D
5311-004-042	MFR	2	1	0.00	0.80	$83.27	228 MONTEREY RD E
5311-004-043	MFR	2	1	0.00	0.80	$83.27	228 MONTEREY RD F
5311-004-044	C/I	1	0	0.38	2.19	$212.69	266 MONTEREY RD
5311-005-011	SFR	2	1	0.00	1.00	$104.09	213 LOS LAURELES ST
5311-005-012	SFR	2	1	0.00	1.00	$104.09	225 LOS LAURELES ST
5311-005-013	SFR	2	1	0.00	1.00	$104.09	231 LOS LAURELES ST
5311-005-014	SFR	2	1	0.00	1.00	$104.09	237 LOS LAURELES ST
5311-005-015	SFR	2	1	0.00	1.00	$104.09	243 LOS LAURELES ST
5311-005-016	SFR	2	1	0.00	1.00	$104.09	249 LOS LAURELES ST
5311-005-017	SFR	2	1	0.00	1.00	$104.09	255 LOS LAURELES ST
5311-005-018	SFR	2	1	0.00	1.00	$104.09	1617 SANTA TERESA ST
5311-005-019	SFR	2	1	0.00	1.00	$104.09	1623 SANTA TERESA ST
5311-005-020	SFR	2	1	0.00	1.00	$104.09	296 CAMINO DEL SOL
5311-005-021	SFR	2	1	0.00	1.00	$104.09	290 CAMINO DEL SOL
5311-005-022	SFR	2	1	0.00	1.00	$104.09	284 CAMINO DEL SOL
5311-005-023	SFR	2	1	0.00	1.00	$104.09	278 CAMINO DEL SOL
5311-005-024	SFR	2	1	0.00	1.00	$104.09	272 CAMINO DEL SOL
5311-005-025	SFR	2	1	0.00	1.00	$104.09	266 CAMINO DEL SOL
5311-005-026	SFR	2	1	0.00	1.00	$104.09	260 CAMINO DEL SOL
5311-005-027	SFR	2	1	0.00	1.00	$104.09	254 CAMINO DEL SOL
5311-005-028	SFR	2	1	0.00	1.00	$104.09	248 CAMINO DEL SOL
5311-005-029	SFR	2	1	0.00	1.00	$104.09	242 CAMINO DEL SOL
5311-005-030	SFR	2	1	0.00	1.00	$104.09	236 CAMINO DEL SOL
5311-005-031	SFR	2	1	0.00	1.00	$104.09	230 CAMINO DEL SOL
5311-005-032	SFR	2	1	0.00	1.00	$104.09	220 CAMINO DEL SOL
5311-005-033	SFR	2	1	0.00	1.00	$104.09	218 CAMINO DEL SOL
5311-005-034	SFR	2	1	0.00	1.00	$104.09	212 CAMINO DEL SOL
5311-005-035	SFR	2	1	0.00	1.00	$104.09	206 CAMINO DEL SOL
5311-005-036	SFR	2	1	0.00	1.00	$104.09	111 SAINT ALBANS AVE
5311-005-037	SFR	2	1	0.00	1.00	$104.09	254 WARWICK AVE
5311-005-038	SFR	2	1	0.00	1.00	$104.09	255 WARWICK AVE
5311-005-039	SFR	2	1	0.00	1.00	$104.09	249 WARWICK AVE
5311-005-040	SFR	2	1	0.00	1.00	$104.09	233 WARWICK AVE
5311-005-041	SFR	2	1	0.00	1.00	$104.09	219 LOS LAURELES ST
5311-006-001	SFR	2	1	0.00	1.00	$104.09	152 WARWICK PL
5311-006-002	SFR	4	1	0.00	1.00	$71.26	150 WARWICK PL
5311-006-003	SFR	4	1	0.00	1.00	$71.26	140 WARWICK PL
5311-006-006	SFR	3	1	0.00	1.00	$78.92	120 WARWICK PL
5311-006-009	SFR	2	1	0.00	1.00	$104.09	112 SAINT ALBANS AVE
5311-006-010	SFR	2	1	0.00	1.00	$104.09	126 SAINT ALBANS AVE
5311-006-011	SFR	3	1	0.00	1.00	$78.92	148 WARWICK PL
5311-006-013	SFV	3	0	0.00	0.25	$19.74	
5311-006-015	SFR	3	1	0.00	1.00	$78.92	110 WARWICK PL
5311-006-017	SFR	3	1	0.00	1.00	$78.92	1335 BRUNSWICK AVE
5311-006-018	SFR	3	1	0.00	1.00	$78.92	1327 BRUNSWICK AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-006-024	SFV	3	0	0.00	0.25	$19.74	
5311-006-025	SFR	4	1	0.00	1.00	$71.26	100 WARWICK PL
5311-006-026	SFR	3	1	0.00	1.00	$78.92	1313 BRUNSWICK AVE
5311-006-027	SFR	4	1	0.00	1.00	$71.26	130 WARWICK PL
5311-006-028	SFV	4	0	0.00	0.25	$17.82	
5311-006-029	SFR	4	1	0.00	1.00	$71.26	98 WARWICK PL
5311-006-030	SFR	4	1	0.00	1.00	$71.26	101 WARWICK PL
5311-006-031	SFR	4	1	0.00	1.00	$71.26	111 WARWICK PL
5311-006-032	SFR	4	1	0.00	1.00	$71.26	121 WARWICK PL
5311-006-033	SFR	4	1	0.00	1.00	$71.26	131 WARWICK PL
5311-006-034	SFR	4	1	0.00	1.00	$71.26	135 WARWICK PL
5311-006-035	SFR	4	1	0.00	1.00	$71.26	137 WARWICK PL
5311-006-036	SFR	4	1	0.00	1.00	$71.26	127 SOUTH LN
5311-006-037	SFR	4	1	0.00	1.00	$71.26	121 SOUTH LN
5311-006-038	SFR	4	1	0.00	1.00	$71.26	107 SOUTH LN
5311-006-040	SFR	3	1	0.00	1.00	$78.92	50 OAK HILL LN
5311-006-042	SFR	3	1	0.00	1.00	$78.92	1302 OAK HILL PL
5311-006-043	SFR	3	1	0.00	1.00	$78.92	1304 OAK HILL PL
5311-006-044	SFR	3	1	0.00	1.00	$78.92	1308 OAK HILL PL
5311-006-045	SFR	3	1	0.00	1.00	$78.92	1314 OAK HILL PL
5311-006-046	SFR	3	1	0.00	1.00	$78.92	1320 OAK HILL PL
5311-006-047	SFR	3	1	0.00	1.00	$78.92	1324 OAK HILL PL
5311-006-049	SFR	3	1	0.00	1.00	$78.92	5069 COLLIS AVE
5311-006-050	SFR	3	1	0.00	1.00	$78.92	5076 COLLIS AVE
5311-006-052	SFR	4	1	0.00	1.00	$71.26	1246 OAK HILL AVE
5311-006-053	SFR	3	1	0.00	1.00	$78.92	1244 OAK HILL AVE
5311-006-055	SFV	4	0	0.00	0.25	$17.82	
5311-006-056	SFR	3	1	0.00	1.00	$78.92	1254 OAK HILL AVE
5311-006-057	SFV	4	0	0.00	0.25	$17.82	
5311-006-058	SFR	3	1	0.00	1.00	$78.92	1260 OAK HILL AVE
5311-006-059	SFR	4	1	0.00	1.00	$71.26	54 OAK HILL LN
5311-006-060	SFV	4	0	0.00	0.25	$17.82	
5311-006-061	SFR	3	1	0.00	1.00	$78.92	1266 OAK HILL AVE
5311-006-062	SFR	3	1	0.00	1.00	$78.92	1305 BRUNSWICK AVE
5311-006-063	SFR	3	1	0.00	1.00	$78.92	1247 BRUNSWICK AVE
5311-006-064	SFR	3	1	0.00	1.00	$78.92	151 WARWICK PL
5311-006-065	SFR	4	1	0.00	1.00	$71.26	56 OAK HILL LN
5311-006-066	SFR	4	1	0.00	1.00	$71.26	58 OAK HILL LN
5311-006-067	SFR	4	1	0.00	1.00	$71.26	101 SOUTH LN
5311-006-068	SFR	4	1	0.00	1.00	$71.26	1250 OAK HILL AVE
5311-007-002	SFR	2	1	0.00	1.00	$104.09	105 MONTEREY RD
5311-007-003	SFR	3	1	0.00	1.00	$78.92	1211 BRUNSWICK AVE
5311-007-004	SFR	3	1	0.00	1.00	$78.92	1215 BRUNSWICK AVE
5311-007-005	SFR	3	1	0.00	1.00	$78.92	1221 BRUNSWICK AVE
5311-007-006	SFR	3	1	0.00	1.00	$78.92	1225 BRUNSWICK AVE
5311-007-007	SFR	3	1	0.00	1.00	$78.92	1227 BRUNSWICK AVE
5311-007-008	SFR	3	1	0.00	1.00	$78.92	1233 BRUNSWICK AVE
5311-007-009	SFR	3	1	0.00	1.00	$78.92	1237 BRUNSWICK AVE
5311-007-010	SFR	3	1	0.00	1.00	$78.92	1241 BRUNSWICK AVE
5311-007-011	SFR	3	1	0.00	1.00	$78.92	1243 BRUNSWICK AVE
5311-007-012	MFR	2	5	0.00	4.00	$416.36	135 MONTEREY RD
5311-007-013	SFR	2	1	0.00	1.00	$104.09	129 MONTEREY RD
5311-007-014	MFR	2	6	0.00	4.80	$499.63	127 MONTEREY RD
5311-007-016	SFR	3	1	0.00	1.00	$78.92	1208 BRUNSWICK AVE
5311-007-017	SFR	3	1	0.00	1.00	$78.92	1210 BRUNSWICK AVE
5311-007-018	SFR	3	1	0.00	1.00	$78.92	1212 BRUNSWICK AVE
5311-007-019	SFV	4	0	0.00	0.25	$17.82	
5311-007-020	SFR	3	1	0.00	1.00	$78.92	1220 BRUNSWICK AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-007-022	SFR	3	1	0.00	1.00	$78.92	1222 BRUNSWICK AVE
5311-007-023	SFR	4	1	0.00	1.00	$71.26	1221 KOLLE AVE
5311-007-024	SFR	3	1	0.00	1.00	$78.92	1226 BRUNSWICK AVE
5311-007-025	SFR	4	1	0.00	1.00	$71.26	1225 KOLLE AVE
5311-007-026	SFR	3	1	0.00	1.00	$78.92	1230 BRUNSWICK AVE
5311-007-027	SFR	4	1	0.00	1.00	$71.26	1229 KOLLE AVE
5311-007-028	SFR	3	1	0.00	1.00	$78.92	1234 BRUNSWICK AVE
5311-007-030	SFR	3	1	0.00	1.00	$78.92	1240 BRUNSWICK AVE
5311-007-031	SFR	4	1	0.00	1.00	$71.26	1237 KOLLE AVE
5311-007-032	SFR	3	1	0.00	1.00	$78.92	1244 BRUNSWICK AVE
5311-007-035	SFR	2	1	0.00	1.00	$104.09	123 MONTEREY RD
5311-007-036	SFR	2	1	0.00	1.00	$104.09	121 MONTEREY RD
5311-007-037	SFR	2	1	0.00	1.00	$104.09	1201 BRUNSWICK AVE
5311-007-038	SFR	2	1	0.00	1.00	$104.09	111 MONTEREY RD
5311-007-039	SFR	3	1	0.00	1.00	$78.92	1207 BRUNSWICK AVE
5311-007-040	SFR	2	1	0.00	1.00	$104.09	125 MONTEREY RD
5311-007-041	SFR	3	1	0.00	1.00	$78.92	1236 OAK HILL AVE
5311-007-042	SFR	3	1	0.00	1.00	$78.92	1230 OAK HILL AVE
5311-007-043	SFR	3	1	0.00	1.00	$78.92	200 OAK HILL TER
5311-007-044	SFR	3	1	0.00	1.00	$78.92	100 OAK HILL TER
5311-007-045	SFR	3	1	0.00	1.00	$78.92	1216 OAK HILL AVE
5311-007-046	SFR	2	1	0.00	1.00	$104.09	101 MONTEREY RD
5311-007-047	SFR	4	1	0.00	1.00	$71.26	1241 KOLLE AVE
5311-007-048	SFR	4	1	0.00	1.00	$71.26	1233 KOLLE AVE
5311-008-010	SFR	2	1	0.00	1.00	$104.09	1409 SANTA TERESA ST
5311-008-011	SFR	2	1	0.00	1.00	$104.09	1415 SANTA TERESA ST
5311-008-012	SFR	2	1	0.00	1.00	$104.09	1421 SANTA TERESA ST
5311-008-013	SFR	2	1	0.00	1.00	$104.09	1427 SANTA TERESA ST
5311-008-014	SFR	2	1	0.00	1.00	$104.09	1433 SANTA TERESA ST
5311-008-015	SFR	2	1	0.00	1.00	$104.09	1501 SANTA TERESA ST
5311-008-016	SFR	2	1	0.00	1.00	$104.09	1507 SANTA TERESA ST
5311-008-017	SFR	2	1	0.00	1.00	$104.09	1513 SANTA TERESA ST
5311-008-018	SFR	2	1	0.00	1.00	$104.09	1519 SANTA TERESA ST
5311-008-019	SFR	2	1	0.00	1.00	$104.09	1525 SANTA TERESA ST
5311-008-020	SFR	2	1	0.00	1.00	$104.09	242 LOS LAURELES ST
5311-008-021	SFR	2	1	0.00	1.00	$104.09	230 LOS LAURELES ST
5311-008-022	SFR	2	1	0.00	1.00	$104.09	224 LOS LAURELES ST
5311-008-023	SFR	2	1	0.00	1.00	$104.09	218 LOS LAURELES ST
5311-008-024	SFR	2	1	0.00	1.00	$104.09	212 LOS LAURELES ST
5311-008-025	SFR	2	1	0.00	1.00	$104.09	206 LOS LAURELES ST
5311-008-026	SFR	3	1	0.00	1.00	$78.92	289 SAINT ALBANS AVE
5311-008-027	SFR	3	1	0.00	1.00	$78.92	291 SAINT ALBANS AVE
5311-008-028	SFR	3	1	0.00	1.00	$78.92	293 SAINT ALBANS AVE
5311-008-029	SFR	3	1	0.00	1.00	$78.92	295 SAINT ALBANS AVE
5311-008-030	SFR	3	1	0.00	1.00	$78.92	297 SAINT ALBANS AVE
5311-008-033	SFV	3	0	0.00	0.25	$19.74	
5311-008-034	SFR	3	1	0.00	1.00	$78.92	285 SAINT ALBANS AVE
5311-008-035	SFR	3	1	0.00	1.00	$78.92	283 SAINT ALBANS AVE
5311-008-036	SFR	3	1	0.00	1.00	$78.92	281 SAINT ALBANS AVE
5311-008-037	SFR	3	1	0.00	1.00	$78.92	279 SAINT ALBANS AVE
5311-008-038	SFR	3	1	0.00	1.00	$78.92	277 SAINT ALBANS AVE
5311-008-039	SFV	3	0	0.00	0.25	$19.74	
5311-008-040	SFR	3	1	0.00	1.00	$78.92	275 SAINT ALBANS AVE
5311-008-041	SFR	3	1	0.00	1.00	$78.92	269 SAINT ALBANS AVE
5311-008-042	SFR	3	1	0.00	1.00	$78.92	267 SAINT ALBANS AVE
5311-008-043	SFR	3	1	0.00	1.00	$78.92	263 SAINT ALBANS AVE
5311-008-044	SFR	3	1	0.00	1.00	$78.92	257 SAINT ALBANS AVE
5311-008-045	SFR	3	1	0.00	1.00	$78.92	255 SAINT ALBANS AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-008-046	SFR	3	1	0.00	1.00	$78.92	251 SAINT ALBANS AVE
5311-008-047	SFR	3	1	0.00	1.00	$78.92	247 SAINT ALBANS AVE
5311-008-048	SFR	3	1	0.00	1.00	$78.92	301 SAINT ALBANS AVE
5311-009-013	SFR	4	1	0.00	1.00	$71.26	303 ALTA VISTA AVE
5311-009-014	SFR	4	1	0.00	1.00	$71.26	307 ALTA VISTA AVE
5311-009-015	SFR	4	1	0.00	1.00	$71.26	311 ALTA VISTA AVE
5311-009-016	SFR	4	1	0.00	1.00	$71.26	317 ALTA VISTA AVE
5311-009-017	SFR	4	1	0.00	1.00	$71.26	321 ALTA VISTA AVE
5311-009-018	SFR	3	1	0.00	1.00	$78.92	325 ALTA VISTA AVE
5311-009-019	SFR	4	1	0.00	1.00	$71.26	335 ALTA VISTA AVE
5311-009-020	SFR	4	1	0.00	1.00	$71.26	343 ALTA VISTA AVE
5311-009-021	SFR	3	1	0.00	1.00	$78.92	347 ALTA VISTA AVE
5311-009-022	SFR	4	1	0.00	1.00	$71.26	1460 OAK CREST AVE
5311-009-023	SFR	4	1	0.00	1.00	$71.26	1457 OAK CREST AVE
5311-009-024	SFR	4	1	0.00	1.00	$71.26	1453 OAK CREST AVE
5311-009-025	SFR	4	1	0.00	1.00	$71.26	1441 OAK CREST AVE
5311-009-026	SFR	4	1	0.00	1.00	$71.26	1437 OAK CREST AVE
5311-009-027	SFR	4	1	0.00	1.00	$71.26	1435 OAK CREST AVE
5311-009-028	SFR	4	1	0.00	1.00	$71.26	1425 OAK CREST AVE
5311-009-029	SFR	4	1	0.00	1.00	$71.26	1421 OAK CREST AVE
5311-009-030	SFR	4	1	0.00	1.00	$71.26	1415 OAK CREST AVE
5311-009-033	SFR	4	1	0.00	1.00	$71.26	365 ALTA VISTA AVE
5311-009-034	SFR	4	1	0.00	1.00	$71.26	359 ALTA VISTA AVE
5311-009-035	SFR	4	1	0.00	1.00	$71.26	353 ALTA VISTA AVE
5311-009-036	SFR	2	1	0.00	1.00	$104.09	300 CAMINO DEL CIELO
5311-009-037	SFR	2	1	0.00	1.00	$104.09	1424 SANTA TERESA ST
5311-009-038	SFR	2	1	0.00	1.00	$104.09	1418 SANTA TERESA ST
5311-009-039	SFR	2	1	0.00	1.00	$104.09	1412 SANTA TERESA ST
5311-009-040	SFR	2	1	0.00	1.00	$104.09	1406 SANTA TERESA ST
5311-009-041	SFR	2	1	0.00	1.00	$104.09	1400 SANTA TERESA ST
5311-009-043	SFR	2	1	0.00	1.00	$104.09	1401 SANTA TERESA ST
5311-009-044	SFR	2	1	0.00	1.00	$104.09	1606 SANTA TERESA ST
5311-009-045	SFR	2	1	0.00	1.00	$104.09	1600 SANTA TERESA ST
5311-009-046	SFR	2	1	0.00	1.00	$104.09	1532 SANTA TERESA ST
5311-009-047	SFR	2	1	0.00	1.00	$104.09	1526 SANTA TERESA ST
5311-009-048	SFR	2	1	0.00	1.00	$104.09	1520 SANTA TERESA ST
5311-009-049	SFR	2	1	0.00	1.00	$104.09	1510 SANTA TERESA ST
5311-009-050	SFR	2	1	0.00	1.00	$104.09	1500 SANTA TERESA ST
5311-009-051	SFR	2	1	0.00	1.00	$104.09	307 CAMINO DEL CIELO
5311-009-052	SFR	2	1	0.00	1.00	$104.09	313 CAMINO DEL CIELO
5311-009-053	SFR	2	1	0.00	1.00	$104.09	319 CAMINO DEL CIELO
5311-009-054	SFR	2	1	0.00	1.00	$104.09	325 CAMINO DEL CIELO
5311-009-055	SFV	2	0	0.00	0.25	$26.03	
5311-009-056	SFV	2	0	0.00	0.25	$26.03	
5311-009-057	SFV	2	0	0.00	0.25	$26.03	
5311-009-058	SFV	2	0	0.00	0.25	$26.03	
5311-009-061	MFR	4	2	0.00	1.60	$114.02	1401 OAK CREST AVE
5311-009-062	SFR	4	1	0.00	1.00	$71.26	1405 OAK CREST AVE
5311-010-001	SFR	2	1	0.00	1.00	$104.09	185 MONTEREY RD
5311-010-002	SFR	2	1	0.00	1.00	$104.09	187 MONTEREY RD
5311-010-006	SFR	2	1	0.00	1.00	$104.09	201 MONTEREY RD
5311-010-007	SFV	2	0	0.00	0.25	$26.03	
5311-010-008	SFR	2	1	0.00	1.00	$104.09	237 MONTEREY RD
5311-010-009	MFR	2	2	0.00	1.60	$166.55	219 MONTEREY RD
5311-010-010	SFV	2	0	0.00	0.25	$26.03	
5311-010-011	MFR	2	2	0.00	1.60	$166.55	239 MONTEREY RD
5311-010-012	SFV	4	0	0.00	0.25	$17.82	
5311-010-015	SFV	2	0	0.00	0.25	$26.03	

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-010-016	SFR	2	1	0.00	1.00	$104.09	245 MONTEREY RD
5311-010-023	MFR	2	3	0.00	2.40	$249.81	259 MONTEREY RD
5311-010-024	SFR	3	1	0.00	1.00	$78.92	298 SAINT ALBANS AVE
5311-010-025	SFR	3	1	0.00	1.00	$78.92	296 SAINT ALBANS AVE
5311-010-027	SFV	4	0	0.00	0.25	$17.82	
5311-010-028	SFV	4	0	0.00	0.25	$17.82	
5311-010-029	SFV	4	0	0.00	0.25	$17.82	
5311-010-030	SFV	4	0	0.00	0.25	$17.82	
5311-010-032	SFR	3	1	0.00	1.00	$78.92	282 SAINT ALBANS AVE
5311-010-033	SFR	3	1	0.00	1.00	$78.92	280 SAINT ALBANS AVE
5311-010-034	SFR	3	1	0.00	1.00	$78.92	274 SAINT ALBANS AVE
5311-010-035	SFR	3	1	0.00	1.00	$78.92	270 SAINT ALBANS AVE
5311-010-036	SFR	3	1	0.00	1.00	$78.92	244 SAINT ALBANS AVE
5311-010-038	SFR	3	1	0.00	1.00	$78.92	266 SAINT ALBANS AVE
5311-010-040	SFR	3	1	0.00	1.00	$78.92	260 SAINT ALBANS AVE
5311-010-041	SFR	3	1	0.00	1.00	$78.92	252 SAINT ALBANS AVE
5311-010-042	SFR	3	1	0.00	1.00	$78.92	250 SAINT ALBANS AVE
5311-010-043	SFV	3	0	0.00	0.25	$19.74	
5311-010-046	SFR	3	1	0.00	1.00	$78.92	284 SAINT ALBANS AVE
5311-010-047	SFR	3	1	0.00	1.00	$78.92	286 SAINT ALBANS AVE
5311-010-048	SFR	3	1	0.00	1.00	$78.92	288 SAINT ALBANS AVE
5311-010-049	SFR	3	1	0.00	1.00	$78.92	292 SAINT ALBANS AVE
5311-010-050	SFR	4	1	0.00	1.00	$71.26	294 SAINT ALBANS AVE
5311-010-052	MFR	2	1	0.00	0.80	$83.27	241 MONTEREY RD A
5311-010-053	MFR	2	1	0.00	0.80	$83.27	241 MONTEREY RD B
5311-010-054	MFR	2	1	0.00	0.80	$83.27	241 MONTEREY RD C
5311-010-055	MFR	2	1	0.00	0.80	$83.27	241 MONTEREY RD D
5311-010-056	MFR	2	1	0.00	0.80	$83.27	241 MONTEREY RD E
5311-010-057	MFR	2	1	0.00	0.80	$83.27	243 MONTEREY RD A
5311-010-058	MFR	2	1	0.00	0.80	$83.27	243 MONTEREY RD B
5311-010-059	MFR	2	1	0.00	0.80	$83.27	243 MONTEREY RD C
5311-010-060	MFR	2	1	0.00	0.80	$83.27	243 MONTEREY RD D
5311-010-061	MFR	2	1	0.00	0.80	$83.27	243 MONTEREY RD E
5311-010-062	MFR	2	1	0.00	0.80	$83.27	241 MONTEREY RD F
5311-010-063	MFR	2	1	0.00	0.80	$83.27	241 MONTEREY RD G
5311-010-064	SFR	3	1	0.00	1.00	$78.92	264 SAINT ALBANS AVE
5311-010-065	SFV	3	0	0.00	0.25	$19.74	264 SAINT ALBANS AVE
5311-010-067	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-068	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-069	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-070	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-071	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-072	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-073	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-074	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-010-075	MFR	2	1	0.00	0.80	$83.27	191 MONTEREY RD
5311-011-028	SFR	4	1	0.00	1.00	$71.26	1451 INDIANA AVE
5311-011-029	SFR	4	1	0.00	1.00	$71.26	1449 INDIANA AVE
5311-011-030	SFR	4	1	0.00	1.00	$71.26	1445 INDIANA AVE
5311-011-031	SFR	4	1	0.00	1.00	$71.26	1441 INDIANA AVE
5311-011-032	SFR	4	1	0.00	1.00	$71.26	1437 INDIANA AVE
5311-011-033	SFR	4	1	0.00	1.00	$71.26	1433 INDIANA AVE
5311-011-034	SFR	4	1	0.00	1.00	$71.26	1429 INDIANA AVE
5311-011-035	SFR	4	1	0.00	1.00	$71.26	1425 INDIANA AVE
5311-011-036	SFR	4	1	0.00	1.00	$71.26	1421 INDIANA AVE
5311-011-037	SFR	4	1	0.00	1.00	$71.26	1415 INDIANA AVE
5311-011-038	SFR	4	1	0.00	1.00	$71.26	1411 INDIANA AVE
5311-011-039	SFR	4	1	0.00	1.00	$71.26	407 ALTA VISTA AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-011-040	SFR	4	1	0.00	1.00	$71.26	401 ALTA VISTA AVE
5311-011-041	SFR	4	1	0.00	1.00	$71.26	1402 OAK CREST AVE
5311-011-042	SFR	4	1	0.00	1.00	$71.26	1412 OAK CREST AVE
5311-011-043	SFR	4	1	0.00	1.00	$71.26	1420 OAK CREST AVE
5311-011-044	SFR	4	1	0.00	1.00	$71.26	1424 OAK CREST AVE
5311-011-045	SFR	4	1	0.00	1.00	$71.26	1432 OAK CREST AVE
5311-011-046	SFR	4	1	0.00	1.00	$71.26	1440 OAK CREST AVE
5311-011-047	SFR	4	1	0.00	1.00	$71.26	1446 OAK CREST AVE
5311-011-048	SFR	4	1	0.00	1.00	$71.26	
5311-011-049	SFR	4	1	0.00	1.00	$71.26	1456 OAK CREST AVE
5311-011-050	SFR	4	1	0.00	1.00	$71.26	1458 OAK CREST AVE
5311-011-051	SFR	4	1	0.00	1.00	$71.26	423 ALTA VISTA AVE
5311-011-052	SFR	4	1	0.00	1.00	$71.26	415 ALTA VISTA AVE
5311-011-053	SFR	4	1	0.00	1.00	$71.26	411 ALTA VISTA AVE
5311-011-054	SFR	4	1	0.00	1.00	$71.26	1459 INDIANA AVE
5311-011-055	SFV	4	0	0.00	0.25	$17.82	1459 INDIANA AVE
5311-012-004	SFR	1	1	0.00	1.00	$97.12	309 MONTEREY RD
5311-012-018	MFR	1	32	0.00	25.60	$2,486.28	265 MONTEREY RD
5311-012-019	C/I	1	0	0.55	3.17	$307.97	301 MONTEREY RD
5311-012-020	MFR	1	26	0.00	20.80	$2,020.10	317 MONTEREY RD
5311-012-022	SFR	3	1	0.00	1.00	$78.92	308 ALTA VISTA AVE
5311-012-023	SFR	3	1	0.00	1.00	$78.92	312 ALTA VISTA AVE
5311-012-024	SFR	3	1	0.00	1.00	$78.92	316 ALTA VISTA AVE
5311-012-025	SFR	3	1	0.00	1.00	$78.92	320 ALTA VISTA AVE
5311-012-026	SFR	3	1	0.00	1.00	$78.92	324 ALTA VISTA AVE
5311-012-027	SFV	3	0	0.00	0.25	$19.74	
5311-012-028	SFR	3	1	0.00	1.00	$78.92	326 ALTA VISTA AVE
5311-012-029	SFR	3	1	0.00	1.00	$78.92	330 ALTA VISTA AVE
5311-012-032	SFR	3	1	0.00	1.00	$78.92	304 ALTA VISTA AVE
5311-012-037	SFR	1	1	0.00	1.00	$97.12	325 MONTEREY RD
5311-012-038	SFR	4	1	0.00	1.00	$71.26	323 MONTEREY RD
5311-012-040	SFR	1	1	0.00	1.00	$97.12	
5311-012-041	MFR	1	2	0.00	1.60	$155.40	335 MONTEREY RD
5311-013-016	SFR	2	1	0.00	1.00	$104.09	505 ALTA VISTA AVE
5311-013-017	SFR	2	1	0.00	1.00	$104.09	1400 INDIANA AVE
5311-013-018	SFR	2	1	0.00	1.00	$104.09	1404 INDIANA AVE
5311-013-019	SFR	4	1	0.00	1.00	$71.26	1410 INDIANA AVE
5311-013-020	SFR	4	1	0.00	1.00	$71.26	1416 INDIANA AVE
5311-013-021	SFR	4	1	0.00	1.00	$71.26	1424 INDIANA AVE
5311-013-022	SFR	4	1	0.00	1.00	$71.26	1428 INDIANA AVE
5311-013-023	SFR	4	1	0.00	1.00	$71.26	1432 INDIANA AVE
5311-013-024	SFR	4	1	0.00	1.00	$71.26	1436 INDIANA AVE
5311-013-026	SFR	4	1	0.00	1.00	$71.26	1468 INDIANA AVE
5311-013-027	SFR	4	1	0.00	1.00	$71.26	1480 INDIANA AVE
5311-013-028	SFR	4	1	0.00	1.00	$71.26	1482 INDIANA AVE
5311-013-029	SFR	4	1	0.00	1.00	$71.26	1494 INDIANA AVE
5311-013-030	SFR	4	1	0.00	1.00	$71.26	1488 INDIANA AVE
5311-013-031	SFR	4	1	0.00	1.00	$71.26	1478 INDIANA AVE
5311-013-033	SFR	4	1	0.00	1.00	$71.26	1450 INDIANA AVE
5311-013-034	SFR	4	1	0.00	1.00	$71.26	1440 INDIANA AVE
5311-013-035	SFR	4	1	0.00	1.00	$71.26	1444 INDIANA AVE
5311-014-029	SFR	4	1	0.00	1.00	$71.26	1571 INDIANA AVE
5311-014-030	SFR	4	1	0.00	1.00	$71.26	1569 INDIANA AVE
5311-014-031	SFR	4	1	0.00	1.00	$71.26	1565 INDIANA AVE
5311-014-032	SFR	4	1	0.00	1.00	$71.26	1563 INDIANA AVE
5311-014-033	SFR	4	1	0.00	1.00	$71.26	1557 INDIANA AVE
5311-014-034	SFR	4	1	0.00	1.00	$71.26	1555 INDIANA AVE
5311-014-035	SFR	4	1	0.00	1.00	$71.26	1551 INDIANA AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-014-036	SFR	4	1	0.00	1.00	$71.26	1541 INDIANA AVE
5311-014-039	SFR	4	1	0.00	1.00	$71.26	1523 INDIANA AVE
5311-014-040	SFR	4	1	0.00	1.00	$71.26	1519 INDIANA AVE
5311-014-041	SFR	4	1	0.00	1.00	$71.26	1515 INDIANA AVE
5311-014-042	SFV	4	0	0.00	0.25	$17.82	
5311-014-043	SFV	4	0	0.00	0.25	$17.82	
5311-014-044	SFR	4	1	0.00	1.00	$71.26	1507 INDIANA AVE
5311-014-045	SFR	4	1	0.00	1.00	$71.26	1501 INDIANA AVE
5311-014-046	SFR	4	1	0.00	1.00	$71.26	1483 INDIANA AVE
5311-014-047	SFR	4	1	0.00	1.00	$71.26	1481 INDIANA AVE
5311-014-048	SFV	4	0	0.00	0.25	$17.82	
5311-014-049	SFR	4	1	0.00	1.00	$71.26	1471 INDIANA AVE
5311-014-050	SFR	4	1	0.00	1.00	$71.26	1465 INDIANA AVE
5311-014-051	SFR	4	1	0.00	1.00	$71.26	1575 INDIANA AVE
5311-014-053	SFR	4	1	0.00	1.00	$71.26	1533 INDIANA AVE
5311-014-054	SFR	4	1	0.00	1.00	$71.26	1533 INDIANA AVE
5311-015-001	SFR	3	1	0.00	1.00	$78.92	238 SAINT ALBANS AVE
5311-015-005	SFV	3	0	0.00	0.25	$19.74	
5311-015-006	SFV	3	0	0.00	0.25	$19.74	
5311-015-007	SFR	3	1	0.00	1.00	$78.92	218 SAINT ALBANS AVE
5311-015-008	SFR	3	1	0.00	1.00	$78.92	216 SAINT ALBANS AVE
5311-015-009	SFR	3	1	0.00	1.00	$78.92	212 SAINT ALBANS AVE
5311-015-010	SFR	4	1	0.00	1.00	$71.26	1238 KOLLE AVE
5311-015-011	SFR	4	1	0.00	1.00	$71.26	1242 KOLLE AVE
5311-015-012	SFR	3	1	0.00	1.00	$78.92	210 SAINT ALBANS AVE
5311-015-013	SFR	3	1	0.00	1.00	$78.92	200 SAINT ALBANS AVE
5311-015-014	SFR	4	1	0.00	1.00	$71.26	
5311-015-015	SFR	4	1	0.00	1.00	$71.26	1253 KOLLE AVE
5311-015-016	SFV	4	0	0.00	0.25	$17.82	
5311-015-017	SFR	4	1	0.00	1.00	$71.26	1261 KOLLE AVE
5311-015-018	SFV	4	0	0.00	0.25	$17.82	
5311-015-019	SFR	3	1	0.00	1.00	$78.92	1300 BRUNSWICK AVE
5311-015-020	SFR	3	1	0.00	1.00	$78.92	1312 BRUNSWICK AVE
5311-015-021	SFR	3	1	0.00	1.00	$78.92	1316 BRUNSWICK AVE
5311-015-022	SFV	3	0	0.00	0.25	$19.74	
5311-015-023	SFV	3	0	0.00	0.25	$19.74	
5311-015-024	SFR	3	1	0.00	1.00	$78.92	156 SAINT ALBANS AVE
5311-015-026	SFR	3	1	0.00	1.00	$78.92	226 SAINT ALBANS AVE
5311-015-027	SFR	3	1	0.00	1.00	$78.92	228 SAINT ALBANS AVE
5311-015-028	SFR	2	1	0.00	1.00	$104.09	155 MONTEREY RD
5311-015-029	SFR	2	1	0.00	1.00	$104.09	157 MONTEREY RD
5311-015-030	MFR	2	4	0.00	3.20	$333.09	163 MONTEREY RD
5311-015-033	SFV	4	0	0.00	0.25	$17.82	
5311-015-034	SFV	4	0	0.00	0.25	$17.82	
5311-015-035	SFR	2	1	0.00	1.00	$104.09	181 MONTEREY RD
5311-015-036	SFR	2	1	0.00	1.00	$104.09	143 MONTEREY RD
5311-015-037	SFR	2	1	0.00	1.00	$104.09	147 MONTEREY RD
5311-015-038	SFR	4	1	0.00	1.00	$71.26	1214 KOLLE AVE
5311-015-040	SFR	4	1	0.00	1.00	$71.26	1228 KOLLE AVE
5311-015-041	SFR	4	1	0.00	1.00	$71.26	1230 KOLLE AVE
5311-015-042	SFR	4	1	0.00	1.00	$71.26	1234 KOLLE AVE
5311-015-043	SFR	3	1	0.00	1.00	$78.92	232 SAINT ALBANS AVE
5311-015-044	SFR	3	1	0.00	1.00	$78.92	230 SAINT ALBANS AVE
5311-015-046	SFR	2	1	0.00	1.00	$104.09	1220 KOLLE AVE
5311-015-047	SFR	2	1	0.00	1.00	$104.09	1222 KOLLE AVE
5311-015-048	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD A
5311-015-049	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD B
5311-015-050	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD C

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5311-015-051	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD D
5311-015-052	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD E
5311-015-053	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD F
5311-015-054	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD G
5311-015-055	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD H
5311-015-056	MFR	2	1	0.00	0.80	$83.27	167 MONTEREY RD I
5311-016-001	SFR	3	1	0.00	1.00	$78.92	237 SAINT ALBANS AVE
5311-016-003	SFR	3	1	0.00	1.00	$78.92	1209 BLAIR AVE
5311-016-007	SFR	4	1	0.00	1.00	$71.26	1229 BLAIR AVE
5311-016-008	SFR	3	1	0.00	1.00	$78.92	201 SAINT ALBANS AVE
5311-016-012	SFR	3	1	0.00	1.00	$78.92	1205 BLAIR AVE
5311-016-014	MFR	3	2	0.00	1.60	$126.28	213 SAINT ALBANS AVE
5311-016-015	SFR	3	1	0.00	1.00	$78.92	1225 BLAIR AVE
5311-016-019	SFR	3	1	0.00	1.00	$78.92	1215 BLAIR AVE
5311-016-020	SFR	3	1	0.00	1.00	$78.92	217 SAINT ALBANS AVE
5311-016-023	SFR	3	1	0.00	1.00	$78.92	1231 BLAIR AVE
5311-016-025	SFR	3	1	0.00	1.00	$78.92	121 SAINT ALBANS AVE
5311-016-026	SFR	3	1	0.00	1.00	$78.92	1241 BLAIR AVE
5311-017-002	SFR	4	1	0.00	1.00	$71.26	1200 BLAIR AVE
5311-017-003	SFR	4	1	0.00	1.00	$71.26	1206 BLAIR AVE
5311-017-004	SFR	4	1	0.00	1.00	$71.26	1210 BLAIR AVE
5311-017-005	SFR	4	1	0.00	1.00	$71.26	1214 BLAIR AVE
5311-017-006	SFR	4	1	0.00	1.00	$71.26	1218 BLAIR AVE
5311-017-017	SFR	3	1	0.00	1.00	$78.92	200 WARWICK AVE
5311-017-018	SFV	2	0	0.00	0.25	$26.03	
5311-017-020	SFV	2	0	0.00	0.25	$26.03	
5311-017-021	SFV	2	0	0.00	0.25	$26.03	
5311-017-046	SFR	2	1	0.00	1.00	$104.09	248 WARWICK AVE
5311-017-047	SFR	2	1	0.00	1.00	$104.09	200 LOS LAURELES ST
5311-017-048	SFR	2	1	0.00	1.00	$104.09	242 WARWICK AVE
5311-017-049	SFR	2	1	0.00	1.00	$104.09	236 WARWICK AVE
5311-017-051	SFR	2	1	0.00	1.00	$104.09	207 LOS LAURELES ST
5311-017-052	SFR	3	1	0.00	1.00	$78.92	239 SAINT ALBANS AVE
5311-017-056	SFR	2	1	0.00	1.00	$104.09	230 WARWICK AVE
5311-017-057	SFR	2	1	0.00	1.00	$104.09	206 WARWICK AVE
5311-017-058	SFV	4	0	0.00	0.25	$17.82	
5311-017-059	SFR	4	1	0.00	1.00	$71.26	1234 BLAIR AVE
5311-017-060	SFR	4	1	0.00	1.00	$71.26	1240 BLAIR AVE
5311-017-062	SFR	4	1	0.00	1.00	$71.26	1252 BLAIR AVE
5311-017-063	SFR	4	1	0.00	1.00	$71.26	1222 BLAIR AVE
5312-002-002	MFR	2	6	0.00	4.80	$499.63	92 MONTEREY RD
5312-002-003	MFR	2	6	0.00	4.80	$499.63	90 MONTEREY RD
5312-002-004	MFR	2	3	0.00	2.40	$249.81	86 MONTEREY RD
5312-002-006	MFR	2	3	0.00	2.40	$249.81	84 MONTEREY RD
5312-002-032	SFV	2	0	0.00	0.25	$26.03	
5312-002-023	MFR	2	2	0.00	1.60	$166.55	96 MONTEREY RD
5312-015-038	SFR	3	1	0.00	1.00	$78.92	4957 COLLIS AVE
5312-015-045	SFR	3	1	0.00	1.00	$78.92	4975 COLLIS AVE
5312-015-046	SFR	3	1	0.00	1.00	$78.92	4979 COLLIS AVE
5312-015-059	SFR	3	1	0.00	1.00	$78.92	4953 COLLIS AVE
5312-015-060	SFR	3	1	0.00	1.00	$78.92	4963 COLLIS AVE
5312-015-061	SFR	3	1	0.00	1.00	$78.92	4967 COLLIS AVE
5312-015-062	SFR	3	1	0.00	1.00	$78.92	4971 COLLIS AVE
5312-016-001	SFR	3	1	0.00	1.00	$78.92	4954 COLLIS AVE
5312-016-002	SFR	3	1	0.00	1.00	$78.92	4950 COLLIS AVE
5312-016-003	SFR	3	1	0.00	1.00	$78.92	4946 COLLIS AVE
5312-016-004	SFR	3	1	0.00	1.00	$78.92	4942 COLLIS AVE
5312-016-005	SFR	3	1	0.00	1.00	$78.92	4936 COLLIS AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5312-016-006	SFR	3	1	0.00	1.00	$78.92	4926 COLLIS AVE
5312-016-007	SFR	3	1	0.00	1.00	$78.92	4920 COLLIS AVE
5312-016-008	SFR	3	1	0.00	1.00	$78.92	4912 COLLIS AVE
5312-016-014	SFV	2	0	0.00	0.25	$26.03	
5312-016-015	SFV	2	0	0.00	0.25	$26.03	
5312-016-016	SFV	2	0	0.00	0.25	$26.03	
5312-016-017	SFV	2	0	0.00	0.25	$26.03	
5312-016-020	SFR	2	1	0.00	1.00	$104.09	4943 HARRIMAN AVE
5312-016-021	SFR	2	1	0.00	1.00	$104.09	4945 HARRIMAN AVE
5312-016-022	SFR	2	1	0.00	1.00	$104.09	4949 HARRIMAN AVE
5312-016-023	SFR	2	1	0.00	1.00	$104.09	4953 HARRIMAN AVE
5312-016-024	SFR	3	1	0.00	1.00	$78.92	4980 COLLIS AVE
5312-016-025	SFR	3	1	0.00	1.00	$78.92	4976 COLLIS AVE
5312-016-026	SFR	3	1	0.00	1.00	$78.92	4970 COLLIS AVE
5312-016-027	SFR	3	1	0.00	1.00	$78.92	4966 COLLIS AVE
5312-016-028	SFR	3	1	0.00	1.00	$78.92	4964 COLLIS AVE
5312-016-029	SFR	2	1	0.00	1.00	$104.09	4963 HARRIMAN AVE
5312-016-030	SFR	2	1	0.00	1.00	$104.09	4967 HARRIMAN AVE
5312-016-031	SFR	2	1	0.00	1.00	$104.09	1900 HILL DR
5312-016-032	SFR	3	1	0.00	1.00	$78.92	1906 HILL DR
5312-016-033	SFR	3	1	0.00	1.00	$78.92	1910 HILL DR
5312-016-043	SFR	2	1	0.00	1.00	$104.09	4957 HARRIMAN AVE
5312-016-044	SFR	3	1	0.00	1.00	$78.92	4960 COLLIS AVE
5312-016-045	SFR	2	1	0.00	1.00	$104.09	4935 HARRIMAN AVE
5312-016-046	SFR	3	1	0.00	1.00	$78.92	4902 COLLIS AVE
5312-016-047	SFR	3	1	0.00	1.00	$78.92	4906 COLLIS AVE
5312-017-001	SFR	4	1	0.00	1.00	$71.26	1601 HILL DR
5312-017-002	SFR	3	1	0.00	1.00	$78.92	5066 COLLIS AVE
5312-017-004	SFR	3	1	0.00	1.00	$78.92	5060 COLLIS AVE
5312-017-006	SFR	3	1	0.00	1.00	$78.92	5054 COLLIS AVE
5312-017-008	SFR	3	1	0.00	1.00	$78.92	5050 COLLIS AVE
5312-017-010	SFR	3	1	0.00	1.00	$78.92	5042 COLLIS AVE
5312-017-013	SFR	3	1	0.00	1.00	$78.92	5034 COLLIS AVE
5312-017-015	SFR	3	1	0.00	1.00	$78.92	5030 COLLIS AVE
5312-017-017	SFR	3	1	0.00	1.00	$78.92	5022 COLLIS AVE
5312-017-020	SFR	3	1	0.00	1.00	$78.92	5018 COLLIS AVE
5312-017-021	SFR	3	1	0.00	1.00	$78.92	5008 COLLIS AVE
5312-017-022	SFR	3	1	0.00	1.00	$78.92	5002 COLLIS AVE
5312-017-023	SFR	3	1	0.00	1.00	$78.92	1901 HILL DR
5312-017-024	SFR	3	1	0.00	1.00	$78.92	1907 HILL DR
5312-017-025	SFV	3	0	0.00	0.25	$19.74	
5312-017-037	SFR	3	1	0.00	1.00	$78.92	141 WARWICK PL
5312-017-041	SFR	3	1	0.00	1.00	$78.92	5021 HARRIMAN AVE
5312-017-042	SFV	3	0	0.00	0.25	$19.74	
5312-017-043	SFV	3	0	0.00	0.25	$19.74	
5312-017-044	SFV	3	0	0.00	0.25	$19.74	
5312-017-046	SFR	3	1	0.00	1.00	$78.92	1603 HILL DR
5312-017-049	SFV	3	0	0.00	0.25	$19.74	
5312-017-050	SFR	3	1	0.00	1.00	$78.92	1605 HILL DR
5312-017-051	SFR	3	1	0.00	1.00	$78.92	5019 HARRIMAN AVE
5312-018-001	SFR	3	1	0.00	1.00	$78.92	1332 OAK HILL PL
5312-018-002	SFR	3	1	0.00	1.00	$78.92	1336 OAK HILL PL
5312-018-003	SFR	3	1	0.00	1.00	$78.92	1340 OAK HILL PL
5312-018-004	SFR	3	1	0.00	1.00	$78.92	1344 OAK HILL PL
5312-018-005	SFR	3	1	0.00	1.00	$78.92	1348 OAK HILL PL
5312-018-006	SFR	3	1	0.00	1.00	$78.92	1352 OAK HILL PL
5312-018-007	SFR	3	1	0.00	1.00	$78.92	1356 OAK HILL PL
5312-018-011	SFV	4	0	0.00	0.25	$17.82	

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5312-018-012	SFR	3	1	0.00	1.00	$78.92	2015 HILL DR
5312-018-016	SFR	3	1	0.00	1.00	$78.92	2011 HILL DR
5312-018-017	SFR	3	1	0.00	1.00	$78.92	2005 HILL DR
5312-018-018	SFR	3	1	0.00	1.00	$78.92	2001 HILL DR
5312-018-019	SFR	3	1	0.00	1.00	$78.92	5017 COLLIS AVE
5312-018-020	SFR	3	1	0.00	1.00	$78.92	5025 COLLIS AVE
5312-018-021	SFR	3	1	0.00	1.00	$78.92	5027 COLLIS AVE
5312-018-022	SFR	3	1	0.00	1.00	$78.92	5033 COLLIS AVE
5312-018-023	SFR	3	1	0.00	1.00	$78.92	5035 COLLIS AVE
5312-018-024	SFR	3	1	0.00	1.00	$78.92	5043 COLLIS AVE
5312-018-025	SFR	3	1	0.00	1.00	$78.92	5049 COLLIS AVE
5312-018-026	SFR	3	1	0.00	1.00	$78.92	5051 COLLIS AVE
5312-018-027	SFR	3	1	0.00	1.00	$78.92	5057 COLLIS AVE
5312-018-028	SFR	3	1	0.00	1.00	$78.92	5063 COLLIS AVE
5312-018-032	SFR	3	1	0.00	1.00	$78.92	1360 OAK HILL PL
5312-018-033	SFR	3	1	0.00	1.00	$78.92	1364 OAK HILL PL
5312-018-034	SFR	3	1	0.00	1.00	$78.92	905 S AVENUE 60
5312-018-035	SFR	3	1	0.00	1.00	$78.92	5065 COLLIS AVE
5312-020-005	SFR	3	1	0.00	1.00	$78.92	1325 OAK HILL PL
5312-020-006	SFR	3	1	0.00	1.00	$78.92	1321 OAK HILL PL
5312-020-007	SFR	3	1	0.00	1.00	$78.92	1317 OAK HILL PL
5312-020-008	SFR	3	1	0.00	1.00	$78.92	1309 OAK HILL PL
5312-020-009	SFR	3	1	0.00	1.00	$78.92	1303 OAK HILL PL
5312-020-012	SFV	3	0	0.00	0.25	$19.74	
5312-020-022	SFV	3	0	0.00	0.25	$19.74	
5312-020-024	SFR	3	1	0.00	1.00	$78.92	1335 OAK HILL PL
5312-020-025	SFR	3	1	0.00	1.00	$78.92	1331 OAK HILL PL
5312-021-001	SFR	3	1	0.00	1.00	$78.92	1265 OAK HILL AVE
5312-021-002	SFR	3	1	0.00	1.00	$78.92	1271 OAK HILL AVE
5312-021-003	SFR	3	1	0.00	1.00	$78.92	75 PINECREST DR
5312-021-004	SFR	3	1	0.00	1.00	$78.92	73 PINECREST DR
5312-021-043	SFR	3	1	0.00	1.00	$78.92	71 PINECREST DR
5312-021-045	SFR	3	1	0.00	1.00	$78.92	1275 OAK HILL AVE
5312-030-001	SFR	3	1	0.00	1.00	$78.92	95 SHORT WAY ST
5312-030-002	SFR	3	1	0.00	1.00	$78.92	31 SHORT WAY ST
5312-030-007	SFR	3	1	0.00	1.00	$78.92	23 SHORT WAY ST
5312-030-008	SFR	3	1	0.00	1.00	$78.92	21 SHORT WAY ST
5312-030-016	SFR	3	1	0.00	1.00	$78.92	72 PINECREST DR
5312-030-018	SFR	3	1	0.00	1.00	$78.92	74 PINECREST DR
5312-030-019	SFR	3	1	0.00	1.00	$78.92	82 PINECREST DR
5312-030-020	SFR	3	1	0.00	1.00	$78.92	84 PINECREST DR
5312-030-021	SFR	3	1	0.00	1.00	$78.92	92 PINECREST DR
5312-030-023	SFR	3	1	0.00	1.00	$78.92	98 PINECREST DR
5312-030-025	SFR	3	1	0.00	1.00	$78.92	1239 OAK HILL AVE
5312-030-026	SFR	3	1	0.00	1.00	$78.92	1237 OAK HILL AVE
5312-030-031	SFR	4	1	0.00	1.00	$71.26	27 SHORT WAY ST
5312-030-032	SFV	4	0	0.00	0.25	$17.82	
5312-030-033	SFR	3	1	0.00	1.00	$78.92	25 SHORT WAY ST
5312-030-034	SFV	4	0	0.00	0.25	$17.82	
5312-030-035	SFR	3	1	0.00	1.00	$78.92	29 SHORT WAY ST
5312-030-036	SFR	3	1	0.00	1.00	$78.92	1241 OAK HILL AVE
5312-031-018	SFR	3	1	0.00	1.00	$78.92	1205 OAK HILL AVE
5312-031-019	SFR	3	1	0.00	1.00	$78.92	1209 OAK HILL AVE
5312-031-020	SFR	3	1	0.00	1.00	$78.92	1219 OAK HILL AVE
5312-031-026	SFR	2	1	0.00	1.00	$104.09	93 MONTEREY RD
5312-031-027	SFR	2	1	0.00	1.00	$104.09	89 MONTEREY RD
5312-031-029	SFR	2	1	0.00	1.00	$104.09	
5312-031-031	MFR	2	1	0.00	0.80	$83.27	84 SHORT WAY ST A

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5312-031-032	MFR	2	1	0.00	0.80	$83.27	84 SHORT WAY ST B
5312-031-035	MFR	2	6	0.00	4.80	$499.63	75 MONTEREY RD
5313-003-010	SFV	3	0	0.00	0.25	$19.74	
5313-003-011	SFR	3	1	0.00	1.00	$78.92	629 GRAND AVE
5313-003-012	MFR	3	2	0.00	1.60	$126.28	630 FOREST AVE
5313-003-013	SFR	3	1	0.00	1.00	$78.92	637 GRAND AVE
5313-003-014	SFR	3	1	0.00	1.00	$78.92	641 GRAND AVE
5313-003-015	MFR	3	2	0.00	1.60	$126.28	645 GRAND AVE
5313-003-016	SFR	3	1	0.00	1.00	$78.92	649 GRAND AVE
5313-003-017	MFR	3	5	0.00	4.00	$315.68	659 GRAND AVE
5313-003-018	MFR	3	3	0.00	2.40	$189.40	663 GRAND AVE
5313-003-019	SFR	3	1	0.00	1.00	$78.92	666 FOREST AVE
5313-003-020	SFR	3	1	0.00	1.00	$78.92	512 MAGNOLIA ST
5313-003-021	SFR	3	1	0.00	1.00	$78.92	660 FOREST AVE
5313-003-022	MFR	3	10	0.00	8.00	$631.36	651 GRAND AVE
5313-003-023	SFR	3	1	0.00	1.00	$78.92	658 FOREST AVE
5313-003-026	SFR	3	1	0.00	1.00	$78.92	648 FOREST AVE
5313-003-027	SFR	3	1	0.00	1.00	$78.92	644 FOREST AVE
5313-003-028	SFR	3	1	0.00	1.00	$78.92	636 FOREST AVE
5313-003-029	SFR	3	1	0.00	1.00	$78.92	634 FOREST AVE
5313-003-030	SFR	3	1	0.00	1.00	$78.92	669 FOREST AVE
5313-003-031	SFR	3	1	0.00	1.00	$78.92	665 FOREST AVE
5313-003-032	SFR	3	1	0.00	1.00	$78.92	661 FOREST AVE
5313-003-033	SFR	3	1	0.00	1.00	$78.92	657 FOREST AVE
5313-003-034	SFR	3	1	0.00	1.00	$78.92	655 FOREST AVE
5313-003-035	SFR	3	1	0.00	1.00	$78.92	651 FOREST AVE
5313-003-036	MFR	3	2	0.00	1.60	$126.28	649 FOREST AVE
5313-003-037	SFR	3	1	0.00	1.00	$78.92	645 FOREST AVE
5313-003-038	SFR	3	1	0.00	1.00	$78.92	641 FOREST AVE
5313-003-039	MFR	4	5	0.00	4.00	$285.04	640 ARROYO DR
5313-003-040	MFR	4	2	0.00	1.60	$114.02	648 ARROYO DR
5313-003-041	SFR	4	1	0.00	1.00	$71.26	654 ARROYO DR
5313-003-042	MFR	4	2	0.00	1.60	$114.02	660 ARROYO DR
5313-003-043	SFR	3	1	0.00	1.00	$78.92	414 MAGNOLIA ST
5313-003-044	SFR	3	1	0.00	1.00	$78.92	422 MAGNOLIA ST
5313-003-045	SFR	4	1	0.00	1.00	$71.26	664 ARROYO DR
5313-003-047	MFR	3	2	0.00	1.60	$126.28	652 1/2 FOREST AVE
5313-004-011	SFR	3	1	0.00	1.00	$78.92	701 GRAND AVE
5313-004-012	SFR	3	1	0.00	1.00	$78.92	705 GRAND AVE
5313-004-013	SFR	3	1	0.00	1.00	$78.92	517 MAGNOLIA ST
5313-004-014	MFR	3	2	0.00	1.60	$126.28	709 GRAND AVE
5313-004-015	MFR	3	2	0.00	1.60	$126.28	513 MAGNOLIA ST
5313-004-016	MFR	3	6	0.00	4.80	$378.82	511 MAGNOLIA ST
5313-004-017	MFR	3	3	0.00	2.40	$189.40	507 MAGNOLIA ST
5313-004-018	MFR	3	24	0.00	19.20	$1,515.26	501 MAGNOLIA ST
5313-004-019	MFR	3	2	0.00	1.60	$126.28	801 GRAND AVE
5313-004-020	SFR	3	1	0.00	1.00	$78.92	807 GRAND AVE
5313-004-021	SFR	3	1	0.00	1.00	$78.92	809 GRAND AVE
5313-004-026	C/I	1	0	0.19	1.10	$106.63	520 MISSION ST
5313-004-027	SFR	3	1	0.00	1.00	$78.92	808 FOREST AVE
5313-004-028	SFR	3	1	0.00	1.00	$78.92	804 FOREST AVE
5313-004-029	SFR	3	1	0.00	1.00	$78.92	800 FOREST AVE
5313-004-030	SFR	3	1	0.00	1.00	$78.92	801 FOREST AVE
5313-004-031	MFR	3	2	0.00	1.60	$126.28	805 FOREST AVE
5313-004-032	MFR	3	2	0.00	1.60	$126.28	809 FOREST AVE
5313-004-033	MFR	1	8	0.00	6.40	$621.56	454 MISSION ST
5313-004-034	MFR	1	8	0.00	6.40	$621.56	444 MISSION ST
5313-004-035	MFR	1	26	0.00	20.80	$2,020.10	440 MISSION ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-004-036	MFR	1	10	0.00	8.00	$776.96	430 MISSION ST
5313-004-037	MFR	1	3	0.00	2.40	$233.08	426 MISSION ST
5313-004-038	MFR	1	2	0.00	1.60	$155.40	422 MISSION ST
5313-004-039	MFR	1	2	0.00	1.60	$155.40	418 MISSION ST
5313-004-040	MFR	1	3	0.00	2.40	$233.08	408 MISSION ST
5313-004-041	SFR	1	1	0.00	1.00	$97.12	822 ARROYO DR
5313-004-042	SFR	4	1	0.00	1.00	$71.26	816 ARROYO DR
5313-004-043	SFR	4	1	0.00	1.00	$71.26	812 ARROYO DR
5313-004-044	SFR	4	1	0.00	1.00	$71.26	808 ARROYO DR
5313-004-045	MFR	4	5	0.00	4.00	$285.04	804 ARROYO DR
5313-004-046	SFR	4	1	0.00	1.00	$71.26	800 ARROYO DR
5313-004-047	SFR	4	1	0.00	1.00	$71.26	700 ARROYO DR
5313-004-048	SFR	4	1	0.00	1.00	$71.26	706 ARROYO DR
5313-004-049	MFR	4	6	0.00	4.80	$342.05	710 ARROYO DR
5313-004-050	MFR	3	8	0.00	6.40	$505.08	411 MAGNOLIA ST
5313-004-051	SFR	3	1	0.00	1.00	$78.92	421 MAGNOLIA ST
5313-004-052	MFR	3	2	0.00	1.60	$126.28	423 MAGNOLIA ST
5313-004-053	MFR	3	3	0.00	2.40	$189.40	427 1/2 MAGNOLIA ST
5313-004-054	C/I	1	0	0.21	1.19	$115.67	526 MISSION ST
5313-004-055	C/I	1	0	0.40	2.34	$226.77	538 MISSION ST
5313-005-023	SFR	3	1	0.00	1.00	$78.92	714 CHARTER OAK ST
5313-005-024	MFR	3	2	0.00	1.60	$126.28	710 CHARTER OAK ST
5313-005-025	SFR	3	1	0.00	1.00	$78.92	708 CHARTER OAK ST
5313-005-026	SFR	3	1	0.00	1.00	$78.92	700 CHARTER OAK ST
5313-005-027	SFR	3	1	0.00	1.00	$78.92	626 CHARTER OAK ST
5313-005-028	SFR	3	1	0.00	1.00	$78.92	622 CHARTER OAK ST
5313-005-029	SFR	3	1	0.00	1.00	$78.92	620 CHARTER OAK ST
5313-005-030	SFR	3	1	0.00	1.00	$78.92	616 CHARTER OAK ST
5313-005-031	SFR	3	1	0.00	1.00	$78.92	608 CHARTER OAK ST
5313-005-032	MFR	3	2	0.00	1.60	$126.28	626 GRAND AVE
5313-005-033	MFR	2	7	0.00	5.60	$582.91	631 ORANGE GROVE AVE
5313-005-034	MFR	2	20	0.00	16.00	$1,665.44	639 ORANGE GROVE AVE
5313-005-035	MFR	3	2	0.00	1.60	$126.28	715 CHARTER OAK ST
5313-005-036	MFR	3	2	0.00	1.60	$126.28	711 CHARTER OAK ST
5313-005-037	SFR	3	1	0.00	1.00	$78.92	707 CHARTER OAK ST
5313-005-038	SFR	3	1	0.00	1.00	$78.92	705 CHARTER OAK ST
5313-005-039	MFR	3	2	0.00	1.60	$126.28	701 CHARTER OAK ST
5313-005-040	MFR	3	6	0.00	4.80	$378.82	617 CHARTER OAK ST
5313-005-041	SFR	3	1	0.00	1.00	$78.92	613 CHARTER OAK ST
5313-005-042	SFR	3	1	0.00	1.00	$78.92	609 CHARTER OAK ST
5313-005-043	SFR	3	1	0.00	1.00	$78.92	634 GRAND AVE
5313-005-044	SFR	3	1	0.00	1.00	$78.92	640 GRAND AVE
5313-005-045	SFR	3	1	0.00	1.00	$78.92	644 GRAND AVE
5313-005-046	SFR	3	1	0.00	1.00	$78.92	650 GRAND AVE
5313-005-047	SFR	3	1	0.00	1.00	$78.92	654 GRAND AVE
5313-005-048	SFR	3	1	0.00	1.00	$78.92	658 GRAND AVE
5313-005-049	MFR	3	2	0.00	1.60	$126.28	614 MAGNOLIA ST
5313-005-050	SFR	3	1	0.00	1.00	$78.92	618 MAGNOLIA ST
5313-005-051	SFR	3	1	0.00	1.00	$78.92	622 MAGNOLIA ST
5313-005-052	SFR	3	1	0.00	1.00	$78.92	626 MAGNOLIA ST
5313-005-054	MFR	2	14	0.00	11.20	$1,165.81	653 ORANGE GROVE AVE
5313-005-055	MFR	2	2	0.00	1.60	$166.55	704 MAGNOLIA ST
5313-005-056	SFR	2	1	0.00	1.00	$104.09	700 MAGNOLIA ST
5313-005-059	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 101
5313-005-060	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 102
5313-005-061	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 103
5313-005-062	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 201
5313-005-063	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 202

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-005-064	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 203
5313-005-065	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 204
5313-005-066	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 205
5313-005-067	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 206
5313-005-068	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 207
5313-005-069	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 208
5313-005-070	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 209
5313-005-071	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 301
5313-005-072	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 302
5313-005-073	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 303
5313-005-074	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 304
5313-005-075	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 305
5313-005-076	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 306
5313-005-077	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 307
5313-005-078	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 308
5313-005-079	MFR	2	1	0.00	0.80	$83.27	647 ORANGE GROVE AVE 309
5313-005-081	MFR	2	1	0.00	0.80	$83.27	625 ORANGE GROVE AVE A
5313-005-082	MFR	2	1	0.00	0.80	$83.27	625 ORANGE GROVE AVE B
5313-005-083	MFR	2	1	0.00	0.80	$83.27	625 ORANGE GROVE AVE C
5313-005-084	MFR	2	1	0.00	0.80	$83.27	625 ORANGE GROVE AVE D
5313-005-085	MFR	2	1	0.00	0.80	$83.27	617 ORANGE GROVE AVE A
5313-005-086	MFR	2	1	0.00	0.80	$83.27	617 ORANGE GROVE AVE B
5313-005-087	MFR	2	1	0.00	0.80	$83.27	617 ORANGE GROVE AVE C
5313-005-088	MFR	2	1	0.00	0.80	$83.27	617 ORANGE GROVE AVE D
5313-005-089	MFR	2	1	0.00	0.80	$83.27	625 ORANGE GROVE AVE E
5313-005-090	MFR	2	1	0.00	0.80	$83.27	625 ORANGE GROVE AVE F
5313-005-091	MFR	2	1	0.00	0.80	$83.27	625 ORANGE GROVE AVE G
5313-005-092	MFR	2	1	0.00	0.80	$83.27	617 ORANGE GROVE AVE G
5313-005-093	MFR	2	1	0.00	0.80	$83.27	617 ORANGE GROVE AVE F
5313-005-094	MFR	2	1	0.00	0.80	$83.27	617 ORANGE GROVE AVE E
5313-006-023	SFR	3	1	0.00	1.00	$78.92	811 ADELAINE AVE
5313-006-024	C/I	1	0	0.44	2.54	$247.08	612 MISSION ST
5313-006-025	C/I	1	0	0.50	2.90	$282.04	736 MISSION ST
5313-006-026	SFR	3	1	0.00	1.00	$78.92	700 GRAND AVE
5313-006-027	SFR	3	1	0.00	1.00	$78.92	706 GRAND AVE
5313-006-028	MFR	3	2	0.00	1.60	$126.28	710 GRAND AVE
5313-006-029	SFR	3	1	0.00	1.00	$78.92	716 GRAND AVE
5313-006-030	SFR	3	1	0.00	1.00	$78.92	802 GRAND AVE
5313-006-031	SFR	3	1	0.00	1.00	$78.92	808 GRAND AVE
5313-006-032	MFR	3	2	0.00	1.60	$126.28	701 ADELAINE AVE
5313-006-033	SFR	3	1	0.00	1.00	$78.92	705 ADELAINE AVE
5313-006-034	SFR	3	1	0.00	1.00	$78.92	709 ADELAINE AVE
5313-006-035	MFR	3	2	0.00	1.60	$126.28	715 ADELAINE AVE
5313-006-036	SFR	3	1	0.00	1.00	$78.92	801 ADELAINE AVE
5313-006-037	SFR	3	1	0.00	1.00	$78.92	807 ADELAINE AVE
5313-006-038	C/I	1	0	0.17	1.00	$97.12	630 MISSION ST
5313-006-039	C/I	1	0	0.17	1.00	$97.12	630 MISSION ST
5313-006-040	MFR	1	2	0.00	1.60	$155.40	817 ADELAINE AVE
5313-006-041	C/I	1	0	0.07	1.00	$97.12	636 MISSION ST
5313-006-042	C/I	1	0	0.18	1.06	$102.65	716 MISSION ST
5313-006-043	C/I	1	0	0.18	1.06	$102.65	720 MISSION ST
5313-006-044	C/I	1	0	0.18	1.06	$103.24	726 MISSION ST
5313-006-045	SFR	3	1	0.00	1.00	$78.92	810 ADELAINE AVE
5313-006-046	SFR	3	1	0.00	1.00	$78.92	808 ADELAINE AVE
5313-006-047	SFR	3	1	0.00	1.00	$78.92	800 ADELAINE AVE
5313-006-048	SFR	3	1	0.00	1.00	$78.92	716 ADELAINE AVE
5313-006-049	SFR	3	1	0.00	1.00	$78.92	710 ADELAINE AVE
5313-006-050	SFR	3	1	0.00	1.00	$78.92	704 ADELAINE AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-006-051	SFR	3	1	0.00	1.00	$78.92	700 ADELAINE AVE
5313-006-052	MFR	2	21	0.00	16.80	$1,748.71	701 ORANGE GROVE AVE
5313-006-053	MFR	2	29	0.00	23.20	$2,414.89	711 ORANGE GROVE AVE
5313-006-054	SFR	2	1	0.00	1.00	$104.09	811 ORANGE GROVE AVE
5313-007-030	C/I	3	0	0.24	1.39	$110.02	606 EL CENTRO ST
5313-007-031	SFR	3	1	0.00	1.00	$78.92	930 PALM AVE
5313-007-032	SFR	3	1	0.00	1.00	$78.92	928 PALM AVE
5313-007-033	MFR	3	2	0.00	1.60	$126.28	924 PALM AVE
5313-007-034	SFR	3	1	0.00	1.00	$78.92	919 ADELAINE AVE
5313-007-035	SFR	3	1	0.00	1.00	$78.92	918 PALM AVE
5313-007-036	SFR	3	1	0.00	1.00	$78.92	915 ADELAINE AVE
5313-007-037	SFR	3	1	0.00	1.00	$78.92	916 PALM AVE
5313-007-038	SFR	3	1	0.00	1.00	$78.92	911 ADELAINE AVE
5313-007-039	C/I	3	0	0.17	1.00	$78.92	912 PALM AVE
5313-007-040	C/I	1	0	0.16	1.00	$97.12	601 MISSION ST
5313-007-041	C/I	1	0	0.15	1.00	$97.12	605 MISSION ST
5313-007-042	C/I	1	0	0.15	1.00	$97.12	611 MISSION ST
5313-007-043	C/I	1	0	0.16	1.00	$97.12	613 MISSION ST
5313-007-044	C/I	1	0	0.15	1.00	$97.12	
5313-007-045	C/I	1	0	0.15	1.00	$97.12	623 MISSION ST
5313-007-046	SFR	3	1	0.00	1.00	$78.92	919 ORANGE GROVE AVE
5313-007-047	SFR	3	1	0.00	1.00	$78.92	720 EL CENTRO ST
5313-007-049	MFR	3	2	0.00	1.60	$126.28	714 EL CENTRO ST
5313-007-050	MFR	3	2	0.00	1.60	$126.28	914 ADELAINE AVE
5313-007-052	VAC	4	0	0.06	0.25	$17.82	
5313-007-053	SFR	3	1	0.00	1.00	$78.92	912 ADELAINE AVE
5313-007-054	C/I	1	0	0.16	1.00	$97.12	701 MISSION ST
5313-007-057	C/I	1	0	0.31	1.80	$174.82	715 MISSION ST
5313-007-059	MFR	3	2	0.00	1.60	$126.28	920 ADELAINE AVE
5313-007-060	SFR	3	1	0.00	1.00	$78.92	700 EL CENTRO ST
5313-007-061	SFR	3	1	0.00	1.00	$78.92	704 EL CENTRO ST
5313-007-062	SFR	3	1	0.00	1.00	$78.92	710 EL CENTRO ST
5313-007-063	SFR	3	1	0.00	1.00	$78.92	614 EL CENTRO ST
5313-007-064	SFR	3	1	0.00	1.00	$78.92	616 EL CENTRO ST
5313-007-065	SFR	3	1	0.00	1.00	$78.92	624 EL CENTRO ST
5313-007-066	SFR	3	1	0.00	1.00	$78.92	923 ADELAINE AVE
5313-007-067	C/I	1	0	0.31	1.80	$174.33	711 MISSION ST
5313-007-068	C/I	1	0	0.81	4.72	$458.60	911 ORANGE GROVE AVE
5313-008-001	MFR	3	2	0.00	1.60	$126.28	500 EL CENTRO ST
5313-008-002	SFR	3	1	0.00	1.00	$78.92	930 INDIANA AVE
5313-008-003	SFR	3	1	0.00	1.00	$78.92	504 EL CENTRO ST
5313-008-004	SFR	3	1	0.00	1.00	$78.92	510 EL CENTRO ST
5313-008-005	SFR	3	1	0.00	1.00	$78.92	514 EL CENTRO ST
5313-008-006	SFR	3	1	0.00	1.00	$78.92	516 EL CENTRO ST
5313-008-007	SFR	3	1	0.00	1.00	$78.92	916 INDIANA AVE
5313-008-008	SFR	3	1	0.00	1.00	$78.92	514 INDIANA CT
5313-008-009	MFR	3	2	0.00	1.60	$126.28	920 INDIANA AVE
5313-008-010	SFR	3	1	0.00	1.00	$78.92	509 INDIANA CT
5313-008-011	SFR	3	1	0.00	1.00	$78.92	513 INDIANA CT
5313-008-012	SFR	3	1	0.00	1.00	$78.92	517 INDIANA CT
5313-008-013	SFR	1	1	0.00	1.00	$97.12	519 MISSION ST
5313-008-014	SFR	1	1	0.00	1.00	$97.12	515 MISSION ST
5313-008-015	C/I	1	0	0.24	1.40	$135.96	507 MISSION ST
5313-008-016	C/I	1	0	0.22	1.30	$125.77	505 MISSION ST
5313-008-017	SFR	3	1	0.00	1.00	$78.92	910 INDIANA AVE
5313-008-018	SFR	3	1	0.00	1.00	$78.92	517 PICO ALLEY
5313-008-019	SFR	3	1	0.00	1.00	$78.92	520 EL CENTRO ST
5313-008-020	SFR	3	1	0.00	1.00	$78.92	528 EL CENTRO ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-008-021	SFR	3	1	0.00	1.00	$78.92	925 PALM AVE
5313-008-022	SFR	3	1	0.00	1.00	$78.92	923 PALM AVE
5313-008-023	SFR	3	1	0.00	1.00	$78.92	919 PALM AVE
5313-008-024	SFR	3	1	0.00	1.00	$78.92	917 PALM AVE
5313-008-026	MFR	1	2	0.00	1.60	$155.40	521 MISSION ST
5313-008-027	C/I	1	0	0.12	1.00	$97.12	525 MISSION ST
5313-008-028	C/I	1	0	0.14	1.00	$97.12	527 MISSION ST
5313-008-030	MFR	3	2	0.00	1.60	$126.28	915 PALM AVE
5313-009-008	MFR	1	4	0.00	3.20	$310.78	347 PASADENA AVE
5313-009-009	MFR	1	4	0.00	3.20	$310.78	349 PASADENA AVE
5313-009-010	SFV	1	0	0.00	0.25	$24.29	
5313-009-011	MFR	1	2	0.00	1.60	$155.40	355 PASADENA AVE
5313-009-012	SFR	1	1	0.00	1.00	$97.12	401 MISSION ST
5313-009-013	MFR	1	2	0.00	1.60	$155.40	403 MISSION ST
5313-009-014	MFR	1	4	0.00	3.20	$310.78	409 MISSION ST
5313-009-015	MFR	1	8	0.00	6.40	$621.56	361 PASADENA AVE
5313-009-017	MFR	1	3	0.00	2.40	$233.08	413 MISSION ST
5313-009-018	MFR	1	20	0.00	16.00	$1,553.92	421 MISSION ST
5313-009-019	MFR	3	3	0.00	2.40	$189.40	915 INDIANA AVE
5313-009-020	SFR	3	1	0.00	1.00	$78.92	921 INDIANA AVE
5313-009-021	MFR	3	4	0.00	3.20	$252.54	925 INDIANA AVE
5313-009-022	MFR	3	9	0.00	7.20	$568.22	418 EL CENTRO ST
5313-009-023	MFR	3	3	0.00	2.40	$189.40	929 INDIANA AVE
5313-009-024	SFR	3	1	0.00	1.00	$78.92	410 EL CENTRO ST
5313-009-026	SFR	1	1	0.00	1.00	$97.12	341 PASADENA AVE
5313-009-027	MFR	1	2	0.00	1.60	$155.40	339 PASADENA AVE
5313-009-028	SFR	1	1	0.00	1.00	$97.12	337 PASADENA AVE
5313-009-029	MFR	3	2	0.00	1.60	$126.28	350 EL CENTRO ST
5313-009-030	MFR	3	2	0.00	1.60	$126.28	352 EL CENTRO ST
5313-009-031	MFR	3	5	0.00	4.00	$315.68	356 EL CENTRO ST
5313-009-032	MFR	1	2	0.00	1.60	$155.40	343 PASADENA AVE
5313-009-034	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 1
5313-009-035	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 2
5313-009-036	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 3
5313-009-037	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 4
5313-009-038	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST
5313-009-039	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 6
5313-009-040	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 7
5313-009-041	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 8
5313-009-042	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 9
5313-009-043	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 10
5313-009-044	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 11
5313-009-045	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 12
5313-009-046	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 13
5313-009-047	MFR	3	1	0.00	0.80	$63.14	402 EL CENTRO ST 14
5313-010-021	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 1
5313-010-022	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE
5313-010-023	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 3
5313-010-024	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 4
5313-010-025	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 5
5313-010-026	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE
5313-010-027	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 7
5313-010-028	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 8
5313-010-029	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 9
5313-010-030	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 10
5313-010-031	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 11
5313-010-032	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 12
5313-010-033	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE O13

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-010-034	MFR	1	1	0.00	0.80	$77.70	320 PASADENA AVE 14
5313-010-035	MFR	3	1	0.00	0.80	$63.14	1016 ARROYO DR 4
5313-010-036	MFR	3	1	0.00	0.80	$63.14	1016 ARROYO DR 3
5313-010-037	MFR	3	1	0.00	0.80	$63.14	1016 ARROYO DR 2
5313-010-038	MFR	3	1	0.00	0.80	$63.14	1016 ARROYO DR 18
5313-010-039	MFR	3	1	0.00	0.80	$63.14	1014 ARROYO DR 3
5313-010-040	MFR	3	1	0.00	0.80	$63.14	1014 ARROYO DR 1
5313-010-041	MFR	3	1	0.00	0.80	$63.14	1014 ARROYO DR
5313-010-042	MFR	3	1	0.00	0.80	$63.14	1014 ARROYO DR 2
5313-010-043	MFR	3	1	0.00	0.80	$63.14	1012 ARROYO DR 3
5313-010-044	MFR	3	1	0.00	0.80	$63.14	1012 ARROYO DR 1
5313-010-045	MFR	3	1	0.00	0.80	$63.14	1012 ARROYO DR
5313-010-046	MFR	1	1	0.00	0.80	$77.70	1012 ARROYO DR 2
5313-010-047	MFR	3	13	0.00	10.40	$820.76	1004 ARROYO DR
5313-010-048	MFR	1	8	0.00	6.40	$621.56	322 S PASADENA AVE
5313-010-049	MFR	3	3	0.00	2.40	$189.40	1000 ARROYO DR A
5313-010-050	MFR	1	6	0.00	4.80	$466.18	326 PASADENA AVE
5313-010-051	MFR	1	6	0.00	4.80	$466.18	328 PASADENA AVE
5313-010-052	MFR	1	4	0.00	3.20	$310.78	330 PASADENA AVE
5313-010-053	MFR	1	5	0.00	4.00	$388.48	332 PASADENA AVE
5313-010-054	MFR	3	8	0.00	6.40	$505.08	940 ARROYO DR
5313-010-055	MFR	3	3	0.00	2.40	$189.40	938 ARROYO DR
5313-010-056	MFR	1	5	0.00	4.00	$388.48	334 PASADENA AVE
5313-010-057	MFR	3	2	0.00	1.60	$126.28	934 ARROYO DR
5313-010-058	SFR	1	1	0.00	1.00	$97.12	336 PASADENA AVE
5313-010-059	MFR	3	5	0.00	4.00	$315.68	932 ARROYO DR 5
5313-010-060	SFR	1	1	0.00	1.00	$97.12	340 PASADENA AVE
5313-010-061	MFR	3	3	0.00	2.40	$189.40	928 ARROYO DR
5313-010-062	MFR	1	2	0.00	1.60	$155.40	342 PASADENA AVE
5313-010-063	MFR	1	7	0.00	5.60	$543.88	916 ARROYO DR
5313-010-064	MFR	1	10	0.00	8.00	$776.96	350 PASADENA AVE
5313-010-065	MFR	1	10	0.00	8.00	$776.96	390 PASADENA AVE
5313-010-068	MFR	3	1	0.00	0.80	$63.14	900 ARROYO DR 1
5313-010-069	MFR	3	1	0.00	0.80	$63.14	900 ARROYO DR 2
5313-010-070	MFR	3	1	0.00	0.80	$63.14	900 ARROYO DR 3
5313-010-071	MFR	1	1	0.00	0.80	$77.70	900 ARROYO DR 4
5313-011-001	MFR	1	13	0.00	10.40	$1,010.04	316 PASADENA AVE
5313-011-004	MFR	1	20	0.00	16.00	$1,553.92	308 PASADENA AVE
5313-011-006	SFR	3	1	0.00	1.00	$78.92	1034 ARROYO DR
5313-011-007	C/I	3	0	0.89	5.15	$406.59	1022 ARROYO DR
5313-011-008	SFR	3	1	0.00	1.00	$78.92	1020 ARROYO DR
5313-011-009	C/I	3	0	0.34	1.95	$153.58	1056 ARROYO DR
5313-011-010	C/I	3	0	0.24	1.40	$110.48	1040 ARROYO DR REAR
5313-011-011	C/I	3	0	0.13	1.00	$78.92	210 PASADENA AVE
5313-011-012	C/I	3	0	1.00	5.81	$458.60	1040 ARROYO DR
5313-011-013	C/I	1	0	0.80	4.62	$448.98	220 PASADENA AVE
5313-011-014	C/I	1	0	0.60	3.46	$335.64	230 PASADENA AVE
5313-011-016	MFR	1	1	0.00	0.80	$77.70	314 PASADENA AVE 1
5313-011-017	MFR	1	1	0.00	0.80	$77.70	314 PASADENA AVE 2
5313-011-018	MFR	1	1	0.00	0.80	$77.70	314 PASADENA AVE 3
5313-011-019	MFR	1	1	0.00	0.80	$77.70	314 PASADENA AVE 4
5313-011-020	MFR	1	1	0.00	0.80	$77.70	314 PASADENA AVE 5
5313-011-021	MFR	1	1	0.00	0.80	$77.70	314 PASADENA AVE 6
5313-011-022	MFR	1	1	0.00	0.80	$77.70	312 PASADENA AVE 7
5313-011-023	MFR	1	1	0.00	0.80	$77.70	312 PASADENA AVE 8
5313-011-024	MFR	1	1	0.00	0.80	$77.70	312 PASADENA AVE 9
5313-011-025	MFR	1	1	0.00	0.80	$77.70	312 PASADENA AVE 10
5313-011-026	MFR	1	1	0.00	0.80	$77.70	312 PASADENA AVE 11

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-011-027	MFR	1	1	0.00	0.80	$77.70	312 PASADENA AVE 12
5313-012-001	MFR	1	4	0.00	3.20	$310.78	331 PASADENA AVE
5313-012-002	MFR	1	2	0.00	1.60	$155.40	329 PASADENA AVE
5313-012-003	MFR	1	4	0.00	3.20	$310.78	325 PASADENA AVE
5313-012-004	MFR	1	9	0.00	7.20	$699.26	321 PASADENA AVE
5313-012-005	MFR	1	2	0.00	1.60	$155.40	317 PASADENA AVE
5313-012-006	MFR	1	2	0.00	1.60	$155.40	315 PASADENA AVE
5313-012-007	MFR	1	2	0.00	1.60	$155.40	311 PASADENA AVE
5313-012-008	MFR	1	3	0.00	2.40	$233.08	307 PASADENA AVE
5313-012-009	C/I	1	0	0.28	1.62	$157.33	301 PASADENA AVE
5313-012-010	SFR	1	1	0.00	1.00	$97.12	314 HAWTHORNE ST
5313-012-011	MFR	1	2	0.00	1.60	$155.40	320 HAWTHORNE ST
5313-012-012	SFV	3	0	0.00	0.25	$19.74	
5313-012-013	SFR	3	1	0.00	1.00	$78.92	1027 DORAN ST
5313-012-014	SFR	3	1	0.00	1.00	$78.92	1029 DORAN ST
5313-012-015	SFR	3	1	0.00	1.00	$78.92	1031 DORAN ST
5313-012-016	SFR	3	1	0.00	1.00	$78.92	322 HAWTHORNE ST
5313-012-017	SFR	3	1	0.00	1.00	$78.92	324 HAWTHORNE ST
5313-012-018	SFR	3	1	0.00	1.00	$78.92	1025 DORAN ST
5313-012-019	MFR	3	2	0.00	1.60	$126.28	332 HAWTHORNE ST
5313-012-020	MFR	3	2	0.00	1.60	$126.28	334 HAWTHORNE ST
5313-012-021	SFR	3	1	0.00	1.00	$78.92	340 HAWTHORNE ST
5313-012-022	SFR	3	1	0.00	1.00	$78.92	401 EL CENTRO ST
5313-012-023	SFR	3	1	0.00	1.00	$78.92	407 EL CENTRO ST
5313-012-024	SFR	3	1	0.00	1.00	$78.92	411 EL CENTRO ST
5313-012-025	MFR	3	2	0.00	1.60	$126.28	413 EL CENTRO ST
5313-012-026	SFR	3	1	0.00	1.00	$78.92	417 EL CENTRO ST
5313-012-027	SFR	3	1	0.00	1.00	$78.92	1003 INDIANA AVE
5313-012-028	MFR	3	2	0.00	1.60	$126.28	1013 INDIANA AVE
5313-012-029	SFR	3	1	0.00	1.00	$78.92	1017 INDIANA AVE
5313-012-030	SFR	3	1	0.00	1.00	$78.92	1023 INDIANA AVE
5313-012-031	SFR	3	1	0.00	1.00	$78.92	1025 INDIANA AVE
5313-012-032	SFR	3	1	0.00	1.00	$78.92	1029 INDIANA AVE
5313-012-033	SFR	3	1	0.00	1.00	$78.92	1033 INDIANA AVE
5313-012-034	SFR	3	1	0.00	1.00	$78.92	1037 INDIANA AVE
5313-012-035	SFR	3	1	0.00	1.00	$78.92	414 HAWTHORNE ST
5313-012-036	SFR	3	1	0.00	1.00	$78.92	408 HAWTHORNE ST
5313-012-037	SFR	3	1	0.00	1.00	$78.92	406 HAWTHORNE ST
5313-012-038	SFR	3	1	0.00	1.00	$78.92	1032 CAWSTON AVE
5313-012-039	SFR	3	1	0.00	1.00	$78.92	1030 CAWSTON AVE
5313-012-040	MFR	3	2	0.00	1.60	$126.28	1026 CAWSTON AVE
5313-012-041	SFR	3	1	0.00	1.00	$78.92	1024 CAWSTON AVE
5313-012-042	SFR	3	1	0.00	1.00	$78.92	1020 CAWSTON AVE
5313-012-043	SFR	3	1	0.00	1.00	$78.92	1018 CAWSTON AVE
5313-013-001	SFR	3	1	0.00	1.00	$78.92	529 EL CENTRO ST
5313-013-002	SFR	3	1	0.00	1.00	$78.92	1005 PALM AVE
5313-013-003	SFR	3	1	0.00	1.00	$78.92	525 EL CENTRO ST
5313-013-004	SFR	3	1	0.00	1.00	$78.92	521 EL CENTRO ST
5313-013-005	SFR	3	1	0.00	1.00	$78.92	501 EL CENTRO ST
5313-013-006	SFR	3	1	0.00	1.00	$78.92	505 EL CENTRO ST
5313-013-007	SFR	3	1	0.00	1.00	$78.92	1008 INDIANA AVE
5313-013-008	MFR	3	4	0.00	3.20	$252.54	511 EL CENTRO ST
5313-013-009	SFR	3	1	0.00	1.00	$78.92	515 EL CENTRO ST
5313-013-010	SFR	3	1	0.00	1.00	$78.92	517 EL CENTRO ST
5313-013-011	MFR	3	2	0.00	1.60	$126.28	1012 INDIANA AVE
5313-013-012	SFR	3	1	0.00	1.00	$78.92	1016 INDIANA AVE
5313-013-013	SFR	3	1	0.00	1.00	$78.92	1020 INDIANA AVE
5313-013-014	SFR	3	1	0.00	1.00	$78.92	1024 INDIANA AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-013-015	SFR	3	1	0.00	1.00	$78.92	1026 INDIANA AVE
5313-013-016	SFR	3	1	0.00	1.00	$78.92	1030 INDIANA AVE
5313-013-017	SFR	3	1	0.00	1.00	$78.92	1034 INDIANA AVE
5313-013-018	MFR	3	2	0.00	1.60	$126.28	1038 INDIANA AVE
5313-013-019	SFR	3	1	0.00	1.00	$78.92	514 HAWTHORNE ST
5313-013-020	SFR	3	1	0.00	1.00	$78.92	516 HAWTHORNE ST
5313-013-021	SFV	3	0	0.00	0.25	$19.74	517 PALM CT
5313-013-022	SFR	3	1	0.00	1.00	$78.92	515 PALM CT
5313-013-023	SFR	3	1	0.00	1.00	$78.92	520 HAWTHORNE ST
5313-013-024	SFR	3	1	0.00	1.00	$78.92	1037 PALM AVE
5313-013-025	SFR	3	1	0.00	1.00	$78.92	1033 PALM AVE
5313-013-026	SFR	3	1	0.00	1.00	$78.92	1029 PALM AVE
5313-013-027	MFR	3	12	0.00	9.60	$757.64	1023 PALM AVE
5313-013-028	SFR	3	1	0.00	1.00	$78.92	1017 PALM AVE
5313-013-029	SFR	3	1	0.00	1.00	$78.92	1013 PALM AVE
5313-014-001	SFR	3	1	0.00	1.00	$78.92	1030 PALM AVE
5313-014-002	SFR	3	1	0.00	1.00	$78.92	1032 PALM AVE
5313-014-003	SFR	3	1	0.00	1.00	$78.92	1034 PALM AVE
5313-014-004	SFR	3	1	0.00	1.00	$78.92	1036 PALM AVE
5313-014-005	SFR	3	1	0.00	1.00	$78.92	618 HAWTHORNE ST
5313-014-006	SFR	3	1	0.00	1.00	$78.92	1035 ADELAINE AVE
5313-014-007	SFR	3	1	0.00	1.00	$78.92	1037 ADELAINE AVE
5313-014-008	SFR	3	1	0.00	1.00	$78.92	1039 ADELAINE AVE
5313-014-009	SFR	3	1	0.00	1.00	$78.92	1043 ADELAINE AVE
5313-014-010	MFR	3	3	0.00	2.40	$189.40	1031 ADELAINE AVE
5313-014-011	SFR	3	1	0.00	1.00	$78.92	1020 PALM AVE
5313-014-012	SFR	3	1	0.00	1.00	$78.92	1023 ADELAINE AVE
5313-014-013	SFR	3	1	0.00	1.00	$78.92	1016 PALM AVE
5313-014-014	SFR	3	1	0.00	1.00	$78.92	1021 ADELAINE AVE
5313-014-015	MFR	3	2	0.00	1.60	$126.28	1014 PALM AVE
5313-014-016	SFR	3	1	0.00	1.00	$78.92	1019 ADELAINE AVE
5313-014-017	SFR	3	1	0.00	1.00	$78.92	1002 PALM AVE
5313-014-018	SFR	3	1	0.00	1.00	$78.92	601 EL CENTRO ST
5313-014-019	SFR	3	1	0.00	1.00	$78.92	609 EL CENTRO ST
5313-014-020	SFR	3	1	0.00	1.00	$78.92	615 EL CENTRO ST
5313-014-021	SFR	3	1	0.00	1.00	$78.92	619 EL CENTRO ST
5313-014-022	SFR	3	1	0.00	1.00	$78.92	1015 ADELAINE AVE
5313-014-023	SFR	3	1	0.00	1.00	$78.92	623 EL CENTRO ST
5313-015-001	SFR	3	1	0.00	1.00	$78.92	1051 ORANGE GROVE AVE
5313-015-002	SFR	3	1	0.00	1.00	$78.92	718 HAWTHORNE ST
5313-015-003	SFR	3	1	0.00	1.00	$78.92	1049 ORANGE GROVE AVE
5313-015-004	SFR	3	1	0.00	1.00	$78.92	1047 ORANGE GROVE AVE
5313-015-030	MFR	3	3	0.00	2.40	$189.40	712 HAWTHORNE ST
5313-015-006	SFR	3	1	0.00	1.00	$78.92	710 HAWTHORNE ST
5313-015-007	SFR	3	1	0.00	1.00	$78.92	1043 ORANGE GROVE AVE
5313-015-009	SFR	3	1	0.00	1.00	$78.92	1030 ADELAINE AVE
5313-015-010	SFR	3	1	0.00	1.00	$78.92	1035 ORANGE GROVE AVE
5313-015-011	MFR	3	2	0.00	1.60	$126.28	1026 ADELAINE AVE
5313-015-012	SFR	3	1	0.00	1.00	$78.92	1031 ORANGE GROVE AVE
5313-015-013	SFR	3	1	0.00	1.00	$78.92	1020 ADELAINE AVE
5313-015-014	SFR	3	1	0.00	1.00	$78.92	1029 ORANGE GROVE AVE
5313-015-015	SFR	3	1	0.00	1.00	$78.92	1018 ADELAINE AVE
5313-015-016	MFR	3	2	0.00	1.60	$126.28	1025 ORANGE GROVE AVE
5313-015-017	SFR	3	1	0.00	1.00	$78.92	1014 ADELAINE AVE
5313-015-018	SFR	3	1	0.00	1.00	$78.92	1010 ADELAINE AVE
5313-015-019	SFR	3	1	0.00	1.00	$78.92	701 EL CENTRO ST
5313-015-020	MFR	3	2	0.00	1.60	$126.28	705 EL CENTRO ST
5313-015-021	SFR	3	1	0.00	1.00	$78.92	711 EL CENTRO ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-015-022	MFR	3	2	0.00	1.60	$126.28	713 EL CENTRO ST
5313-015-023	SFR	3	1	0.00	1.00	$78.92	725 EL CENTRO ST
5313-015-024	SFR	3	1	0.00	1.00	$78.92	1015 ORANGE GROVE AVE
5313-015-025	SFR	3	1	0.00	1.00	$78.92	721 EL CENTRO ST
5313-015-026	SFR	3	1	0.00	1.00	$78.92	715 EL CENTRO ST
5313-015-027	SFR	3	1	0.00	1.00	$78.92	1023 ORANGE GROVE AVE
5313-015-028	SFR	3	1	0.00	1.00	$78.92	1036 ADELAINE AVE
5313-015-029	SFR	3	1	0.00	1.00	$78.92	1040 ADELAINE AVE
5313-016-004	SFR	3	1	0.00	1.00	$78.92	1107 ORANGE GROVE AVE
5313-016-005	MFR	1	2	0.00	1.60	$155.40	788 MONTEREY RD
5313-016-006	SFR	1	1	0.00	1.00	$97.12	782 MONTEREY RD
5313-016-007	SFR	1	1	0.00	1.00	$97.12	780 MONTEREY RD
5313-016-008	SFR	1	1	0.00	1.00	$97.12	774 MONTEREY RD
5313-016-009	SFR	1	1	0.00	1.00	$97.12	766 MONTEREY RD
5313-016-010	SFR	1	1	0.00	1.00	$97.12	664 MONTEREY RD
5313-016-011	SFR	1	1	0.00	1.00	$97.12	660 MONTEREY RD
5313-016-012	SFR	1	1	0.00	1.00	$97.12	654 MONTEREY RD
5313-016-014	SFR	1	1	0.00	1.00	$97.12	650 MONTEREY RD
5313-016-015	SFR	1	1	0.00	1.00	$97.12	644 MONTEREY RD
5313-016-016	SFR	1	1	0.00	1.00	$97.12	640 MONTEREY RD
5313-016-017	SFR	1	1	0.00	1.00	$97.12	534 MONTEREY RD
5313-016-018	SFR	1	1	0.00	1.00	$97.12	528 MONTEREY RD
5313-016-019	SFR	1	1	0.00	1.00	$97.12	520 MONTEREY RD
5313-016-020	SFR	1	1	0.00	1.00	$97.12	516 MONTEREY RD
5313-016-021	SFR	1	1	0.00	1.00	$97.12	512 MONTEREY RD
5313-016-022	SFR	1	1	0.00	1.00	$97.12	506 MONTEREY RD
5313-016-023	SFR	1	1	0.00	1.00	$97.12	500 MONTEREY RD
5313-016-024	SFR	3	1	0.00	1.00	$78.92	1102 INDIANA AVE
5313-017-009	SFR	4	1	0.00	1.00	$71.26	319 HAWTHORNE ST
5313-017-010	MFR	1	19	0.00	15.20	$1,476.22	334 MONTEREY RD
5313-017-011	MFR	1	6	0.00	4.80	$466.18	344 MONTEREY RD
5313-017-013	MFR	1	2	0.00	1.60	$155.40	331 HAWTHORNE ST
5313-017-014	SFR	1	1	0.00	1.00	$97.12	333 HAWTHORNE ST
5313-017-017	MFR	1	7	0.00	5.60	$543.88	341 HAWTHORNE ST
5313-017-019	SFR	1	1	0.00	1.00	$97.12	345 HAWTHORNE ST
5313-017-020	MFR	1	4	0.00	3.20	$310.78	368 MONTEREY RD
5313-017-021	SFV	1	0	0.00	0.25	$24.29	
5313-017-022	MFR	1	16	0.00	12.80	$1,243.14	372 MONTEREY RD 1
5313-017-023	MFR	1	14	0.00	11.20	$1,087.74	372 MONTEREY RD 17
5313-017-024	MFR	1	15	0.00	12.00	$1,165.44	400 MONTEREY RD
5313-017-025	MFR	1	15	0.00	12.00	$1,165.44	406 MONTEREY RD
5313-017-026	SFR	1	1	0.00	1.00	$97.12	1105 INDIANA AVE
5313-017-027	SFR	1	1	0.00	1.00	$97.12	412 MONTEREY RD
5313-017-028	SFR	1	1	0.00	1.00	$97.12	424 MONTEREY RD
5313-017-031	MFR	1	1	0.00	0.80	$77.70	354 MONTEREY RD A
5313-017-032	MFR	1	1	0.00	0.80	$77.70	354 MONTEREY RD B
5313-017-033	MFR	1	1	0.00	0.80	$77.70	354 MONTEREY RD C
5313-017-034	MFR	1	1	0.00	0.80	$77.70	354 MONTEREY RD D
5313-017-035	MFR	1	1	0.00	0.80	$77.70	354 MONTEREY RD E
5313-017-036	MFR	1	1	0.00	0.80	$77.70	354 MONTEREY RD F
5313-017-037	MFR	1	1	0.00	0.80	$77.70	354 MONTEREY RD G
5313-017-038	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 7
5313-017-039	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD
5313-017-040	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 9
5313-017-041	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 10
5313-017-042	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 11
5313-017-043	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 12
5313-017-044	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 6

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5313-017-045	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 5
5313-017-046	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 4
5313-017-047	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 3
5313-017-048	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 2
5313-017-049	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 1
5313-017-050	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 19
5313-017-051	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 20
5313-017-052	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 21
5313-017-053	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 22
5313-017-054	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 23
5313-017-055	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 24
5313-017-056	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 18
5313-017-057	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 17
5313-017-058	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 16
5313-017-059	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 15
5313-017-060	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 14
5313-017-061	MFR	1	1	0.00	0.80	$77.70	314 MONTEREY RD 13
5313-017-063	MFR	1	1	0.00	0.80	$77.70	358 MONTEREY RD
5313-017-064	MFR	1	1	0.00	0.80	$77.70	360 MONTEREY RD 2
5313-017-065	MFR	1	1	0.00	0.80	$77.70	362 MONTEREY RD 3
5313-017-066	MFR	1	1	0.00	0.80	$77.70	364 MONTEREY RD 4
5313-017-067	MFR	1	2	0.00	1.60	$155.40	337 HAWTHORNE ST
5314-003-014	SFR	2	1	0.00	1.00	$104.09	500 MARTOS DR
5314-003-015	SFR	2	1	0.00	1.00	$104.09	510 MARTOS DR
5314-003-016	SFR	2	1	0.00	1.00	$104.09	520 MARTOS DR
5314-003-019	SFR	2	1	0.00	1.00	$104.09	531 MARTOS DR
5314-003-020	SFR	2	1	0.00	1.00	$104.09	521 MARTOS DR
5314-003-021	SFR	2	1	0.00	1.00	$104.09	511 MARTOS DR
5314-003-022	SFR	2	1	0.00	1.00	$104.09	501 MARTOS DR
5314-003-023	SFR	2	1	0.00	1.00	$104.09	1236 INDIANA AVE
5314-003-024	SFR	2	1	0.00	1.00	$104.09	530 MARTOS DR
5314-003-025	SFR	2	1	0.00	1.00	$104.09	541 MARTOS DR
5314-003-028	SFR	2	1	0.00	1.00	$104.09	1201 ORANGE GROVE AVE
5314-003-029	SFR	2	1	0.00	1.00	$104.09	1205 ORANGE GROVE AVE
5314-003-030	SFR	2	1	0.00	1.00	$104.09	1209 ORANGE GROVE AVE
5314-003-031	SFR	2	1	0.00	1.00	$104.09	1213 ORANGE GROVE AVE
5314-003-032	SFR	2	1	0.00	1.00	$104.09	1217 ORANGE GROVE AVE
5314-003-033	SFR	2	1	0.00	1.00	$104.09	1221 ORANGE GROVE AVE
5314-003-034	SFR	2	1	0.00	1.00	$104.09	1225 ORANGE GROVE AVE
5314-003-035	SFR	2	1	0.00	1.00	$104.09	1229 ORANGE GROVE AVE
5314-003-036	SFR	2	1	0.00	1.00	$104.09	1233 ORANGE GROVE AVE
5314-003-039	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 1
5314-003-040	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 2
5314-003-041	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 3
5314-003-042	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 4
5314-003-043	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 5
5314-003-044	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 6
5314-003-045	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 7
5314-003-046	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 8
5314-003-047	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 9
5314-003-048	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 10
5314-003-049	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 11
5314-003-050	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 12
5314-003-051	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 13
5314-003-052	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 14
5314-003-053	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 15
5314-003-054	MFR	1	1	0.00	0.80	$77.70	1200 INDIANA AVE 16
5314-003-055	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 17

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5314-003-056	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 16
5314-003-057	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 15
5314-003-058	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 14
5314-003-059	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 13
5314-003-060	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 12
5314-003-061	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 11
5314-003-062	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 10
5314-003-063	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 9
5314-003-064	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 8
5314-003-065	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 7
5314-003-066	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 6
5314-003-067	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 5
5314-003-068	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 4
5314-003-069	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 3
5314-003-070	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE
5314-003-071	MFR	1	1	0.00	0.80	$77.70	1202 INDIANA AVE 1
5314-003-072	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE
5314-003-073	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 2
5314-003-074	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 3
5314-003-075	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 4
5314-003-076	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 5
5314-003-077	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 6
5314-003-078	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 7
5314-003-079	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 8
5314-003-080	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE
5314-003-081	MFR	1	1	0.00	0.80	$77.70	1204 INDIANA AVE 10
5314-003-083	C/I	2	0	6.65	14.01	$1,457.99	699 MONTEREY RD
5314-003-084	SFR	2	1	0.00	1.00	$104.09	1241 ORANGE GROVE AVE
5314-004-001	SFR	2	1	0.00	1.00	$104.09	1240 INDIANA AVE
5314-004-002	SFR	2	1	0.00	1.00	$104.09	1300 INDIANA AVE
5314-004-003	SFR	2	1	0.00	1.00	$104.09	1319 GATES PL
5314-004-004	SFR	2	1	0.00	1.00	$104.09	1317 GATES PL
5314-004-005	SFR	2	1	0.00	1.00	$104.09	1313 GATES PL
5314-004-006	SFR	2	1	0.00	1.00	$104.09	1309 GATES PL
5314-004-007	SFR	2	1	0.00	1.00	$104.09	1303 GATES PL
5314-004-008	SFR	2	1	0.00	1.00	$104.09	1300 GATES PL
5314-004-009	SFR	2	1	0.00	1.00	$104.09	1304 GATES PL
5314-004-010	SFR	2	1	0.00	1.00	$104.09	1310 GATES PL
5314-004-011	SFR	2	1	0.00	1.00	$104.09	1312 GATES PL
5314-004-012	SFR	2	1	0.00	1.00	$104.09	1316 GATES PL
5314-004-013	SFR	2	1	0.00	1.00	$104.09	1320 GATES PL
5314-004-016	SFR	4	1	0.00	1.00	$71.26	600 ALTA VISTA CIR
5314-004-017	SFR	4	1	0.00	1.00	$71.26	604 ALTA VISTA CIR
5314-004-021	SFR	4	1	0.00	1.00	$71.26	609 ALTA VISTA CIR
5314-004-022	SFR	4	1	0.00	1.00	$71.26	629 ALTA VISTA CIR
5314-004-027	SFR	2	1	0.00	1.00	$104.09	1324 GATES PL
5314-004-028	SFR	4	1	0.00	1.00	$71.26	620 ALTA VISTA CIR
5314-004-029	SFR	4	1	0.00	1.00	$71.26	626 ALTA VISTA CIR
5314-004-030	SFR	4	1	0.00	1.00	$71.26	632 ALTA VISTA CIR
5314-004-031	SFR	4	1	0.00	1.00	$71.26	636 ALTA VISTA CIR
5314-005-011	SFR	4	1	0.00	1.00	$71.26	605 INDIANA PL
5314-005-012	SFR	4	1	0.00	1.00	$71.26	1540 INDIANA AVE
5314-005-013	SFR	4	1	0.00	1.00	$71.26	600 INDIANA TER
5314-005-014	SFR	4	1	0.00	1.00	$71.26	604 INDIANA TER
5314-005-015	SFR	4	1	0.00	1.00	$71.26	608 INDIANA TER
5314-005-016	SFR	4	1	0.00	1.00	$71.26	612 INDIANA TER
5314-005-017	SFV	4	0	0.00	0.25	$17.82	
5314-005-021	SFV	4	0	0.00	0.25	$17.82	619 INDIANA TER

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5314-005-022	SFR	4	1	0.00	1.00	$71.26	617 INDIANA TER
5314-005-023	SFR	4	1	0.00	1.00	$71.26	611 INDIANA TER
5314-005-024	SFR	4	1	0.00	1.00	$71.26	607 INDIANA TER
5314-005-025	SFR	4	1	0.00	1.00	$71.26	603 INDIANA TER
5314-005-026	SFR	4	1	0.00	1.00	$71.26	1552 INDIANA AVE
5314-005-027	SFR	4	1	0.00	1.00	$71.26	1556 INDIANA AVE
5314-005-028	SFR	4	1	0.00	1.00	$71.26	1560 INDIANA AVE
5314-005-029	SFR	4	1	0.00	1.00	$71.26	1564 INDIANA AVE
5314-005-030	SFR	4	1	0.00	1.00	$71.26	1566 INDIANA AVE
5314-005-035	SFR	4	1	0.00	1.00	$71.26	620 INDIANA TER
5314-005-037	SFR	4	1	0.00	1.00	$71.26	1574 INDIANA AVE
5314-005-044	SFR	4	1	0.00	1.00	$71.26	615 ALTA VISTA CIR
5314-005-045	SFV	4	0	0.00	0.25	$17.82	
5314-005-046	SFR	4	1	0.00	1.00	$71.26	618 INDIANA PL
5314-005-047	SFR	4	1	0.00	1.00	$71.26	621 INDIANA PL
5314-005-048	SFR	4	1	0.00	1.00	$71.26	619 INDIANA PL
5314-005-049	SFR	4	1	0.00	1.00	$71.26	615 INDIANA PL
5314-005-052	SFR	4	1	0.00	1.00	$71.26	611 INDIANA PL
5314-005-053	SFR	4	1	0.00	1.00	$71.26	623 INDIANA TER
5314-005-054	SFR	4	1	0.00	1.00	$71.26	621 INDIANA TER
5314-006-001	SFR	4	1	0.00	1.00	$71.26	606 INDIANA PL
5314-006-002	SFR	4	1	0.00	1.00	$71.26	610 INDIANA PL
5314-006-003	SFR	4	1	0.00	1.00	$71.26	614 INDIANA PL
5314-006-004	SFR	4	1	0.00	1.00	$71.26	616 INDIANA PL
5314-006-005	SFV	4	0	0.00	0.25	$17.82	
5314-006-006	SFR	4	1	0.00	1.00	$71.26	561 ALTA VISTA AVE
5314-006-009	SFR	4	1	0.00	1.00	$71.26	551 ALTA VISTA AVE
5314-006-010	SFR	4	1	0.00	1.00	$71.26	547 ALTA VISTA AVE
5314-006-018	SFR	4	1	0.00	1.00	$71.26	511 ALTA VISTA AVE
5314-006-019	SFR	4	1	0.00	1.00	$71.26	509 ALTA VISTA AVE
5314-006-020	SFV	4	0	0.00	0.25	$17.82	
5314-006-021	SFR	4	1	0.00	1.00	$71.26	1506 INDIANA AVE
5314-006-022	SFR	4	1	0.00	1.00	$71.26	1510 INDIANA AVE
5314-006-023	SFR	4	1	0.00	1.00	$71.26	1512 INDIANA AVE
5314-006-024	SFR	4	1	0.00	1.00	$71.26	1516 INDIANA AVE
5314-006-028	SFR	4	1	0.00	1.00	$71.26	1532 INDIANA AVE
5314-006-029	SFR	4	1	0.00	1.00	$71.26	602 INDIANA PL
5314-006-030	SFR	4	1	0.00	1.00	$71.26	555 ALTA VISTA AVE
5314-006-033	SFR	4	1	0.00	1.00	$71.26	525 ALTA VISTA AVE
5314-006-034	SFR	4	1	0.00	1.00	$71.26	519 ALTA VISTA AVE
5314-006-036	SFR	4	1	0.00	1.00	$71.26	1520 INDIANA AVE
5314-006-037	SFR	4	1	0.00	1.00	$71.26	1530 INDIANA AVE
5314-006-038	SFR	4	1	0.00	1.00	$71.26	535 ALTA VISTA AVE
5314-006-039	SFR	4	1	0.00	1.00	$71.26	517 ALTA VISTA AVE
5314-007-001	SFR	2	1	0.00	1.00	$104.09	1330 GATES PL
5314-007-005	SFR	2	1	0.00	1.00	$104.09	1316 INDIANA AVE
5314-007-006	SFR	2	1	0.00	1.00	$104.09	1320 INDIANA AVE
5314-007-007	SFR	2	1	0.00	1.00	$104.09	1324 INDIANA AVE
5314-007-008	SFR	2	1	0.00	1.00	$104.09	1330 INDIANA AVE
5314-007-009	SFR	2	1	0.00	1.00	$104.09	1332 INDIANA AVE
5314-007-010	SFR	2	1	0.00	1.00	$104.09	1336 INDIANA AVE
5314-007-011	SFR	2	1	0.00	1.00	$104.09	1344 INDIANA AVE
5314-007-012	SFR	2	1	0.00	1.00	$104.09	1350 INDIANA AVE
5314-007-013	SFR	2	1	0.00	1.00	$104.09	500 ALTA VISTA AVE
5314-007-014	SFR	4	1	0.00	1.00	$71.26	510 ALTA VISTA AVE
5314-007-015	SFR	4	1	0.00	1.00	$71.26	516 ALTA VISTA AVE
5314-007-016	SFR	4	1	0.00	1.00	$71.26	520 ALTA VISTA AVE
5314-007-017	SFV	4	0	0.00	0.25	$17.82	

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5314-007-024	SFR	4	1	0.00	1.00	$71.26	550 ALTA VISTA AVE
5314-007-025	SFR	4	1	0.00	1.00	$71.26	556 ALTA VISTA AVE
5314-007-026	SFR	2	1	0.00	1.00	$104.09	1340 INDIANA AVE
5314-007-027	SFR	4	1	0.00	1.00	$71.26	546 ALTA VISTA AVE
5314-007-028	SFR	4	1	0.00	1.00	$71.26	540 ALTA VISTA AVE
5314-007-029	SFR	4	1	0.00	1.00	$71.26	534 ALTA VISTA AVE
5314-007-030	SFR	2	1	0.00	1.00	$104.09	1334 GATES PL
5314-007-031	SFR	2	1	0.00	1.00	$104.09	1338 GATES PL
5314-008-001	SFR	4	1	0.00	1.00	$71.26	1316 MOUNTAIN VIEW AVE
5314-008-002	SFV	4	0	0.00	0.25	$17.82	
5314-008-005	SFR	4	1	0.00	1.00	$71.26	1340 MOUNTAIN VIEW AVE
5314-008-006	SFR	2	1	0.00	1.00	$104.09	422 ALTA VISTA AVE
5314-008-013	SFR	2	1	0.00	1.00	$104.09	
5314-008-014	SFV	2	0	0.00	0.25	$26.03	
5314-008-018	SFR	2	1	0.00	1.00	$104.09	1351 INDIANA AVE
5314-008-019	SFR	2	1	0.00	1.00	$104.09	1399 INDIANA AVE
5314-008-020	SFR	2	1	0.00	1.00	$104.09	1345 INDIANA AVE
5314-008-021	SFR	2	1	0.00	1.00	$104.09	1335 INDIANA AVE
5314-008-022	SFR	4	1	0.00	1.00	$71.26	1324 MOUNTAIN VIEW AVE
5314-008-024	SFR	4	1	0.00	1.00	$71.26	1330 MOUNTAIN VIEW AVE
5314-010-003	SFR	4	1	0.00	1.00	$71.26	350 ALTA VISTA AVE
5314-010-004	SFR	4	1	0.00	1.00	$71.26	1301 MOUNTAIN VIEW AVE
5314-010-005	SFV	4	0	0.00	0.25	$17.82	
5314-010-012	SFR	4	1	0.00	1.00	$71.26	1327 MOUNTAIN VIEW AVE
5314-010-013	SFR	4	1	0.00	1.00	$71.26	1319 MOUNTAIN VIEW AVE
5314-010-015	SFR	4	1	0.00	1.00	$71.26	1313 MOUNTAIN VIEW AVE
5314-010-017	SFR	4	1	0.00	1.00	$71.26	1325 MOUNTAIN VIEW AVE
5314-010-019	SFR	4	1	0.00	1.00	$71.26	400 ALTA VISTA AVE
5314-010-020	SFR	4	1	0.00	1.00	$71.26	370 ALTA VISTA AVE
5314-010-021	SFR	4	1	0.00	1.00	$71.26	360 ALTA VISTA AVE
5314-010-022	SFR	4	1	0.00	1.00	$71.26	1327 MOUNTAIN VIEW AVE
5314-010-023	SFR	4	1	0.00	1.00	$71.26	1333 MOUNTAIN VIEW AVE
5314-010-024	SFV	4	0	0.00	0.25	$17.82	
5314-010-025	SFR	2	1	0.00	1.00	$104.09	1323 INDIANA AVE
5314-010-026	SFR	2	1	0.00	1.00	$104.09	1315 INDIANA AVE
5314-010-027	SFR	2	1	0.00	1.00	$104.09	1311 INDIANA AVE
5314-010-028	SFR	2	1	0.00	1.00	$104.09	1307 INDIANA AVE
5314-010-029	SFR	2	1	0.00	1.00	$104.09	1301 INDIANA AVE
5314-010-030	SFR	1	1	0.00	1.00	$97.12	499 MONTEREY RD
5314-010-033	SFR	2	1	0.00	1.00	$104.09	1237 INDIANA AVE
5314-010-034	SFR	2	1	0.00	1.00	$104.09	1241 INDIANA AVE
5314-010-035	SFR	1	1	0.00	1.00	$97.12	405 MONTEREY RD
5314-010-036	SFR	1	1	0.00	1.00	$97.12	381 MONTEREY RD
5314-010-037	SFR	1	1	0.00	1.00	$97.12	375 MONTEREY RD
5314-010-040	SFR	4	1	0.00	1.00	$71.26	344 ALTA VISTA AVE
5314-010-041	SFR	4	1	0.00	1.00	$71.26	346 ALTA VISTA AVE
5314-010-043	SFR	4	1	0.00	1.00	$71.26	1310 MOUNTAIN VIEW AVE
5314-010-044	SFR	4	1	0.00	1.00	$71.26	1304 MOUNTAIN VIEW AVE
5314-010-045	SFR	4	1	0.00	1.00	$71.26	1306 MOUNTAIN VIEW AVE
5314-010-046	SFR	4	1	0.00	1.00	$71.26	1308 MOUNTAIN VIEW AVE
5314-010-047	MFR	1	1	0.00	0.80	$77.70	351 MONTEREY RD
5314-010-048	MFR	1	1	0.00	0.80	$77.70	353 MONTEREY RD
5314-010-049	MFR	1	1	0.00	0.80	$77.70	355 MONTEREY RD
5314-010-050	MFR	1	1	0.00	0.80	$77.70	357 MONTEREY RD
5314-010-051	MFR	1	1	0.00	0.80	$77.70	359 MONTEREY RD
5314-010-052	MFR	1	1	0.00	0.80	$77.70	361 MONTEREY RD
5314-010-053	MFR	1	1	0.00	0.80	$77.70	363 MONTEREY RD
5314-010-054	MFR	1	1	0.00	0.80	$77.70	365 MONTEREY RD

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5314-010-055	MFR	1	1	0.00	0.80	$77.70	367 MONTEREY RD
5314-010-056	MFR	1	1	0.00	0.80	$77.70	369 MONTEREY RD
5314-010-057	MFR	1	1	0.00	0.80	$77.70	371 MONTEREY RD
5314-010-058	MFR	1	1	0.00	0.80	$77.70	373 MONTEREY RD
5314-010-061	SFR	2	1	0.00	1.00	$104.09	1209 INDIANA AVE
5314-010-062	SFR	2	1	0.00	1.00	$104.09	1215 INDIANA AVE
5314-012-010	SFR	2	1	0.00	1.00	$104.09	1236 ORANGE GROVE AVE
5314-012-011	SFR	2	1	0.00	1.00	$104.09	1232 ORANGE GROVE AVE
5314-012-012	SFR	2	1	0.00	1.00	$104.09	1228 ORANGE GROVE AVE
5314-012-013	SFR	2	1	0.00	1.00	$104.09	1224 ORANGE GROVE AVE
5314-012-014	SFR	2	1	0.00	1.00	$104.09	1220 ORANGE GROVE AVE
5314-012-015	SFR	2	1	0.00	1.00	$104.09	1216 ORANGE GROVE AVE
5314-012-016	SFR	2	1	0.00	1.00	$104.09	1212 ORANGE GROVE AVE
5314-012-017	SFR	2	1	0.00	1.00	$104.09	1208 ORANGE GROVE AVE
5314-012-018	SFR	2	1	0.00	1.00	$104.09	1204 ORANGE GROVE AVE
5314-012-019	SFR	2	1	0.00	1.00	$104.09	1200 ORANGE GROVE AVE
5314-013-008	SFR	2	1	0.00	1.00	$104.09	1244 VIA DEL REY
5314-013-009	SFR	2	1	0.00	1.00	$104.09	1238 VIA DEL REY
5314-013-010	SFR	2	1	0.00	1.00	$104.09	1232 VIA DEL REY
5314-013-011	SFR	2	1	0.00	1.00	$104.09	1226 VIA DEL REY
5314-013-012	SFR	2	1	0.00	1.00	$104.09	1220 VIA DEL REY
5314-013-013	SFR	2	1	0.00	1.00	$104.09	1214 VIA DEL REY
5314-013-014	SFR	2	1	0.00	1.00	$104.09	1206 VIA DEL REY
5314-014-006	SFR	2	1	0.00	1.00	$104.09	1207 VIA DEL REY
5314-014-007	SFR	2	1	0.00	1.00	$104.09	1213 VIA DEL REY
5314-014-008	SFR	2	1	0.00	1.00	$104.09	1219 VIA DEL REY
5314-014-009	SFR	2	1	0.00	1.00	$104.09	1225 VIA DEL REY
5314-014-010	SFR	2	1	0.00	1.00	$104.09	1231 VIA DEL REY
5314-014-011	SFR	2	1	0.00	1.00	$104.09	1243 VIA DEL REY
5314-014-012	SFR	2	1	0.00	1.00	$104.09	1255 VIA DEL REY
5314-014-013	SFR	2	1	0.00	1.00	$104.09	1242 ORANGE GROVE AVE
5314-016-015	SFR	3	1	0.00	1.00	$78.92	830 ROLLIN ST
5314-016-016	SFR	3	1	0.00	1.00	$78.92	1501 MERIDIAN AVE
5314-016-017	SFR	3	1	0.00	1.00	$78.92	1505 MERIDIAN AVE
5314-016-018	SFR	3	1	0.00	1.00	$78.92	1509 MERIDIAN AVE
5314-016-019	SFR	3	1	0.00	1.00	$78.92	1513 MERIDIAN AVE
5314-016-020	SFR	3	1	0.00	1.00	$78.92	1517 MERIDIAN AVE
5314-016-021	SFR	3	1	0.00	1.00	$78.92	1521 MERIDIAN AVE
5314-016-022	SFR	3	1	0.00	1.00	$78.92	810 ROLLIN ST
5314-016-023	SFR	3	1	0.00	1.00	$78.92	818 ROLLIN ST
5314-016-024	SFR	3	1	0.00	1.00	$78.92	822 ROLLIN ST
5314-016-025	SFR	3	1	0.00	1.00	$78.92	826 ROLLIN ST
5314-016-031	SFR	3	1	0.00	1.00	$78.92	1689 MERIDIAN AVE
5314-016-033	SFR	3	1	0.00	1.00	$78.92	999 BRAEWOOD CT
5314-016-034	SFR	3	1	0.00	1.00	$78.92	989 BRAEWOOD CT
5314-016-035	SFR	3	1	0.00	1.00	$78.92	969 BRAEWOOD CT
5314-016-036	SFR	3	1	0.00	1.00	$78.92	963 BRAEWOOD CT
5314-016-038	SFR	4	1	0.00	1.00	$71.26	933 BRAEWOOD CT
5314-016-041	SFR	4	1	0.00	1.00	$71.26	869 BRAEWOOD CT
5314-016-042	SFR	4	1	0.00	1.00	$71.26	839 BRAEWOOD CT
5314-016-047	SFR	4	1	0.00	1.00	$71.26	813 BRAEWOOD CT
5314-016-048	SFR	4	1	0.00	1.00	$71.26	808 BRAEWOOD CT
5314-016-049	SFR	4	1	0.00	1.00	$71.26	838 BRAEWOOD CT
5314-016-050	SFV	4	0	0.00	0.25	$17.82	
5314-016-057	SFR	4	1	0.00	1.00	$71.26	928 BRAEWOOD CT
5314-016-058	SFR	4	1	0.00	1.00	$71.26	968 BRAEWOOD CT
5314-016-059	SFR	3	1	0.00	1.00	$78.92	1589 MERIDIAN AVE
5314-016-060	SFR	3	1	0.00	1.00	$78.92	1569 MERIDIAN AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5314-016-061	SFR	3	1	0.00	1.00	$78.92	1539 MERIDIAN AVE
5314-016-064	SFV	4	0	0.00	0.25	$17.82	890 FLORES DE ORO
5314-016-069	SFR	3	1	0.00	1.00	$78.92	1683 MERIDIAN AVE
5314-016-070	SFR	3	1	0.00	1.00	$78.92	939 BRAEWOOD CT
5314-016-071	SFR	3	1	0.00	1.00	$78.92	923 BRAEWOOD CT
5314-016-072	SFR	3	1	0.00	1.00	$78.92	889 BRAEWOOD CT
5314-016-073	SFR	3	1	0.00	1.00	$78.92	868 BRAEWOOD CT
5314-016-074	SFR	3	1	0.00	1.00	$78.92	888 BRAEWOOD CT
5314-016-075	SFR	4	1	0.00	1.00	$71.26	918 BRAEWOOD CT
5314-016-076	SFR	4	1	0.00	1.00	$71.26	829 BRAEWOOD CT
5314-016-077	SFV	4	0	0.00	0.25	$17.82	833 BRAEWOOD CT
5314-017-001	SFR	3	1	0.00	1.00	$78.92	857 BANK ST
5314-017-002	SFR	3	1	0.00	1.00	$78.92	903 BANK ST
5314-017-003	SFR	3	1	0.00	1.00	$78.92	1401 MERIDIAN AVE
5314-017-004	SFR	3	1	0.00	1.00	$78.92	1407 MERIDIAN AVE
5314-017-005	SFR	3	1	0.00	1.00	$78.92	1415 MERIDIAN AVE
5314-017-006	SFR	3	1	0.00	1.00	$78.92	1417 MERIDIAN AVE
5314-017-007	SFR	3	1	0.00	1.00	$78.92	1425 MERIDIAN AVE
5314-017-008	SFR	3	1	0.00	1.00	$78.92	900 ROLLIN ST
5314-017-009	SFR	3	1	0.00	1.00	$78.92	845 ROLLIN ST
5314-017-010	SFR	3	1	0.00	1.00	$78.92	839 ROLLIN ST
5314-017-011	SFR	3	1	0.00	1.00	$78.92	835 ROLLIN ST
5314-017-014	SFR	3	1	0.00	1.00	$78.92	821 ROLLIN ST
5314-017-021	SFR	3	1	0.00	1.00	$78.92	829 ROLLIN ST
5314-017-022	SFR	3	1	0.00	1.00	$78.92	823 ROLLIN ST
5314-017-024	SFR	3	1	0.00	1.00	$78.92	815 ROLLIN ST
5314-017-025	SFR	3	1	0.00	1.00	$78.92	809 ROLLIN ST
5314-017-026	SFR	3	1	0.00	1.00	$78.92	811 ROLLIN ST
5314-018-004	SFR	3	1	0.00	1.00	$78.92	841 BANK ST
5314-018-005	SFR	3	1	0.00	1.00	$78.92	837 BANK ST
5314-018-006	SFR	3	1	0.00	1.00	$78.92	835 BANK ST
5314-018-009	SFR	3	1	0.00	1.00	$78.92	851 BANK ST
5314-018-010	SFV	3	0	0.00	0.25	$19.74	
5314-019-001	SFR	3	1	0.00	1.00	$78.92	838 BANK ST
5314-019-002	SFR	3	1	0.00	1.00	$78.92	832 BANK ST
5314-019-003	SFR	3	1	0.00	1.00	$78.92	828 BANK ST
5314-019-004	SFR	3	1	0.00	1.00	$78.92	826 BANK ST
5314-019-005	SFR	3	1	0.00	1.00	$78.92	820 BANK ST
5314-019-006	SFR	3	1	0.00	1.00	$78.92	818 BANK ST
5314-019-007	SFR	3	1	0.00	1.00	$78.92	812 BANK ST
5314-019-008	SFR	3	1	0.00	1.00	$78.92	810 BANK ST
5314-019-009	SFR	3	1	0.00	1.00	$78.92	808 BANK ST
5314-019-014	SFR	3	1	0.00	1.00	$78.92	811 BANK ST
5314-019-015	SFR	3	1	0.00	1.00	$78.92	815 BANK ST
5314-019-016	SFR	3	1	0.00	1.00	$78.92	817 BANK ST
5314-019-017	SFR	3	1	0.00	1.00	$78.92	821 BANK ST
5314-019-018	SFR	3	1	0.00	1.00	$78.92	825 BANK ST
5314-019-019	SFR	3	1	0.00	1.00	$78.92	831 BANK ST
5314-019-020	SFR	3	1	0.00	1.00	$78.92	809 BANK ST
5314-019-021	SFR	3	1	0.00	1.00	$78.92	807 BANK ST
5314-019-022	SFR	3	1	0.00	1.00	$78.92	805 BANK ST
5314-019-023	SFV	3	0	0.00	0.25	$19.74	
5314-020-001	SFR	3	1	0.00	1.00	$78.92	870 BANK ST
5314-020-002	SFR	3	1	0.00	1.00	$78.92	860 BANK ST
5314-020-004	SFR	3	1	0.00	1.00	$78.92	850 BANK ST
5314-020-005	SFR	3	1	0.00	1.00	$78.92	846 BANK ST
5314-020-006	SFR	3	1	0.00	1.00	$78.92	840 BANK ST
5314-020-007	SFR	3	1	0.00	1.00	$78.92	

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5314-020-010	SFR	3	1	0.00	1.00	$78.92	853 LYNDON ST
5314-020-011	SFR	3	1	0.00	1.00	$78.92	845 LYNDON ST
5314-020-014	SFR	3	1	0.00	1.00	$78.92	839 LYNDON ST
5314-020-015	SFR	3	1	0.00	1.00	$78.92	851 LYNDON ST
5314-021-001	SFR	1	1	0.00	1.00	$97.12	841 MONTEREY RD
5314-021-002	SFR	1	1	0.00	1.00	$97.12	845 MONTEREY RD
5314-021-003	SFR	1	1	0.00	1.00	$97.12	849 MONTEREY RD
5314-021-004	SFR	1	1	0.00	1.00	$97.12	855 MONTEREY RD
5314-021-005	SFR	1	1	0.00	1.00	$97.12	859 MONTEREY RD
5314-021-007	SFR	1	1	0.00	1.00	$97.12	867 MONTEREY RD
5314-021-008	SFR	3	1	0.00	1.00	$78.92	1215 GLENDON WAY
5314-021-009	SFR	3	1	0.00	1.00	$78.92	858 LYNDON ST
5314-021-010	SFR	3	1	0.00	1.00	$78.92	854 LYNDON ST
5314-021-011	SFR	3	1	0.00	1.00	$78.92	850 LYNDON ST
5314-021-012	SFR	3	1	0.00	1.00	$78.92	846 LYNDON ST
5314-021-013	SFR	3	1	0.00	1.00	$78.92	838 LYNDON ST
5314-022-002	SFR	1	1	0.00	1.00	$97.12	905 MONTEREY RD
5314-022-004	SFR	1	1	0.00	1.00	$97.12	915 MONTEREY RD
5314-022-005	SFR	1	1	0.00	1.00	$97.12	921 MONTEREY RD
5314-022-006	SFR	3	1	0.00	1.00	$78.92	920 LYNDON ST
5314-022-008	SFR	3	1	0.00	1.00	$78.92	914 LYNDON ST
5314-022-009	SFR	3	1	0.00	1.00	$78.92	908 LYNDON ST
5314-022-010	SFR	3	1	0.00	1.00	$78.92	904 LYNDON ST
5314-022-011	MFR	3	2	0.00	1.60	$126.28	1210 GLENDON WAY
5314-023-001	SFR	3	1	0.00	1.00	$78.92	925 LYNDON ST
5314-023-002	SFR	3	1	0.00	1.00	$78.92	915 LYNDON ST
5314-023-003	SFR	3	1	0.00	1.00	$78.92	913 LYNDON ST
5314-023-006	SFR	3	1	0.00	1.00	$78.92	1309 MERIDIAN AVE
5314-023-007	SFR	3	1	0.00	1.00	$78.92	909 LYNDON ST
5314-023-009	SFR	3	1	0.00	1.00	$78.92	900 BANK ST
5314-023-011	SFR	3	1	0.00	1.00	$78.92	908 BANK ST
5314-023-012	SFR	3	1	0.00	1.00	$78.92	1315 MERIDIAN AVE
5314-023-013	SFR	3	1	0.00	1.00	$78.92	911 LYNDON ST
5314-024-001	SFR	2	1	0.00	1.00	$104.09	706 LA PORTADA ST
5314-024-002	SFR	2	1	0.00	1.00	$104.09	1301 VIA DEL REY
5314-024-003	SFR	2	1	0.00	1.00	$104.09	1315 VIA DEL REY
5314-024-004	SFR	2	1	0.00	1.00	$104.09	1319 VIA DEL REY
5314-024-005	SFR	2	1	0.00	1.00	$104.09	1325 VIA DEL REY
5314-024-006	SFR	2	1	0.00	1.00	$104.09	1331 VIA DEL REY
5314-024-007	SFR	2	1	0.00	1.00	$104.09	1337 VIA DEL REY
5314-024-008	SFR	2	1	0.00	1.00	$104.09	1343 VIA DEL REY
5314-024-009	SFR	2	1	0.00	1.00	$104.09	1349 VIA DEL REY
5314-024-010	SFR	2	1	0.00	1.00	$104.09	752 LA PORTADA ST
5314-024-011	SFR	2	1	0.00	1.00	$104.09	736 LA PORTADA ST
5314-024-012	SFR	2	1	0.00	1.00	$104.09	730 LA PORTADA ST
5314-024-013	SFR	2	1	0.00	1.00	$104.09	724 LA PORTADA ST
5314-024-014	SFR	2	1	0.00	1.00	$104.09	718 LA PORTADA ST
5314-024-015	SFR	2	1	0.00	1.00	$104.09	1260 ORANGE GROVE AVE
5314-024-016	SFR	2	1	0.00	1.00	$104.09	1254 ORANGE GROVE AVE
5314-024-017	SFR	2	1	0.00	1.00	$104.09	1248 ORANGE GROVE AVE
5314-024-018	SFR	2	1	0.00	1.00	$104.09	1253 ORANGE GROVE AVE
5314-024-019	SFR	2	1	0.00	1.00	$104.09	1259 ORANGE GROVE AVE
5314-024-020	SFR	2	1	0.00	1.00	$104.09	712 LA PORTADA ST
5314-024-022	SFR	2	1	0.00	1.00	$104.09	1307 VIA DEL REY
5314-025-001	SFR	2	1	0.00	1.00	$104.09	701 LA PORTADA ST
5314-025-002	SFR	2	1	0.00	1.00	$104.09	715 LA PORTADA ST
5314-025-003	SFR	2	1	0.00	1.00	$104.09	733 LA PORTADA ST
5314-025-004	SFR	2	1	0.00	1.00	$104.09	739 LA PORTADA ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5314-025-006	SFR	2	1	0.00	1.00	$104.09	751 LA PORTADA ST
5314-025-007	SFR	2	1	0.00	1.00	$104.09	757 LA PORTADA ST
5314-025-008	SFR	2	1	0.00	1.00	$104.09	763 LA PORTADA ST
5314-025-009	SFR	2	1	0.00	1.00	$104.09	1401 VIA DEL REY
5314-025-010	SFR	2	1	0.00	1.00	$104.09	1407 VIA DEL REY
5314-025-011	SFR	2	1	0.00	1.00	$104.09	1413 VIA DEL REY
5314-025-012	SFR	2	1	0.00	1.00	$104.09	1419 VIA DEL REY
5314-025-013	SFR	2	1	0.00	1.00	$104.09	1425 VIA DEL REY
5314-025-014	SFR	2	1	0.00	1.00	$104.09	716 FLORES DE ORO
5314-025-015	SFR	2	1	0.00	1.00	$104.09	706 FLORES DE ORO
5314-025-016	SFR	2	1	0.00	1.00	$104.09	700 FLORES DE ORO
5314-025-021	SFV	2	0	0.00	0.25	$26.03	
5314-025-022	SFR	2	1	0.00	1.00	$104.09	745 LA PORTADA ST
5314-026-001	SFR	2	1	0.00	1.00	$104.09	869 FLORES DE ORO
5314-026-003	SFR	2	1	0.00	1.00	$104.09	881 FLORES DE ORO
5314-026-006	SFR	2	1	0.00	1.00	$104.09	884 FLORES DE ORO
5314-026-009	SFR	2	1	0.00	1.00	$104.09	866 FLORES DE ORO
5314-026-010	SFR	2	1	0.00	1.00	$104.09	860 FLORES DE ORO
5314-026-011	SFR	2	1	0.00	1.00	$104.09	854 FLORES DE ORO
5314-026-014	SFR	2	1	0.00	1.00	$104.09	836 FLORES DE ORO
5314-026-016	SFR	2	1	0.00	1.00	$104.09	824 FLORES DE ORO
5314-026-018	SFR	2	1	0.00	1.00	$104.09	806 FLORES DE ORO
5314-026-019	SFR	2	1	0.00	1.00	$104.09	1430 VIA DEL REY
5314-026-020	SFR	2	1	0.00	1.00	$104.09	1426 VIA DEL REY
5314-026-021	SFR	2	1	0.00	1.00	$104.09	1418 VIA DEL REY
5314-026-022	SFR	2	1	0.00	1.00	$104.09	1412 VIA DEL REY
5314-026-023	SFR	2	1	0.00	1.00	$104.09	1406 VIA DEL REY
5314-026-024	SFR	2	1	0.00	1.00	$104.09	1400 VIA DEL REY
5314-026-027	SFR	2	1	0.00	1.00	$104.09	1344 VIA DEL REY
5314-026-030	SFR	2	1	0.00	1.00	$104.09	848 FLORES DE ORO
5314-026-034	SFR	2	1	0.00	1.00	$104.09	875 FLORES DE ORO
5314-026-039	SFR	2	1	0.00	1.00	$104.09	1350 VIA DEL REY
5314-026-041	SFR	2	1	0.00	1.00	$104.09	878 FLORES DE ORO
5314-026-043	SFR	2	1	0.00	1.00	$104.09	890 FLORES DE ORO
5314-026-047	SFR	3	1	0.00	1.00	$78.92	805 ROLLIN ST
5314-026-050	SFV	3	0	0.00	0.25	$19.74	
5314-026-051	SFR	2	1	0.00	1.00	$104.09	872 FLORES DE ORO
5314-026-052	SFR	2	1	0.00	1.00	$104.09	830 FLORES DE ORO
5314-026-053	SFR	2	1	0.00	1.00	$104.09	842 FLORES DE ORO
5314-026-057	SFR	2	1	0.00	1.00	$104.09	812 FLORES DE ORO
5314-026-058	SFR	3	1	0.00	1.00	$78.92	803 ROLLIN ST
5314-026-059	SFR	2	1	0.00	1.00	$104.09	1356 VIA DEL REY
5314-026-060	SFR	2	1	0.00	1.00	$104.09	1362 VIA DEL REY
5314-027-001	SFR	2	1	0.00	1.00	$104.09	1338 VIA DEL REY
5314-027-002	SFR	2	1	0.00	1.00	$104.09	1332 VIA DEL REY
5314-027-004	SFR	2	1	0.00	1.00	$104.09	1312 VIA DEL REY
5314-027-005	SFR	2	1	0.00	1.00	$104.09	1306 VIA DEL REY
5314-027-006	SFR	2	1	0.00	1.00	$104.09	1302 VIA DEL REY
5314-027-007	SFR	2	1	0.00	1.00	$104.09	1262 VIA DEL REY
5314-027-008	SFR	2	1	0.00	1.00	$104.09	1256 VIA DEL REY
5314-027-009	SFR	2	1	0.00	1.00	$104.09	1250 VIA DEL REY
5314-027-010	SFR	2	1	0.00	1.00	$104.09	1326 VIA DEL REY
5314-027-011	SFR	3	1	0.00	1.00	$78.92	800 BANK ST
5315-001-031	SFR	3	1	0.00	1.00	$78.92	600 FREMONT AVE
5315-001-032	SFR	3	1	0.00	1.00	$78.92	602 FREMONT AVE
5315-001-033	SFR	3	1	0.00	1.00	$78.92	1407 GREVELIA ST
5315-001-034	SFR	3	1	0.00	1.00	$78.92	1411 GREVELIA ST
5315-001-035	MFR	3	4	0.00	3.20	$252.54	604 FREMONT AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-001-036	MFR	3	3	0.00	2.40	$189.40	608 FREMONT AVE
5315-001-037	MFR	3	8	0.00	6.40	$505.08	612 FREMONT AVE
5315-001-038	MFR	3	3	0.00	2.40	$189.40	614 FREMONT AVE
5315-001-039	SFR	3	1	0.00	1.00	$78.92	1402 MAGNOLIA ST
5315-001-040	SFR	3	1	0.00	1.00	$78.92	1408 MAGNOLIA ST
5315-001-041	SFR	3	1	0.00	1.00	$78.92	1410 MAGNOLIA ST
5315-001-042	MFR	3	2	0.00	1.60	$126.28	625 MOUND AVE
5315-001-043	MFR	3	7	0.00	5.60	$441.96	1418 MAGNOLIA ST
5315-001-044	SFR	3	1	0.00	1.00	$78.92	619 MOUND AVE
5315-001-045	MFR	3	8	0.00	6.40	$505.08	617 MOUND AVE
5315-001-047	MFR	3	10	0.00	8.00	$631.36	607 MOUND AVE
5315-001-048	MFR	3	6	0.00	4.80	$378.82	603 MOUND AVE
5315-001-070	C/I	1	0	0.85	4.91	$476.66	601 FAIR OAKS AVE
5315-001-072	C/I	1	0	2.62	8.17	$793.08	625 FAIR OAKS AVE
5315-001-073	MFR	3	1	0.00	0.80	$63.14	611 MOUND AVE A
5315-001-074	MFR	3	1	0.00	0.80	$63.14	611 MOUND AVE B
5315-001-075	MFR	3	1	0.00	0.80	$63.14	611 MOUND AVE C
5315-001-076	MFR	3	1	0.00	0.80	$63.14	611 MOUND AVE D
5315-001-077	MFR	3	1	0.00	0.80	$63.14	611 MOUND AVE E
5315-001-078	MFR	3	1	0.00	0.80	$63.14	611 MOUND AVE F
5315-002-011	SFR	3	1	0.00	1.00	$78.92	1413 MAGNOLIA ST
5315-002-012	SFR	3	1	0.00	1.00	$78.92	702 FREMONT AVE
5315-002-013	MFR	3	9	0.00	7.20	$568.22	704 FREMONT AVE
5315-002-014	MFR	3	6	0.00	4.80	$378.82	710 FREMONT AVE
5315-002-015	SFR	3	1	0.00	1.00	$78.92	714 FREMONT AVE
5315-002-016	SFR	3	1	0.00	1.00	$78.92	722 FREMONT AVE
5315-002-017	SFR	3	1	0.00	1.00	$78.92	1410 HOPE ST
5315-002-018	SFR	3	1	0.00	1.00	$78.92	1414 HOPE ST
5315-002-019	MFR	3	2	0.00	1.60	$126.28	721 MOUND AVE
5315-002-020	SFR	3	1	0.00	1.00	$78.92	715 MOUND AVE
5315-002-021	MFR	3	4	0.00	3.20	$252.54	711 MOUND AVE
5315-002-022	SFR	3	1	0.00	1.00	$78.92	707 MOUND AVE
5315-002-023	MFR	3	3	0.00	2.40	$189.40	701 MOUND AVE
5315-002-024	MFR	3	2	0.00	1.60	$126.28	1415 MAGNOLIA ST
5315-002-030	C/I	1	0	0.42	2.43	$236.39	1400 MISSION ST
5315-002-034	C/I	1	0	0.24	1.39	$135.39	1500 MISSION ST
5315-002-035	C/I	1	0	0.29	1.70	$164.72	1508 MISSION ST
5315-002-036	C/I	1	0	0.32	1.85	$179.38	1512 1/2 MISSION ST
5315-002-038	C/I	1	0	0.13	1.00	$97.12	813 FAIR OAKS AVE
5315-002-039	C/I	1	0	0.18	1.07	$103.82	1520 MISSION ST
5315-002-040	C/I	1	0	0.32	1.83	$177.73	809 FAIR OAKS AVE
5315-002-041	C/I	3	0	0.12	1.00	$78.92	1515 HOPE ST
5315-002-049	C/I	1	0	0.22	1.28	$124.70	725 FAIR OAKS AVE
5315-002-055	C/I	1	0	1.00	5.78	$561.25	711 FAIR OAKS AVE
5315-002-061	SFR	3	1	0.00	1.00	$78.92	704 MOUND AVE
5315-002-062	SFR	3	1	0.00	1.00	$78.92	712 MOUND AVE
5315-002-063	SFR	3	1	0.00	1.00	$78.92	716 MOUND AVE
5315-002-064	MFR	3	2	0.00	1.60	$126.28	718 MOUND AVE
5315-002-065	SFR	3	1	0.00	1.00	$78.92	1508 HOPE ST
5315-002-074	C/I	3	0	0.37	2.12	$167.31	812 FREMONT AVE 100
5315-002-075	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 101
5315-002-076	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 102
5315-002-077	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 103
5315-002-078	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 200
5315-002-079	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 201
5315-002-080	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 202
5315-002-081	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 203
5315-002-082	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 204

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-002-083	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 205
5315-002-084	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 206
5315-002-085	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 300
5315-002-086	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 301
5315-002-087	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 302
5315-002-088	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 303
5315-002-089	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 304
5315-002-090	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 305
5315-002-091	MFR	3	1	0.00	0.80	$63.14	812 FREMONT AVE 306
5315-003-022	C/I	3	0	0.37	2.17	$170.94	920 FREMONT AVE
5315-003-023	C/I	3	0	0.07	1.00	$78.92	912 FREMONT AVE
5315-003-025	C/I	1	0	0.17	1.00	$97.12	1419 MISSION ST
5315-003-026	C/I	1	0	0.15	1.00	$97.12	1425 MISSION ST
5315-003-028	C/I	3	0	0.48	2.77	$218.21	1000 FREMONT AVE
5315-003-029	SFR	3	1	0.00	1.00	$78.92	1011 MOUND AVE
5315-003-030	MFR	3	3	0.00	2.40	$189.40	1013 MOUND AVE
5315-003-031	C/I	3	0	1.78	6.94	$547.87	1050 FREMONT AVE
5315-003-032	SFR	3	1	0.00	1.00	$78.92	1500 OXLEY ST
5315-003-033	MFR	3	2	0.00	1.60	$126.28	1508 OXLEY ST
5315-003-034	C/I	3	0	0.18	1.03	$81.60	1510 OXLEY ST RM0000
5315-003-035	SFR	3	1	0.00	1.00	$78.92	1008 MOUND AVE
5315-003-039	C/I	1	0	0.20	1.19	$115.08	1001 FAIR OAKS AVE
5315-003-040	C/I	1	0	0.22	1.30	$125.77	1005 FAIR OAKS AVE
5315-003-041	C/I	1	0	0.20	1.19	$115.08	1009 FAIR OAKS AVE
5315-003-042	C/I	1	0	0.20	1.19	$115.08	1013 FAIR OAKS AVE
5315-003-043	C/I	1	0	0.34	1.95	$189.48	1019 FAIR OAKS AVE
5315-003-044	C/I	3	0	0.37	2.13	$168.26	1504 EL CENTRO ST
5315-003-046	C/I	1	0	0.07	1.00	$97.12	906 MOUND AVE
5315-003-047	C/I	1	0	0.09	1.00	$97.12	1503 MISSION ST
5315-003-048	C/I	1	0	0.13	1.00	$97.12	1505 MISSION ST
5315-003-049	C/I	1	0	0.08	1.00	$97.12	1509 MISSION ST
5315-003-050	C/I	1	0	0.17	1.00	$97.12	1511 MISSION ST
5315-003-054	C/I	1	0	0.07	1.00	$97.12	917 FAIR OAKS AVE
5315-003-055	C/I	1	0	0.07	1.00	$97.12	919 FAIR OAKS AVE
5315-003-056	C/I	1	0	0.09	1.00	$97.12	921 FAIR OAKS AVE
5315-003-057	C/I	1	0	0.37	2.17	$210.95	923 FAIR OAKS AVE
5315-003-058	C/I	1	0	0.49	2.86	$278.06	901 FAIR OAKS AVE
5315-003-059	C/I	3	0	0.50	2.90	$228.71	1416 EL CENTRO ST
5315-003-061	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 101
5315-003-062	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 102
5315-003-063	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 103
5315-003-064	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 104
5315-003-065	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 105
5315-003-066	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 201
5315-003-067	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 202
5315-003-068	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 203
5315-003-069	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 204
5315-003-070	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 205
5315-003-071	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 206
5315-003-072	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 207
5315-003-073	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 208
5315-003-074	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 209
5315-003-075	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 210
5315-003-076	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 211
5315-003-077	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 1
5315-003-078	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 2
5315-003-079	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 3
5315-003-080	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 4

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-003-081	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 5
5315-003-082	C/I	1	0	0.10	1.00	$97.12	1401 MISSION ST 6
5315-003-085	C/I	3	0	0.00	0.80	$63.14	1412 EL CENTRO ST
5315-003-086	C/I	3	0	0.00	0.80	$63.14	1412 EL CENTRO ST
5315-004-027	C/I	1	0	0.17	1.00	$97.12	1140 FREMONT AVE
5315-004-028	C/I	3	0	0.18	1.07	$84.37	1136 FREMONT AVE
5315-004-029	MFR	3	12	0.00	9.60	$757.64	1132 FREMONT AVE
5315-004-030	MFR	3	2	0.00	1.60	$126.28	1128 FREMONT AVE
5315-004-031	MFR	3	4	0.00	3.20	$252.54	1124 FREMONT AVE
5315-004-032	MFR	3	2	0.00	1.60	$126.28	1120 FREMONT AVE
5315-004-033	SFR	3	1	0.00	1.00	$78.92	1118 FREMONT AVE
5315-004-034	MFR	3	5	0.00	4.00	$315.68	1112 FREMONT AVE
5315-004-035	MFR	3	2	0.00	1.60	$126.28	1108 FREMONT AVE
5315-004-036	SFR	3	1	0.00	1.00	$78.92	1104 FREMONT AVE
5315-004-037	MFR	3	12	0.00	9.60	$757.64	1100 FREMONT AVE
5315-004-038	MFR	3	8	0.00	6.40	$505.08	1101 MOUND AVE
5315-004-039	MFR	3	8	0.00	6.40	$505.08	1105 MOUND AVE
5315-004-041	SFR	3	1	0.00	1.00	$78.92	1121 MOUND AVE
5315-004-042	SFR	3	1	0.00	1.00	$78.92	1125 MOUND AVE
5315-004-043	SFR	3	1	0.00	1.00	$78.92	1129 MOUND AVE
5315-004-044	SFR	3	1	0.00	1.00	$78.92	1131 MOUND AVE
5315-004-045	MFR	3	2	0.00	1.60	$126.28	1135 MOUND AVE
5315-004-046	SFR	3	1	0.00	1.00	$78.92	1139 MOUND AVE
5315-004-047	MFR	1	5	0.00	4.00	$388.48	1424 MONTEREY RD
5315-004-066	C/I	1	0	0.36	2.06	$200.26	1105 FAIR OAKS AVE
5315-004-083	C/I	1	0	1.06	5.89	$571.84	1111 FAIR OAKS AVE
5315-004-084	C/I	1	0	1.88	7.09	$688.19	1129 FAIR OAKS AVE
5315-004-085	C/I	1	0	0.66	3.83	$371.68	1141 FAIR OAKS AVE
5315-004-087	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 1
5315-004-088	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 2
5315-004-089	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 3
5315-004-090	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 4
5315-004-091	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 5
5315-004-092	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 6
5315-004-093	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 7
5315-004-094	MFR	3	1	0.00	0.80	$63.14	1109 MOUND AVE 8
5315-005-026	SFR	1	1	0.00	1.00	$97.12	1208 MONTEREY RD
5315-005-027	SFR	1	1	0.00	1.00	$97.12	1204 MONTEREY RD
5315-005-028	SFR	3	1	0.00	1.00	$78.92	1136 FAIRVIEW AVE
5315-005-029	SFR	3	1	0.00	1.00	$78.92	1132 FAIRVIEW AVE
5315-005-030	MFR	3	2	0.00	1.60	$126.28	1126 FAIRVIEW AVE
5315-005-031	SFR	3	1	0.00	1.00	$78.92	1122 FAIRVIEW AVE
5315-005-032	SFR	3	1	0.00	1.00	$78.92	1120 FAIRVIEW AVE
5315-005-033	MFR	3	2	0.00	1.60	$126.28	1114 FAIRVIEW AVE
5315-005-034	SFR	3	1	0.00	1.00	$78.92	1110 FAIRVIEW AVE
5315-005-035	SFR	3	1	0.00	1.00	$78.92	1104 FAIRVIEW AVE
5315-005-036	MFR	3	2	0.00	1.60	$126.28	1100 FAIRVIEW AVE
5315-005-037	SFR	3	1	0.00	1.00	$78.92	1133 OXLEY ST
5315-005-038	MFR	3	2	0.00	1.60	$126.28	1101 WINDSOR PL
5315-005-039	SFR	3	1	0.00	1.00	$78.92	1107 WINDSOR PL
5315-005-040	SFR	3	1	0.00	1.00	$78.92	1111 WINDSOR PL
5315-005-041	MFR	3	2	0.00	1.60	$126.28	1115 WINDSOR PL
5315-005-042	SFR	3	1	0.00	1.00	$78.92	1119 WINDSOR PL
5315-005-043	SFR	3	1	0.00	1.00	$78.92	1123 WINDSOR PL
5315-005-044	SFR	3	1	0.00	1.00	$78.92	1129 WINDSOR PL
5315-005-045	SFR	3	1	0.00	1.00	$78.92	1133 WINDSOR PL
5315-005-046	SFR	3	1	0.00	1.00	$78.92	1137 WINDSOR PL
5315-005-047	SFR	1	1	0.00	1.00	$97.12	1141 WINDSOR PL

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-005-048	MFR	1	2	0.00	1.60	$155.40	1140 WINDSOR PL
5315-005-049	SFR	3	1	0.00	1.00	$78.92	1136 WINDSOR PL
5315-005-050	MFR	3	2	0.00	1.60	$126.28	1130 WINDSOR PL
5315-005-051	SFR	3	1	0.00	1.00	$78.92	1128 WINDSOR PL
5315-005-052	SFR	3	1	0.00	1.00	$78.92	1122 WINDSOR PL
5315-005-053	SFR	3	1	0.00	1.00	$78.92	1120 WINDSOR PL
5315-005-054	SFR	3	1	0.00	1.00	$78.92	1114 WINDSOR PL
5315-005-055	SFR	3	1	0.00	1.00	$78.92	1110 WINDSOR PL
5315-005-056	SFR	3	1	0.00	1.00	$78.92	1106 WINDSOR PL
5315-005-060	SFR	3	1	0.00	1.00	$78.92	1111 FREMONT AVE
5315-005-061	SFR	3	1	0.00	1.00	$78.92	1117 FREMONT AVE
5315-005-062	C/I	3	0	0.16	1.00	$78.92	1119 FREMONT AVE
5315-005-063	MFR	3	2	0.00	1.60	$126.28	1123 FREMONT AVE
5315-005-064	SFR	3	1	0.00	1.00	$78.92	1129 FREMONT AVE
5315-005-065	MFR	3	5	0.00	4.00	$315.68	1133 FREMONT AVE
5315-005-066	MFR	3	2	0.00	1.60	$126.28	1137 FREMONT AVE
5315-005-067	SFR	1	1	0.00	1.00	$97.12	1141 FREMONT AVE
5315-005-070	C/I	3	0	0.32	1.88	$148.53	1101 FREMONT AVE
5315-005-073	MFR	3	4	0.00	3.20	$252.54	1100 WINDSOR PL
5315-006-014	C/I	3	0	0.32	1.86	$147.11	1009 EL CENTRO ST
5315-006-015	C/I	3	0	0.16	1.00	$78.92	1003 DIAMOND AVE
5315-006-016	SFR	3	1	0.00	1.00	$78.92	1015 DIAMOND AVE
5315-006-017	C/I	3	0	0.51	2.96	$233.76	1001 EL CENTRO ST
5315-006-018	MFR	3	2	0.00	1.60	$126.28	1017 DIAMOND AVE
5315-006-019	SFR	3	1	0.00	1.00	$78.92	1021 DIAMOND AVE
5315-006-020	SFR	3	1	0.00	1.00	$78.92	1025 DIAMOND AVE
5315-006-021	MFR	3	2	0.00	1.60	$126.28	1020 MERIDIAN AVE
5315-006-022	SFR	3	1	0.00	1.00	$78.92	1024 MERIDIAN AVE
5315-006-023	MFR	3	2	0.00	1.60	$126.28	1101 DIAMOND AVE
5315-006-024	SFR	3	1	0.00	1.00	$78.92	1100 MERIDIAN AVE
5315-006-025	SFR	3	1	0.00	1.00	$78.92	1105 DIAMOND AVE
5315-006-026	SFR	3	1	0.00	1.00	$78.92	1107 DIAMOND AVE
5315-006-027	SFR	3	1	0.00	1.00	$78.92	1111 DIAMOND AVE
5315-006-028	MFR	3	3	0.00	2.40	$189.40	1106 MERIDIAN AVE
5315-006-029	SFR	3	1	0.00	1.00	$78.92	1110 MERIDIAN AVE
5315-006-030	SFR	3	1	0.00	1.00	$78.92	1115 DIAMOND AVE
5315-006-031	SFR	3	1	0.00	1.00	$78.92	1119 DIAMOND AVE
5315-006-032	SFR	3	1	0.00	1.00	$78.92	1114 MERIDIAN AVE
5315-006-033	SFR	3	1	0.00	1.00	$78.92	1123 DIAMOND AVE
5315-006-034	MFR	3	2	0.00	1.60	$126.28	1120 MERIDIAN AVE
5315-006-035	SFR	3	1	0.00	1.00	$78.92	1129 DIAMOND AVE
5315-006-036	SFR	3	1	0.00	1.00	$78.92	1133 DIAMOND AVE
5315-006-037	SFR	3	1	0.00	1.00	$78.92	1135 DIAMOND AVE
5315-006-038	SFR	3	1	0.00	1.00	$78.92	1141 DIAMOND AVE
5315-006-039	MFR	1	8	0.00	6.40	$621.56	1143 DIAMOND AVE
5315-006-040	SFR	1	1	0.00	1.00	$97.12	1146 MERIDIAN AVE
5315-006-041	SFR	3	1	0.00	1.00	$78.92	1142 MERIDIAN AVE
5315-006-042	SFR	3	1	0.00	1.00	$78.92	1138 MERIDIAN AVE
5315-006-043	SFR	3	1	0.00	1.00	$78.92	1134 MERIDIAN AVE
5315-006-044	SFR	3	1	0.00	1.00	$78.92	1130 MERIDIAN AVE
5315-006-045	SFR	3	1	0.00	1.00	$78.92	1122 MERIDIAN AVE
5315-006-046	SFR	1	1	0.00	1.00	$97.12	1146 DIAMOND AVE
5315-006-047	SFR	3	1	0.00	1.00	$78.92	1140 DIAMOND AVE
5315-006-048	MFR	3	5	0.00	4.00	$315.68	1136 DIAMOND AVE
5315-006-049	SFR	3	1	0.00	1.00	$78.92	1130 DIAMOND AVE
5315-006-050	SFR	3	1	0.00	1.00	$78.92	1128 DIAMOND AVE
5315-006-051	SFR	3	1	0.00	1.00	$78.92	1126 DIAMOND AVE
5315-006-052	SFR	3	1	0.00	1.00	$78.92	1122 DIAMOND AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-006-053	SFR	3	1	0.00	1.00	$78.92	1116 DIAMOND AVE
5315-006-054	SFR	3	1	0.00	1.00	$78.92	1114 DIAMOND AVE
5315-006-055	SFR	3	1	0.00	1.00	$78.92	1108 DIAMOND AVE
5315-006-056	MFR	3	4	0.00	3.20	$252.54	1104 DIAMOND AVE
5315-006-057	SFR	3	1	0.00	1.00	$78.92	1111 OXLEY ST
5315-006-058	MFR	3	3	0.00	2.40	$189.40	1103 FAIRVIEW AVE
5315-006-059	SFR	3	1	0.00	1.00	$78.92	1107 FAIRVIEW AVE
5315-006-060	SFR	3	1	0.00	1.00	$78.92	1111 FAIRVIEW AVE
5315-006-061	SFR	3	1	0.00	1.00	$78.92	1115 FAIRVIEW AVE
5315-006-062	MFR	3	2	0.00	1.60	$126.28	1117 FAIRVIEW AVE
5315-006-063	SFR	3	1	0.00	1.00	$78.92	1123 FAIRVIEW AVE
5315-006-064	SFR	3	1	0.00	1.00	$78.92	1129 FAIRVIEW AVE
5315-006-065	SFR	3	1	0.00	1.00	$78.92	1133 FAIRVIEW AVE
5315-006-066	SFR	3	1	0.00	1.00	$78.92	1137 FAIRVIEW AVE
5315-006-067	MFR	1	2	0.00	1.60	$155.40	1141 FAIRVIEW AVE
5315-007-019	C/I	3	0	0.17	1.00	$78.92	1015 FREMONT AVE
5315-007-020	C/I	3	0	0.17	1.00	$78.92	1017 FREMONT AVE
5315-007-021	MFR	3	3	0.00	2.40	$189.40	1160 OXLEY ST
5315-007-022	MFR	3	4	0.00	3.20	$252.54	1152 OXLEY ST
5315-007-023	SFR	3	1	0.00	1.00	$78.92	1148 OXLEY ST
5315-007-024	SFR	3	1	0.00	1.00	$78.92	1144 OXLEY ST
5315-007-025	SFR	3	1	0.00	1.00	$78.92	1140 OXLEY ST
5315-007-026	MFR	3	2	0.00	1.60	$126.28	1138 OXLEY ST
5315-007-027	SFR	3	1	0.00	1.00	$78.92	1134 OXLEY ST
5315-007-028	MFR	3	2	0.00	1.60	$126.28	1130 OXLEY ST
5315-007-029	MFR	3	3	0.00	2.40	$189.40	1126 OXLEY ST
5315-007-030	C/I	3	0	0.16	1.00	$78.92	1149 EL CENTRO ST
5315-007-055	MFR	3	1	0.00	0.80	$63.14	1131 EL CENTRO ST A
5315-007-056	MFR	3	1	0.00	0.80	$63.14	1131 EL CENTRO ST B
5315-007-057	MFR	3	1	0.00	0.80	$63.14	1131 EL CENTRO ST C
5315-007-058	MFR	3	1	0.00	0.80	$63.14	1131 EL CENTRO ST D
5315-007-059	MFR	3	1	0.00	0.80	$63.14	1131 EL CENTRO ST E
5315-007-060	MFR	3	1	0.00	0.80	$63.14	1135 EL CENTRO ST A
5315-007-061	MFR	3	1	0.00	0.80	$63.14	1135 EL CENTRO ST B
5315-007-062	MFR	3	1	0.00	0.80	$63.14	1135 EL CENTRO ST C
5315-007-063	MFR	3	1	0.00	0.80	$63.14	1135 EL CENTRO ST D
5315-007-064	MFR	3	1	0.00	0.80	$63.14	1135 EL CENTRO ST E
5315-007-065	MFR	3	1	0.00	0.80	$63.14	1000 FAIRVIEW AVE
5315-007-066	MFR	3	1	0.00	0.80	$63.14	1006 FAIRVIEW AVE
5315-007-067	MFR	3	1	0.00	0.80	$63.14	1008 FAIRVIEW AVE
5315-007-068	MFR	3	1	0.00	0.80	$63.14	1139 EL CENTRO ST A
5315-007-069	MFR	3	1	0.00	0.80	$63.14	1139 EL CENTRO ST B
5315-007-070	MFR	3	1	0.00	0.80	$63.14	1139 EL CENTRO ST C
5315-007-071	MFR	3	1	0.00	0.80	$63.14	1137 EL CENTRO ST A
5315-007-072	MFR	3	1	0.00	0.80	$63.14	1137 EL CENTRO ST B
5315-007-073	MFR	3	1	0.00	0.80	$63.14	1137 EL CENTRO ST C
5315-007-074	MFR	3	1	0.00	0.80	$63.14	1137 EL CENTRO ST D
5315-007-075	MFR	3	1	0.00	0.80	$63.14	1137 EL CENTRO ST E
5315-007-076	MFR	3	1	0.00	0.80	$63.14	1137 EL CENTRO ST F
5315-008-023	C/I	1	0	0.09	1.00	$97.12	1019 MISSION ST
5315-008-024	C/I	1	0	0.49	2.83	$274.65	1001 MISSION ST
5315-008-025	VAC	1	0	0.04	0.25	$24.29	
5315-008-032	C/I	1	0	0.17	1.00	$97.12	1117 MISSION ST
5315-008-033	C/I	1	0	0.24	1.39	$134.80	1121 MISSION ST
5315-008-035	C/I	3	0	0.24	1.42	$111.83	1122 EL CENTRO ST
5315-008-036	C/I	1	0	0.33	1.93	$187.25	1131 MISSION ST
5315-008-037	C/I	3	0	0.25	1.44	$113.25	1126 EL CENTRO ST
5315-008-038	MFR	3	7	0.00	5.60	$441.96	923 FREMONT AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-008-039	C/I	3	0	0.11	1.00	$78.92	1134 EL CENTRO ST
5315-008-040	C/I	3	0	0.11	1.00	$78.92	917 FREMONT AVE
5315-008-041	C/I	3	0	0.17	1.00	$78.92	913 FREMONT AVE
5315-008-042	VAC	1	0	0.45	0.65	$63.13	1141 MISSION ST
5315-008-043	C/I	1	0	0.18	1.05	$101.49	1115 MISSION ST
5315-008-045	C/I	1	0	0.53	3.10	$300.68	1101 MISSION ST
5315-008-046	MFR	3	64	0.00	51.20	$4,040.70	1000 EL CENTRO ST 122
5315-009-022	C/I	1	0	0.11	1.00	$97.12	1100 MISSION ST
5315-009-023	C/I	1	0	0.05	1.00	$97.12	1108 MISSION ST
5315-009-025	C/I	1	0	0.08	1.00	$97.12	1110 MISSION ST
5315-009-026	SFR	3	1	0.00	1.00	$78.92	1103 HOPE ST
5315-009-027	SFR	3	1	0.00	1.00	$78.92	806 FAIRVIEW AVE
5315-009-028	C/I	3	0	0.05	1.00	$78.92	1106 MISSION ST
5315-009-029	SFR	3	1	0.00	1.00	$78.92	1107 HOPE ST
5315-009-030	SFR	3	1	0.00	1.00	$78.92	808 FAIRVIEW AVE
5315-009-031	C/I	1	0	0.16	1.00	$97.12	1106 MISSION ST
5315-009-032	SFR	3	1	0.00	1.00	$78.92	1111 HOPE ST
5315-009-033	MFR	3	4	0.00	3.20	$252.54	1115 HOPE ST
5315-009-034	MFR	3	3	0.00	2.40	$189.40	1117 HOPE ST
5315-009-035	C/I	1	0	0.31	1.80	$174.33	1114 MISSION ST
5315-009-036	MFR	3	2	0.00	1.60	$126.28	1121 HOPE ST
5315-009-037	C/I	1	0	0.16	1.00	$97.12	1122 MISSION ST
5315-009-038	C/I	3	0	0.18	1.05	$82.94	1125 HOPE ST
5315-009-039	C/I	1	0	0.16	1.00	$97.12	1124 MISSION ST
5315-009-046	SFR	3	1	0.00	1.00	$78.92	803 FREMONT AVE
5315-009-047	SFR	3	1	0.00	1.00	$78.92	807 FREMONT AVE
5315-009-050	C/I	1	0	0.33	1.89	$183.85	1128 MISSION ST
5315-009-051	C/I	1	0	0.81	4.73	$459.19	815 FREMONT AVE
5315-010-019	SFR	3	1	0.00	1.00	$78.92	1104 HOPE ST
5315-010-020	MFR	3	2	0.00	1.60	$126.28	1106 HOPE ST
5315-010-021	MFR	3	6	0.00	4.80	$378.82	1112 HOPE ST
5315-010-022	MFR	3	4	0.00	3.20	$252.54	1116 HOPE ST
5315-010-023	MFR	3	6	0.00	4.80	$378.82	1122 HOPE ST
5315-010-025	MFR	3	3	0.00	2.40	$189.40	1128 HOPE ST
5315-010-026	MFR	3	2	0.00	1.60	$126.28	725 FREMONT AVE
5315-010-027	SFR	3	1	0.00	1.00	$78.92	719 FREMONT AVE
5315-010-028	C/I	3	0	0.17	1.00	$78.92	715 FREMONT AVE
5315-010-029	C/I	3	0	0.17	1.00	$78.92	709 FREMONT AVE
5315-010-030	MFR	3	5	0.00	4.00	$315.68	705 FREMONT AVE
5315-010-031	C/I	3	0	0.21	1.20	$94.86	701 FREMONT AVE
5315-010-032	MFR	3	8	0.00	6.40	$505.08	1127 MAGNOLIA ST
5315-010-033	SFR	3	1	0.00	1.00	$78.92	1125 MAGNOLIA ST
5315-010-035	MFR	3	2	0.00	1.60	$126.28	1115 MAGNOLIA ST
5315-010-036	SFR	3	1	0.00	1.00	$78.92	1111 MAGNOLIA ST
5315-010-037	MFR	3	4	0.00	3.20	$252.54	716 FAIRVIEW AVE
5315-010-038	MFR	3	2	0.00	1.60	$126.28	704 FAIRVIEW AVE
5315-010-039	SFR	3	1	0.00	1.00	$78.92	1103 MAGNOLIA ST
5315-010-040	MFR	3	6	0.00	4.80	$378.82	708 FAIRVIEW AVE
5315-010-041	SFR	3	1	0.00	1.00	$78.92	1119 MAGNOLIA ST
5315-010-043	MFR	3	1	0.00	0.80	$63.14	1124 HOPE ST
5315-010-044	MFR	3	1	0.00	0.80	$63.14	1126 HOPE ST
5315-011-027	MFR	3	3	0.00	2.40	$189.40	608 FAIRVIEW AVE
5315-011-028	SFR	3	1	0.00	1.00	$78.92	1103 GREVELIA ST
5315-011-030	SFR	3	1	0.00	1.00	$78.92	1111 GREVELIA ST
5315-011-031	SFR	3	1	0.00	1.00	$78.92	1115 GREVELIA ST
5315-011-032	MFR	3	2	0.00	1.60	$126.28	1117 GREVELIA ST
5315-011-033	MFR	3	2	0.00	1.60	$126.28	1121 GREVELIA ST
5315-011-034	SFR	3	1	0.00	1.00	$78.92	1125 GREVELIA ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-011-035	SFR	3	1	0.00	1.00	$78.92	1129 GREVELIA ST
5315-011-037	SFV	3	0	0.00	0.25	$19.74	
5315-011-038	MFR	3	3	0.00	2.40	$189.40	1102 MAGNOLIA ST
5315-011-039	MFR	3	2	0.00	1.60	$126.28	1104 MAGNOLIA ST
5315-011-044	SFR	3	1	0.00	1.00	$78.92	1130 MAGNOLIA ST
5315-011-045	C/I	3	0	0.17	1.01	$79.32	627 FREMONT AVE
5315-011-046	SFR	3	1	0.00	1.00	$78.92	617 FREMONT AVE
5315-011-047	SFR	3	1	0.00	1.00	$78.92	613 FREMONT AVE
5315-011-048	SFR	3	1	0.00	1.00	$78.92	611 FREMONT AVE
5315-011-049	SFR	3	1	0.00	1.00	$78.92	607 FREMONT AVE
5315-011-050	SFR	3	1	0.00	1.00	$78.92	605 FREMONT AVE
5315-011-052	MFR	3	1	0.00	0.80	$63.14	1110 MAGNOLIA ST F
5315-011-053	MFR	3	1	0.00	0.80	$63.14	1110 MAGNOLIA ST E
5315-011-054	MFR	3	1	0.00	0.80	$63.14	1110 MAGNOLIA ST D
5315-011-055	MFR	3	1	0.00	0.80	$63.14	1110 MAGNOLIA ST C
5315-011-056	MFR	3	1	0.00	0.80	$63.14	1110 MAGNOLIA ST B
5315-011-057	MFR	3	1	0.00	0.80	$63.14	1110 MAGNOLIA ST A
5315-011-058	MFR	3	1	0.00	0.80	$63.14	1114 MAGNOLIA ST F
5315-011-059	MFR	3	1	0.00	0.80	$63.14	1114 MAGNOLIA ST E
5315-011-060	MFR	3	1	0.00	0.80	$63.14	1114 MAGNOLIA ST D
5315-011-061	MFR	3	1	0.00	0.80	$63.14	1114 MAGNOLIA ST C
5315-011-062	MFR	3	1	0.00	0.80	$63.14	1114 MAGNOLIA ST
5315-011-063	MFR	3	1	0.00	0.80	$63.14	1114 MAGNOLIA ST A
5315-011-064	MFR	3	1	0.00	0.80	$63.14	1118 MAGNOLIA ST A
5315-011-065	MFR	3	1	0.00	0.80	$63.14	1118 MAGNOLIA ST B
5315-011-066	MFR	3	1	0.00	0.80	$63.14	1118 MAGNOLIA ST C
5315-011-067	MFR	3	2	0.00	1.60	$126.28	1124 MAGNOLIA ST
5315-011-068	SFR	3	1	0.00	1.00	$78.92	1133 GREVELIA ST
5315-011-069	SFR	3	1	0.00	1.00	$78.92	1109 GREVELIA ST
5315-012-016	MFR	3	2	0.00	1.60	$126.28	1015 GREVELIA ST
5315-012-017	MFR	3	2	0.00	1.60	$126.28	1017 GREVELIA ST
5315-012-019	SFR	3	1	0.00	1.00	$78.92	1031 GREVELIA ST
5315-012-020	SFR	3	1	0.00	1.00	$78.92	1035 GREVELIA ST
5315-012-022	MFR	3	4	0.00	3.20	$252.54	607 FAIRVIEW AVE
5315-012-023	SFR	3	1	0.00	1.00	$78.92	615 FAIRVIEW AVE
5315-012-024	SFR	3	1	0.00	1.00	$78.92	1038 MAGNOLIA ST
5315-012-025	MFR	3	8	0.00	6.40	$505.08	1030 MAGNOLIA ST
5315-012-028	SFR	3	1	0.00	1.00	$78.92	624 MERIDIAN AVE
5315-012-029	SFR	3	1	0.00	1.00	$78.92	620 MERIDIAN AVE
5315-012-030	SFR	3	1	0.00	1.00	$78.92	616 MERIDIAN AVE
5315-012-031	SFR	3	1	0.00	1.00	$78.92	612 MERIDIAN AVE
5315-012-032	SFR	3	1	0.00	1.00	$78.92	610 MERIDIAN AVE
5315-012-033	SFR	3	1	0.00	1.00	$78.92	606 MERIDIAN AVE
5315-012-034	SFR	3	1	0.00	1.00	$78.92	602 MERIDIAN AVE
5315-012-035	SFR	3	1	0.00	1.00	$78.92	600 MERIDIAN AVE
5315-012-038	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST A
5315-012-039	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST B
5315-012-040	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST E
5315-012-041	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST H
5315-012-042	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST G
5315-012-043	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST C
5315-012-044	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST D
5315-012-045	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST F
5315-012-046	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST J
5315-012-047	MFR	3	1	0.00	0.80	$63.14	1018 MAGNOLIA ST I
5315-012-048	SFR	3	1	0.00	1.00	$78.92	1021 GREVELIA ST
5315-012-049	SFR	3	1	0.00	1.00	$78.92	1025 GREVELIA ST
5315-012-050	MFR	3	2	0.00	1.60	$126.28	1014 MAGNOLIA ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-013-019	SFR	3	1	0.00	1.00	$78.92	725 HOPE CT
5315-013-020	SFR	3	1	0.00	1.00	$78.92	719 HOPE CT
5315-013-021	SFR	3	1	0.00	1.00	$78.92	715 HOPE CT
5315-013-022	SFR	3	1	0.00	1.00	$78.92	713 HOPE CT
5315-013-023	MFR	3	2	0.00	1.60	$126.28	712 HOPE CT
5315-013-024	SFR	3	1	0.00	1.00	$78.92	716 HOPE CT
5315-013-025	SFR	3	1	0.00	1.00	$78.92	718 HOPE CT
5315-013-026	SFR	3	1	0.00	1.00	$78.92	1011 MAGNOLIA ST
5315-013-027	SFR	3	1	0.00	1.00	$78.92	1017 MAGNOLIA ST
5315-013-028	MFR	3	2	0.00	1.60	$126.28	1025 MAGNOLIA ST
5315-013-029	MFR	3	8	0.00	6.40	$505.08	1029 MAGNOLIA ST
5315-013-030	SFR	3	1	0.00	1.00	$78.92	1035 MAGNOLIA ST
5315-013-033	SFR	3	1	0.00	1.00	$78.92	1040 HOPE ST
5315-013-034	SFR	3	1	0.00	1.00	$78.92	1036 HOPE ST
5315-013-035	SFR	3	1	0.00	1.00	$78.92	1030 HOPE ST
5315-013-037	SFR	3	1	0.00	1.00	$78.92	720 MERIDIAN AVE
5315-013-038	SFR	3	1	0.00	1.00	$78.92	716 MERIDIAN AVE
5315-013-039	SFR	3	1	0.00	1.00	$78.92	712 MERIDIAN AVE
5315-013-040	MFR	3	3	0.00	2.40	$189.40	708 MERIDIAN AVE
5315-013-041	SFR	3	1	0.00	1.00	$78.92	704 MERIDIAN AVE
5315-013-042	SFR	3	1	0.00	1.00	$78.92	1007 MAGNOLIA ST
5315-013-043	SFR	3	1	0.00	1.00	$78.92	702 MERIDIAN AVE
5315-013-046	MFR	3	1	0.00	0.80	$63.14	1021 MAGNOLIA ST
5315-013-047	MFR	3	1	0.00	0.80	$63.14	1023 MAGNOLIA ST
5315-014-021	SFR	3	1	0.00	1.00	$78.92	810 MERIDIAN AVE
5315-014-022	MFR	3	2	0.00	1.60	$126.28	808 MERIDIAN AVE
5315-014-023	MFR	3	2	0.00	1.60	$126.28	806 MERIDIAN AVE
5315-014-024	C/I	3	0	0.12	1.00	$78.92	1015 HOPE ST
5315-014-025	VAC	3	0	0.04	0.25	$19.74	
5315-014-027	C/I	1	0	0.06	1.00	$97.12	1010 MISSION ST
5315-014-028	C/I	1	0	0.12	1.00	$97.12	1012 MISSION ST
5315-014-029	C/I	1	0	0.18	1.05	$102.07	1014 MISSION ST
5315-014-030	C/I	1	0	0.23	1.35	$131.40	1020 MISSION ST
5315-014-032	VAC	3	0	0.16	0.25	$19.74	1021 HOPE ST
5315-014-033	VAC	4	0	0.13	0.25	$17.82	1023 HOPE ST
5315-014-035	C/I	1	0	0.20	1.13	$110.04	1040 MISSION ST
5315-014-039	C/I	3	0	0.11	1.00	$78.92	1025 HOPE ST
5315-014-040	C/I	3	0	0.16	1.00	$78.92	811 FAIRVIEW AVE
5315-014-041	MFR	3	2	0.00	1.60	$126.28	1031 HOPE ST
5315-014-042	C/I	3	0	0.11	1.00	$78.92	1039 HOPE ST
5315-014-043	C/I	1	0	0.15	1.00	$97.12	1030 MISSION ST
5315-014-044	C/I	1	0	0.31	1.82	$176.56	1020 MISSION ST
5315-014-047	VAC	1	0	0.16	0.25	$24.29	
5315-014-049	C/I	1	0	0.04	1.00	$97.12	1002 MISSION ST
5315-014-051	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 101
5315-014-052	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 102
5315-014-053	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 103
5315-014-054	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 104
5315-014-055	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 105
5315-014-056	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 106
5315-014-057	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 201
5315-014-058	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 202
5315-014-059	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 203
5315-014-060	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 204
5315-014-061	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 205
5315-014-062	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 206
5315-014-063	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 207
5315-014-064	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 208

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-014-065	MFR	3	1	0.00	0.80	$63.14	815 FAIRVIEW AVE 209
5315-015-015	C/I	3	0	0.13	1.00	$78.92	923 EL CENTRO ST
5315-015-017	C/I	3	0	0.23	1.33	$104.97	901 EL CENTRO ST
5315-015-018	VAC	3	0	0.17	0.25	$19.74	
5315-015-019	SFR	3	1	0.00	1.00	$78.92	1014 GLENDON WAY
5315-015-020	SFR	3	1	0.00	1.00	$78.92	1024 GLENDON WAY
5315-015-021	SFR	3	1	0.00	1.00	$78.92	1028 GLENDON WAY
5315-015-022	SFR	3	1	0.00	1.00	$78.92	1102 GLENDON WAY
5315-015-023	SFR	3	1	0.00	1.00	$78.92	1015 MERIDIAN AVE
5315-015-024	SFR	3	1	0.00	1.00	$78.92	1011 MERIDIAN AVE
5315-015-025	SFR	3	1	0.00	1.00	$78.92	1130 GLENDON WAY
5315-015-026	SFR	1	1	0.00	1.00	$97.12	920 MONTEREY RD
5315-015-027	MFR	1	2	0.00	1.60	$155.40	916 MONTEREY RD
5315-015-028	MFR	1	2	0.00	1.60	$155.40	912 MONTEREY RD
5315-015-030	SFR	1	1	0.00	1.00	$97.12	904 MONTEREY RD
5315-015-031	MFR	1	2	0.00	1.60	$155.40	1142 GLENDON WAY
5315-015-032	SFR	3	1	0.00	1.00	$78.92	1019 MERIDIAN AVE
5315-015-033	SFR	3	1	0.00	1.00	$78.92	1023 MERIDIAN AVE
5315-015-034	SFR	3	1	0.00	1.00	$78.92	1103 MERIDIAN AVE
5315-015-035	SFR	3	1	0.00	1.00	$78.92	1105 MERIDIAN AVE
5315-015-036	MFR	3	3	0.00	2.40	$189.40	1109 MERIDIAN AVE
5315-015-037	SFR	3	1	0.00	1.00	$78.92	1113 MERIDIAN AVE
5315-015-038	SFR	3	1	0.00	1.00	$78.92	1121 MERIDIAN AVE
5315-015-039	SFR	3	1	0.00	1.00	$78.92	1125 MERIDIAN AVE
5315-015-040	SFR	3	1	0.00	1.00	$78.92	1131 MERIDIAN AVE
5315-015-041	SFR	3	1	0.00	1.00	$78.92	1133 MERIDIAN AVE
5315-015-042	SFR	3	1	0.00	1.00	$78.92	1112 GLENDON WAY
5315-015-043	SFR	3	1	0.00	1.00	$78.92	1116 GLENDON WAY
5315-015-044	SFR	3	1	0.00	1.00	$78.92	1118 GLENDON WAY
5315-015-045	SFR	3	1	0.00	1.00	$78.92	1126 GLENDON WAY
5315-015-046	SFR	3	1	0.00	1.00	$78.92	1119 MERIDIAN AVE
5315-015-047	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 1
5315-015-048	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 2
5315-015-049	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 101
5315-015-050	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 102
5315-015-051	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 103
5315-015-052	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 104
5315-015-053	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 105
5315-015-054	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 106
5315-015-055	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 201
5315-015-056	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 202
5315-015-057	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 203
5315-015-058	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 204
5315-015-059	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 205
5315-015-060	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 206
5315-015-061	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 207
5315-015-062	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 208
5315-015-063	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 209
5315-015-064	C/I	3	0	0.02	1.00	$78.92	909 EL CENTRO ST 210
5315-016-001	SFR	3	1	0.00	1.00	$78.92	604 PROSPECT AVE
5315-016-002	MFR	3	8	0.00	6.40	$505.08	601 MERIDIAN AVE
5315-016-003	SFR	3	1	0.00	1.00	$78.92	610 PROSPECT AVE
5315-016-004	MFR	3	6	0.00	4.80	$378.82	612 PROSPECT AVE
5315-016-005	MFR	3	10	0.00	8.00	$631.36	616 PROSPECT AVE
5315-016-006	MFR	3	4	0.00	3.20	$252.54	622 PROSPECT AVE
5315-016-010	MFR	3	9	0.00	7.20	$568.22	640 PROSPECT AVE
5315-016-011	SFR	3	1	0.00	1.00	$78.92	637 MERIDIAN AVE
5315-016-012	SFR	3	1	0.00	1.00	$78.92	633 MERIDIAN AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-016-013	SFR	3	1	0.00	1.00	$78.92	920 MAGNOLIA ST
5315-016-014	SFR	3	1	0.00	1.00	$78.92	918 MAGNOLIA ST
5315-016-015	SFR	3	1	0.00	1.00	$78.92	621 MERIDIAN AVE
5315-016-016	SFR	3	1	0.00	1.00	$78.92	617 MERIDIAN AVE
5315-016-017	SFR	3	1	0.00	1.00	$78.92	613 MERIDIAN AVE
5315-016-018	MFR	3	2	0.00	1.60	$126.28	609 MERIDIAN AVE
5315-016-019	MFR	3	12	0.00	9.60	$757.64	601 MERIDIAN AVE
5315-016-021	SFR	3	1	0.00	1.00	$78.92	625 MERIDIAN AVE
5315-016-022	MFR	2	20	0.00	16.00	$1,665.44	608 ORANGE GROVE AVE
5315-016-023	MFR	2	16	0.00	12.80	$1,332.35	628 ORANGE GROVE AVE
5315-016-024	MFR	2	7	0.00	5.60	$582.91	646 ORANGE GROVE AVE
5315-016-025	MFR	2	18	0.00	14.40	$1,498.89	652 ORANGE GROVE AVE
5315-016-026	SFR	3	1	0.00	1.00	$78.92	816 MAGNOLIA ST
5315-016-027	SFR	3	1	0.00	1.00	$78.92	820 MAGNOLIA ST
5315-016-028	MFR	3	3	0.00	2.40	$189.40	824 MAGNOLIA ST
5315-016-029	MFR	3	32	0.00	25.60	$2,020.36	635 PROSPECT AVE 11
5315-016-031	MFR	3	20	0.00	16.00	$1,262.72	617 PROSPECT AVE
5315-016-032	MFR	3	30	0.00	24.00	$1,894.08	609 PROSPECT AVE 4
5315-016-033	MFR	3	22	0.00	17.60	$1,389.00	821 GREVELIA ST
5315-016-035	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 1
5315-016-036	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 2
5315-016-037	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 3
5315-016-038	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 4
5315-016-039	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 5
5315-016-040	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 6
5315-016-041	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 7
5315-016-042	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 8
5315-016-043	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 9
5315-016-044	MFR	3	1	0.00	0.80	$63.14	623 PROSPECT AVE 10
5315-016-045	MFR	2	2	0.00	1.60	$166.55	631 MERIDIAN AVE
5315-016-047	MFR	3	1	0.00	0.80	$63.14	634 PROSPECT AVE A
5315-016-048	MFR	3	1	0.00	0.80	$63.14	634 PROSPECT AVE B
5315-016-049	MFR	3	1	0.00	0.80	$63.14	634 PROSPECT AVE C
5315-016-050	MFR	3	1	0.00	0.80	$63.14	634 PROSPECT AVE D
5315-016-051	MFR	3	1	0.00	0.80	$63.14	634 PROSPECT AVE E
5315-017-001	SFR	3	1	0.00	1.00	$78.92	700 PROSPECT AVE
5315-017-002	SFR	3	1	0.00	1.00	$78.92	704 PROSPECT AVE
5315-017-003	SFR	3	1	0.00	1.00	$78.92	909 MAGNOLIA ST
5315-017-004	SFR	3	1	0.00	1.00	$78.92	913 MAGNOLIA ST
5315-017-007	MFR	3	10	0.00	8.00	$631.36	714 PROSPECT AVE
5315-017-025	MFR	3	3	0.00	2.40	$189.40	706 PROSPECT AVE
5315-017-026	C/I	1	0	0.99	5.72	$555.63	904 MISSION ST
5315-017-027	C/I	3	0	0.46	2.67	$210.40	800 PROSPECT AVE
5315-017-028	MFR	3	26	0.00	20.80	$1,641.54	700 ORANGE GROVE AVE
5315-017-029	SFR	3	1	0.00	1.00	$78.92	712 ORANGE GROVE AVE
5315-017-031	MFR	3	19	0.00	15.20	$1,199.58	715 PROSPECT AVE 2
5315-017-033	SFR	3	1	0.00	1.00	$78.92	815 MAGNOLIA ST
5315-017-034	SFR	3	1	0.00	1.00	$78.92	821 MAGNOLIA ST
5315-017-035	SFR	3	1	0.00	1.00	$78.92	827 MAGNOLIA ST
5315-017-036	SFR	3	1	0.00	1.00	$78.92	703 PROSPECT AVE
5315-017-037	MFR	2	6	0.00	4.80	$499.63	800 ORANGE GROVE AVE
5315-017-039	MFR	2	12	0.00	9.60	$999.27	812 ORANGE GROVE AVE
5315-017-040	C/I	1	0	0.14	1.00	$97.12	800 MISSION ST
5315-017-043	SFR	3	1	0.00	1.00	$78.92	805 PROSPECT AVE
5315-017-044	MFR	3	16	0.00	12.80	$1,010.18	807 PROSPECT AVE
5315-017-045	C/I	1	0	0.44	2.57	$249.30	830 MISSION ST
5315-017-047	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 1
5315-017-048	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 2

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-017-049	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 3
5315-017-050	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 4
5315-017-051	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 5
5315-017-052	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 6
5315-017-053	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 7
5315-017-054	MFR	2	1	0.00	0.80	$83.27	810 ORANGE GROVE AVE 8
5315-017-059	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-060	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-061	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-062	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-063	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-064	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-065	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-066	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-067	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-068	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-069	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-070	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-071	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-072	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-073	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-074	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-075	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-076	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-077	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-078	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-079	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-080	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-081	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-082	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-083	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-084	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-085	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-086	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-087	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-088	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-089	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-090	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-091	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-092	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-093	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-094	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-095	MFR	1	1	0.00	0.80	$77.70	820 MISSION ST
5315-017-097	C/I	1	0	0.16	1.00	$97.12	820 MISSION ST
5315-017-101	C/I	1	0	0.03	1.00	$97.12	820 MISSION ST
5315-017-102	C/I	1	0	0.03	1.00	$97.12	820 MISSION ST
5315-018-017	SFR	1	1	0.00	1.00	$97.12	860 MONTEREY RD
5315-018-018	SFR	1	1	0.00	1.00	$97.12	856 MONTEREY RD
5315-018-020	SFR	1	1	0.00	1.00	$97.12	848 MONTEREY RD
5315-018-021	MFR	1	2	0.00	1.60	$155.40	844 MONTEREY RD
5315-018-022	SFR	1	1	0.00	1.00	$97.12	842 MONTEREY RD
5315-018-023	SFR	1	1	0.00	1.00	$97.12	838 MONTEREY RD
5315-018-025	SFR	3	1	0.00	1.00	$78.92	851 GLENDON CT
5315-018-026	SFR	3	1	0.00	1.00	$78.92	849 GLENDON CT
5315-018-027	MFR	3	2	0.00	1.60	$126.28	843 GLENDON CT
5315-018-028	SFR	3	1	0.00	1.00	$78.92	1111 GLENDON WAY
5315-018-029	SFR	3	1	0.00	1.00	$78.92	1109 GLENDON WAY
5315-018-030	SFR	3	1	0.00	1.00	$78.92	1115 GLENDON WAY

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-018-031	SFR	3	1	0.00	1.00	$78.92	1119 GLENDON WAY
5315-018-032	MFR	3	3	0.00	2.40	$189.40	1107 GLENDON CT
5315-018-033	SFR	3	1	0.00	1.00	$78.92	1115 GLENDON CT
5315-018-034	SFR	3	1	0.00	1.00	$78.92	1117 GLENDON CT
5315-018-035	SFR	3	1	0.00	1.00	$78.92	1123 GLENDON CT
5315-018-036	SFR	3	1	0.00	1.00	$78.92	1125 GLENDON CT
5315-018-037	SFR	3	1	0.00	1.00	$78.92	1127 GLENDON CT
5315-018-038	SFR	3	1	0.00	1.00	$78.92	1112 GLENDON CT
5315-018-039	SFR	3	1	0.00	1.00	$78.92	1114 GLENDON CT
5315-018-040	SFR	3	1	0.00	1.00	$78.92	1116 GLENDON CT
5315-018-041	SFR	3	1	0.00	1.00	$78.92	1120 GLENDON CT
5315-018-042	SFR	3	1	0.00	1.00	$78.92	1124 GLENDON CT
5315-018-043	SFR	3	1	0.00	1.00	$78.92	846 GLENDON CT
5315-018-044	SFR	3	1	0.00	1.00	$78.92	858 GLENDON CT
5315-018-045	SFR	3	1	0.00	1.00	$78.92	1123 GLENDON WAY
5315-018-046	MFR	1	23	0.00	18.40	$1,787.00	830 MONTEREY RD
5315-018-047	SFR	3	1	0.00	1.00	$78.92	1098 LOMA VISTA CT
5315-018-048	SFR	3	1	0.00	1.00	$78.92	1100 LOMA VISTA CT
5315-018-049	SFR	3	1	0.00	1.00	$78.92	1106 LOMA VISTA CT
5315-018-050	SFR	3	1	0.00	1.00	$78.92	1108 LOMA VISTA CT
5315-018-051	SFR	1	1	0.00	1.00	$97.12	828 MONTEREY RD
5315-018-052	SFR	1	1	0.00	1.00	$97.12	822 MONTEREY RD
5315-018-053	SFR	1	1	0.00	1.00	$97.12	818 MONTEREY RD
5315-018-054	SFR	1	1	0.00	1.00	$97.12	810 MONTEREY RD
5315-018-055	SFR	1	1	0.00	1.00	$97.12	804 MONTEREY RD
5315-018-056	MFR	1	2	0.00	1.60	$155.40	802 MONTEREY RD
5315-018-057	SFR	3	1	0.00	1.00	$78.92	1104 ORANGE GROVE AVE
5315-018-058	SFR	3	1	0.00	1.00	$78.92	1105 LOMA VISTA CT
5315-018-059	SFR	3	1	0.00	1.00	$78.92	1101 LOMA VISTA CT
5315-018-060	SFR	3	1	0.00	1.00	$78.92	833 ORANGE GROVE PL
5315-018-061	SFR	3	1	0.00	1.00	$78.92	831 ORANGE GROVE PL
5315-018-062	SFR	3	1	0.00	1.00	$78.92	825 ORANGE GROVE PL
5315-018-063	SFR	3	1	0.00	1.00	$78.92	821 ORANGE GROVE PL
5315-018-064	MFR	3	2	0.00	1.60	$126.28	817 ORANGE GROVE PL
5315-018-065	MFR	3	4	0.00	3.20	$252.54	813 ORANGE GROVE PL
5315-018-066	SFR	3	1	0.00	1.00	$78.92	809 ORANGE GROVE PL
5315-018-067	SFR	3	1	0.00	1.00	$78.92	805 ORANGE GROVE PL
5315-018-068	SFR	3	1	0.00	1.00	$78.92	1038 ORANGE GROVE AVE
5315-018-070	SFR	3	1	0.00	1.00	$78.92	1040 ORANGE GROVE AVE
5315-018-071	SFR	3	1	0.00	1.00	$78.92	1044 ORANGE GROVE AVE
5315-018-072	SFR	3	1	0.00	1.00	$78.92	1050 ORANGE GROVE AVE
5315-018-073	SFR	3	1	0.00	1.00	$78.92	1036 ORANGE GROVE AVE
5315-018-074	SFR	3	1	0.00	1.00	$78.92	1030 ORANGE GROVE AVE
5315-018-075	SFR	1	1	0.00	1.00	$97.12	852 MONTEREY RD
5315-019-012	SFR	3	1	0.00	1.00	$78.92	1024 1/2 GLENDON CT
5315-019-013	SFR	3	1	0.00	1.00	$78.92	1024 GLENDON CT
5315-019-014	MFR	3	2	0.00	1.60	$126.28	1026 GLENDON CT
5315-019-015	SFR	3	1	0.00	1.00	$78.92	1106 GLENDON CT
5315-019-019	MFR	3	2	0.00	1.60	$126.28	1017 GLENDON WAY
5315-019-020	MFR	3	2	0.00	1.60	$126.28	1021 GLENDON WAY
5315-019-021	SFR	3	1	0.00	1.00	$78.92	1027 GLENDON WAY
5315-019-022	SFR	3	1	0.00	1.00	$78.92	1101 GLENDON WAY
5315-019-023	SFR	3	1	0.00	1.00	$78.92	1105 GLENDON WAY
5315-019-026	MFR	3	2	0.00	1.60	$126.28	831 EL CENTRO ST
5315-019-027	SFR	3	1	0.00	1.00	$78.92	827 EL CENTRO ST
5315-019-028	SFR	3	1	0.00	1.00	$78.92	825 EL CENTRO ST
5315-019-029	MFR	3	2	0.00	1.60	$126.28	821 EL CENTRO ST
5315-019-030	SFR	3	1	0.00	1.00	$78.92	817 EL CENTRO ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-019-031	SFR	3	1	0.00	1.00	$78.92	815 EL CENTRO ST
5315-019-032	SFR	3	1	0.00	1.00	$78.92	809 EL CENTRO ST
5315-019-033	SFR	3	1	0.00	1.00	$78.92	805 EL CENTRO ST
5315-019-034	SFR	3	1	0.00	1.00	$78.92	801 EL CENTRO ST
5315-019-035	SFR	3	1	0.00	1.00	$78.92	1020 ORANGE GROVE AVE
5315-019-036	MFR	3	3	0.00	2.40	$189.40	1012 ORANGE GROVE AVE
5315-019-037	SFR	3	1	0.00	1.00	$78.92	1016 ORANGE GROVE AVE
5315-019-038	MFR	3	2	0.00	1.60	$126.28	804 ORANGE GROVE PL
5315-019-039	MFR	3	2	0.00	1.60	$126.28	808 ORANGE GROVE PL
5315-019-040	MFR	3	2	0.00	1.60	$126.28	812 ORANGE GROVE PL
5315-019-041	MFR	3	2	0.00	1.60	$126.28	814 ORANGE GROVE PL
5315-019-042	MFR	3	2	0.00	1.60	$126.28	818 ORANGE GROVE PL
5315-019-043	SFR	3	1	0.00	1.00	$78.92	822 ORANGE GROVE PL
5315-019-044	MFR	3	2	0.00	1.60	$126.28	826 ORANGE GROVE PL
5315-019-045	C/I	3	0	0.16	1.00	$78.92	830 ORANGE GROVE PL
5315-019-046	C/I	3	0	0.17	1.01	$79.78	832 ORANGE GROVE PL
5315-019-047	C/I	3	0	0.25	1.45	$114.59	1001 GLENDON WAY
5315-019-048	C/I	3	0	1.25	6.18	$487.33	845 EL CENTRO ST
5315-019-049	C/I	3	0	0.18	1.06	$83.42	835 EL CENTRO ST
5315-020-004	C/I	1	0	0.30	1.73	$167.53	905 MISSION ST
5315-020-006	C/I	3	0	0.14	1.00	$78.92	921 MERIDIAN AVE
5315-020-008	VAC	3	0	0.40	0.58	$46.09	
5315-020-009	VAC	3	0	0.27	0.39	$30.62	
5315-020-010	C/I	1	0	0.27	1.55	$150.63	835 MISSION ST
5315-020-013	C/I	1	0	0.28	1.61	$156.27	853 MISSION ST
5315-020-014	C/I	1	0	1.14	6.02	$584.37	919 MISSION ST
5315-020-016	C/I	3	0	0.31	1.80	$142.06	915 MERIDIAN AVE
5315-020-017	C/I	1	0	0.40	2.34	$226.77	841 MISSION ST
5315-021-001	C/I	1	0	0.10	1.00	$97.12	950 MISSION ST
5315-021-008	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE E
5315-021-009	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE G
5315-021-010	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE J
5315-021-011	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE L
5315-021-012	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE N
5315-021-013	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE P
5315-021-014	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE M
5315-021-015	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE K
5315-021-016	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE H
5315-021-017	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE F
5315-021-018	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE D
5315-021-019	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE C
5315-021-020	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE B
5315-021-021	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE A
5315-021-022	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE Q
5315-021-023	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE R
5315-021-024	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE S
5315-021-025	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE T
5315-021-026	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE U
5315-021-027	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE V
5315-021-028	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE W
5315-021-029	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE Z
5315-021-030	MFR	3	1	0.00	0.80	$63.14	809 MERIDIAN AVE Y
5315-021-031	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE A
5315-021-032	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE B
5315-021-033	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE C
5315-021-034	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE D
5315-021-035	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE E
5315-021-036	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE H

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5315-021-037	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE J
5315-021-038	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE K
5315-021-039	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE N
5315-021-040	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE P
5315-021-041	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE R
5315-021-042	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE U
5315-021-043	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE V
5315-021-044	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE F
5315-021-045	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE G
5315-021-046	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE L
5315-021-047	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE M
5315-021-048	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE Q
5315-021-049	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE S
5315-021-050	MFR	3	1	0.00	0.80	$63.14	801 MERIDIAN AVE T
5315-021-051	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE A
5315-021-052	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE B
5315-021-053	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE C
5315-021-054	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE D
5315-021-055	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE E
5315-021-056	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE F
5315-021-057	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE K
5315-021-058	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE L
5315-021-059	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE M
5315-021-060	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE Q
5315-021-061	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE S
5315-021-062	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE V
5315-021-063	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE W
5315-021-064	MFR	3	1	0.00	0.80	$63.14	929 MAGNOLIA ST
5315-021-065	MFR	3	1	0.00	0.80	$63.14	923 MAGNOLIA ST
5315-021-066	MFR	3	1	0.00	0.80	$63.14	917 MAGNOLIA ST
5315-021-067	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE G
5315-021-068	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE H
5315-021-069	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE J
5315-021-070	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE N
5315-021-071	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE P
5315-021-072	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE R
5315-021-073	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE T
5315-021-074	MFR	3	1	0.00	0.80	$63.14	727 MERIDIAN AVE U
5315-021-075	C/I	3	0	0.57	3.31	$261.30	805 MERIDIAN AVE
5315-021-076	C/I	3	0	0.57	3.31	$261.30	803 MERIDIAN AVE
5317-006-001	SFR	3	1	0.00	1.00	$78.92	209 BEACON AVE
5317-006-002	SFR	3	1	0.00	1.00	$78.92	201 BEACON AVE
5317-006-003	SFR	3	1	0.00	1.00	$78.92	925 COLUMBIA ST
5317-006-004	SFR	3	1	0.00	1.00	$78.92	919 COLUMBIA ST
5317-006-005	SFR	3	1	0.00	1.00	$78.92	907 COLUMBIA ST
5317-006-006	SFR	3	1	0.00	1.00	$78.92	901 COLUMBIA ST
5317-006-007	SFR	2	1	0.00	1.00	$104.09	204 ORANGE GROVE AVE
5317-006-008	SFR	3	1	0.00	1.00	$78.92	220 ORANGE GROVE AVE
5317-006-009	SFR	3	1	0.00	1.00	$78.92	920 OLIVER ST
5317-006-010	SFR	3	1	0.00	1.00	$78.92	924 OLIVER ST
5317-006-011	SFR	3	1	0.00	1.00	$78.92	930 OLIVER ST
5317-006-012	SFR	3	1	0.00	1.00	$78.92	1017 OLIVER ST
5317-006-013	SFR	3	1	0.00	1.00	$78.92	300 MERIDIAN AVE
5317-006-014	SFR	3	1	0.00	1.00	$78.92	310 MERIDIAN AVE
5317-006-015	SFR	2	1	0.00	1.00	$104.09	210 ORANGE GROVE AVE
5317-007-004	SFR	3	1	0.00	1.00	$78.92	223 FAIRVIEW AVE
5317-007-006	SFR	3	1	0.00	1.00	$78.92	221 FAIRVIEW AVE
5317-007-007	SFR	3	1	0.00	1.00	$78.92	219 FAIRVIEW AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-007-008	SFR	3	1	0.00	1.00	$78.92	222 BEACON AVE
5317-007-011	SFR	3	1	0.00	1.00	$78.92	1007 COLUMBIA ST
5317-007-012	SFR	3	1	0.00	1.00	$78.92	1001 COLUMBIA ST
5317-007-013	SFR	3	1	0.00	1.00	$78.92	214 BEACON AVE
5317-008-001	SFR	3	1	0.00	1.00	$78.92	1030 BUENA VISTA ST
5317-008-002	SFR	3	1	0.00	1.00	$78.92	1020 BUENA VISTA ST
5317-008-004	SFR	3	1	0.00	1.00	$78.92	1000 BUENA VISTA ST
5317-008-005	SFR	3	1	0.00	1.00	$78.92	1001 HIGHLAND ST
5317-008-011	SFR	3	1	0.00	1.00	$78.92	1025 HIGHLAND ST
5317-008-014	SFR	3	1	0.00	1.00	$78.92	1020 HIGHLAND ST
5317-008-015	SFR	3	1	0.00	1.00	$78.92	1014 HIGHLAND ST
5317-008-016	SFR	3	1	0.00	1.00	$78.92	1004 HIGHLAND ST
5317-008-017	SFR	3	1	0.00	1.00	$78.92	1002 HIGHLAND ST
5317-008-019	SFR	3	1	0.00	1.00	$78.92	1030 HIGHLAND ST
5317-008-020	SFR	3	1	0.00	1.00	$78.92	319 FAIRVIEW AVE
5317-008-021	SFR	3	1	0.00	1.00	$78.92	1011 HIGHLAND ST
5317-008-022	SFR	3	1	0.00	1.00	$78.92	1015 HIGHLAND ST
5317-008-024	SFR	3	1	0.00	1.00	$78.92	1014 BUENA VISTA ST
5317-008-025	SFR	3	1	0.00	1.00	$78.92	1033 HIGHLAND ST
5317-009-003	SFR	3	1	0.00	1.00	$78.92	524 MERIDIAN AVE
5317-009-004	SFR	3	1	0.00	1.00	$78.92	1008 FOOTHILL ST
5317-009-007	SFR	3	1	0.00	1.00	$78.92	1020 FOOTHILL ST
5317-009-009	SFR	3	1	0.00	1.00	$78.92	1026 FOOTHILL ST
5317-009-012	SFR	3	1	0.00	1.00	$78.92	1034 FOOTHILL ST
5317-009-014	SFR	3	1	0.00	1.00	$78.92	1037 BUENA VISTA ST
5317-009-017	SFR	3	1	0.00	1.00	$78.92	1039 FOOTHILL ST
5317-009-022	SFR	3	1	0.00	1.00	$78.92	1009 FOOTHILL ST
5317-009-027	SFR	3	1	0.00	1.00	$78.92	512 MERIDIAN AVE
5317-009-028	SFR	3	1	0.00	1.00	$78.92	1033 BUENA VISTA ST
5317-009-029	SFR	3	1	0.00	1.00	$78.92	1023 BUENA VISTA ST
5317-009-030	SFR	3	1	0.00	1.00	$78.92	1038 FOOTHILL ST
5317-009-031	SFR	3	1	0.00	1.00	$78.92	1010 FOOTHILL ST
5317-009-032	SFR	3	1	0.00	1.00	$78.92	532 MERIDIAN AVE
5317-009-034	SFR	3	1	0.00	1.00	$78.92	1001 BUENA VISTA ST
5317-010-003	SFR	3	1	0.00	1.00	$78.92	1111 FOOTHILL ST
5317-010-004	SFR	3	1	0.00	1.00	$78.92	1115 FOOTHILL ST
5317-010-005	SFR	3	1	0.00	1.00	$78.92	1117 FOOTHILL ST
5317-010-006	SFR	3	1	0.00	1.00	$78.92	1129 FOOTHILL ST
5317-010-007	SFR	3	1	0.00	1.00	$78.92	1131 FOOTHILL ST
5317-010-010	SFR	3	1	0.00	1.00	$78.92	1135 FOOTHILL ST
5317-010-011	SFR	3	1	0.00	1.00	$78.92	1137 FOOTHILL ST
5317-010-012	MFR	3	3	0.00	2.40	$189.40	1139 FOOTHILL ST
5317-010-013	SFR	3	1	0.00	1.00	$78.92	1140 FOOTHILL ST
5317-010-014	SFR	3	1	0.00	1.00	$78.92	1138 FOOTHILL ST
5317-010-015	SFR	3	1	0.00	1.00	$78.92	1132 FOOTHILL ST
5317-010-016	SFR	3	1	0.00	1.00	$78.92	1128 FOOTHILL ST
5317-010-017	SFR	3	1	0.00	1.00	$78.92	1124 FOOTHILL ST
5317-010-018	SFR	3	1	0.00	1.00	$78.92	1120 FOOTHILL ST
5317-010-019	SFR	3	1	0.00	1.00	$78.92	1116 FOOTHILL ST
5317-010-020	SFR	3	1	0.00	1.00	$78.92	1112 FOOTHILL ST
5317-010-022	SFR	3	1	0.00	1.00	$78.92	1106 FOOTHILL ST
5317-010-026	SFR	3	1	0.00	1.00	$78.92	1115 BUENA VISTA ST
5317-010-028	SFR	3	1	0.00	1.00	$78.92	1121 BUENA VISTA ST
5317-010-029	SFR	3	1	0.00	1.00	$78.92	517 FREMONT AVE
5317-010-032	SFR	3	1	0.00	1.00	$78.92	1105 BUENA VISTA ST
5317-010-033	SFR	3	1	0.00	1.00	$78.92	1107 BUENA VISTA ST
5317-010-034	SFR	3	1	0.00	1.00	$78.92	1133 FOOTHILL ST
5317-010-035	SFR	3	1	0.00	1.00	$78.92	1101 FOOTHILL ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-010-036	SFR	3	1	0.00	1.00	$78.92	1109 BUENA VISTA ST
5317-010-037	SFR	3	1	0.00	1.00	$78.92	1133 BUENA VISTA ST
5317-010-038	SFR	3	1	0.00	1.00	$78.92	1108 FOOTHILL ST
5317-010-039	SFR	3	1	0.00	1.00	$78.92	1102 FOOTHILL ST
5317-011-001	SFR	3	1	0.00	1.00	$78.92	1106 BUENA VISTA ST
5317-011-002	SFR	3	1	0.00	1.00	$78.92	1100 BUENA VISTA ST
5317-011-003	SFR	3	1	0.00	1.00	$78.92	414 FAIRVIEW AVE
5317-011-005	SFR	3	1	0.00	1.00	$78.92	402 FAIRVIEW AVE
5317-011-012	SFR	3	1	0.00	1.00	$78.92	408 FAIRVIEW AVE
5317-011-024	SFV	3	0	0.00	0.25	$19.74	
5317-011-025	SFV	3	0	0.00	0.25	$19.74	
5317-011-026	SFR	3	1	0.00	1.00	$78.92	1120 BUENA VISTA ST
5317-011-027	SFR	3	1	0.00	1.00	$78.92	415 FREMONT AVE
5317-011-028	SFR	3	1	0.00	1.00	$78.92	315 FREMONT AVE
5317-011-029	SFR	3	1	0.00	1.00	$78.92	320 FAIRVIEW AVE
5317-011-030	SFR	3	1	0.00	1.00	$78.92	318 FAIRVIEW AVE
5317-011-031	SFR	3	1	0.00	1.00	$78.92	411 FREMONT AVE
5317-011-032	SFR	3	1	0.00	1.00	$78.92	330 FAIRVIEW AVE
5317-011-033	SFR	3	1	0.00	1.00	$78.92	328 FAIRVIEW AVE
5317-011-034	SFR	3	1	0.00	1.00	$78.92	319 FREMONT AVE
5317-011-035	SFR	3	1	0.00	1.00	$78.92	325 FREMONT AVE
5317-011-036	SFR	3	1	0.00	1.00	$78.92	1124 BUENA VISTA ST
5317-011-037	SFR	3	1	0.00	1.00	$78.92	1134 BUENA VISTA ST
5317-011-038	SFR	3	1	0.00	1.00	$78.92	329 FREMONT AVE
5317-011-039	SFR	3	1	0.00	1.00	$78.92	311 FREMONT AVE
5317-012-004	SFR	3	1	0.00	1.00	$78.92	218 FAIRVIEW AVE
5317-012-005	SFR	3	1	0.00	1.00	$78.92	300 FAIRVIEW AVE
5317-012-007	SFR	3	1	0.00	1.00	$78.92	308 FAIRVIEW AVE
5317-012-008	SFR	3	1	0.00	1.00	$78.92	312 FAIRVIEW AVE
5317-012-014	SFR	3	1	0.00	1.00	$78.92	1115 COLUMBIA ST
5317-012-023	SFR	3	1	0.00	1.00	$78.92	307 FREMONT AVE
5317-012-026	SFR	3	1	0.00	1.00	$78.92	301 FREMONT AVE
5317-012-029	SFV	4	0	0.00	0.25	$17.82	
5317-012-030	SFR	3	1	0.00	1.00	$78.92	221 FREMONT AVE
5317-012-031	SFR	3	1	0.00	1.00	$78.92	1127 COLUMBIA ST
5317-012-032	SFR	3	1	0.00	1.00	$78.92	1117 COLUMBIA LN
5317-014-005	SFR	2	1	0.00	1.00	$104.09	325 OAKLAWN AVE
5317-014-006	SFR	2	1	0.00	1.00	$104.09	317 OAKLAWN AVE
5317-014-007	SFR	2	1	0.00	1.00	$104.09	309 OAKLAWN AVE
5317-014-015	SFR	2	1	0.00	1.00	$104.09	203 OAKLAWN AVE
5317-014-016	SFR	2	1	0.00	1.00	$104.09	409 OAKLAWN AVE
5317-014-017	SFR	2	1	0.00	1.00	$104.09	401 OAKLAWN AVE
5317-014-019	SFR	2	1	0.00	1.00	$104.09	227 OAKLAWN AVE
5317-014-020	SFR	2	1	0.00	1.00	$104.09	217 OAKLAWN AVE
5317-014-021	SFR	2	1	0.00	1.00	$104.09	207 OAKLAWN AVE
5317-014-022	SFR	2	1	0.00	1.00	$104.09	424 FREMONT AVE
5317-014-023	SFR	2	1	0.00	1.00	$104.09	415 OAKLAWN AVE
5317-015-001	SFR	2	1	0.00	1.00	$104.09	536 FREMONT AVE
5317-015-002	SFR	3	1	0.00	1.00	$78.92	1406 OZMUN CT
5317-015-006	SFR	3	1	0.00	1.00	$78.92	1407 OZMUN CT
5317-015-007	SFR	3	1	0.00	1.00	$78.92	1413 OZMUN CT
5317-015-008	SFR	3	1	0.00	1.00	$78.92	426 FREMONT AVE
5317-015-009	SFR	3	1	0.00	1.00	$78.92	500 FREMONT AVE
5317-015-010	SFR	3	1	0.00	1.00	$78.92	502 FREMONT AVE
5317-015-011	SFR	3	1	0.00	1.00	$78.92	508 FREMONT AVE
5317-015-012	SFR	3	1	0.00	1.00	$78.92	512 FREMONT AVE
5317-015-013	SFR	2	1	0.00	1.00	$104.09	514 FREMONT AVE
5317-015-014	SFR	2	1	0.00	1.00	$104.09	517 FREMONT LN

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-015-015	SFR	2	1	0.00	1.00	$104.09	522 FREMONT AVE
5317-015-016	SFR	2	1	0.00	1.00	$104.09	507 FREMONT LN
5317-015-017	SFR	2	1	0.00	1.00	$104.09	501 FREMONT LN
5317-015-018	SFR	2	1	0.00	1.00	$104.09	431 FREMONT LN
5317-015-019	SFR	2	1	0.00	1.00	$104.09	425 FREMONT LN
5317-015-021	SFR	3	1	0.00	1.00	$78.92	1401 OZMUN CT
5317-016-001	MFR	3	2	0.00	1.60	$126.28	349 GRACE DR
5317-016-002	MFR	3	2	0.00	1.60	$126.28	363 GRACE DR
5317-016-003	MFR	3	2	0.00	1.60	$126.28	371 GRACE DR
5317-016-004	MFR	3	2	0.00	1.60	$126.28	385 GRACE DR
5317-016-005	MFR	3	2	0.00	1.60	$126.28	390 GRACE DR
5317-016-007	MFR	3	2	0.00	1.60	$126.28	360 GRACE DR
5317-016-008	MFR	3	2	0.00	1.60	$126.28	348 GRACE DR
5317-016-009	MFR	3	2	0.00	1.60	$126.28	334 GRACE DR
5317-016-012	SFR	2	1	0.00	1.00	$104.09	326 OAKLAWN AVE
5317-016-013	SFR	2	1	0.00	1.00	$104.09	400 OAKLAWN AVE
5317-016-016	SFR	2	1	0.00	1.00	$104.09	424 OAKLAWN AVE
5317-016-017	SFR	2	1	0.00	1.00	$104.09	426 OAKLAWN AVE
5317-016-018	SFR	2	1	0.00	1.00	$104.09	432 OAKLAWN AVE
5317-016-019	SFR	2	1	0.00	1.00	$104.09	436 OAKLAWN AVE
5317-016-020	SFR	2	1	0.00	1.00	$104.09	444 OAKLAWN AVE
5317-016-023	SFR	2	1	0.00	1.00	$104.09	423 OAKLAWN AVE
5317-016-024	SFR	2	1	0.00	1.00	$104.09	423 OAKLAWN AVE
5317-016-025	SFR	2	1	0.00	1.00	$104.09	430 STRATTON LN
5317-016-026	SFR	3	1	0.00	1.00	$78.92	370 GRACE DR
5317-016-027	SFR	3	1	0.00	1.00	$78.92	372 GRACE DR
5317-016-028	SFR	2	1	0.00	1.00	$104.09	431 OAKLAWN AVE
5317-016-029	SFR	2	1	0.00	1.00	$104.09	318 OAKLAWN AVE
5317-016-030	SFR	2	1	0.00	1.00	$104.09	412 OAKLAWN AVE
5317-017-006	SFR	2	1	0.00	1.00	$104.09	304 OAKLAWN AVE
5317-017-007	SFR	2	1	0.00	1.00	$104.09	310 OAKLAWN AVE
5317-017-008	MFR	3	2	0.00	1.60	$126.28	201 GRACE DR
5317-017-009	MFR	3	2	0.00	1.60	$126.28	219 GRACE DR
5317-017-010	MFR	3	2	0.00	1.60	$126.28	229 GRACE DR
5317-017-011	MFR	3	2	0.00	1.60	$126.28	243 GRACE DR
5317-017-012	MFR	3	2	0.00	1.60	$126.28	257 GRACE DR
5317-017-013	MFR	3	2	0.00	1.60	$126.28	271 GRACE DR
5317-017-014	MFR	3	2	0.00	1.60	$126.28	287 GRACE DR
5317-017-015	MFR	3	2	0.00	1.60	$126.28	299 GRACE DR
5317-017-016	MFR	3	2	0.00	1.60	$126.28	319 GRACE DR
5317-017-017	MFR	3	2	0.00	1.60	$126.28	333 GRACE DR
5317-017-018	MFR	3	2	0.00	1.60	$126.28	314 GRACE DR
5317-017-019	MFR	3	2	0.00	1.60	$126.28	300 GRACE DR
5317-017-020	MFR	3	2	0.00	1.60	$126.28	284 GRACE DR
5317-017-021	MFR	3	2	0.00	1.60	$126.28	270 GRACE DR
5317-017-022	MFR	3	2	0.00	1.60	$126.28	256 GRACE DR
5317-017-023	MFR	3	2	0.00	1.60	$126.28	248 GRACE DR
5317-017-024	MFR	3	2	0.00	1.60	$126.28	230 GRACE DR
5317-017-025	MFR	3	2	0.00	1.60	$126.28	226 GRACE DR
5317-017-026	MFR	3	2	0.00	1.60	$126.28	200 GRACE DR
5317-017-027	C/I	3	0	0.12	1.00	$78.92	1545 COLUMBIA ST
5317-017-030	SFR	2	1	0.00	1.00	$104.09	216 OAKLAWN AVE
5317-017-031	SFR	2	1	0.00	1.00	$104.09	224 OAKLAWN AVE
5317-017-032	SFR	2	1	0.00	1.00	$104.09	202 OAKLAWN AVE
5317-017-033	SFR	2	1	0.00	1.00	$104.09	204 OAKLAWN AVE
5317-018-005	C/I	1	0	0.65	3.76	$364.98	209 FAIR OAKS AVE
5317-018-006	C/I	1	0	0.53	3.07	$298.35	245 FAIR OAKS AVE
5317-019-001	MFR	3	6	0.00	4.80	$378.82	500 MOUND AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-019-002	MFR	1	2	0.00	1.60	$155.40	501 FAIR OAKS AVE
5317-019-003	MFR	1	12	0.00	9.60	$932.36	505 FAIR OAKS AVE
5317-019-004	MFR	1	12	0.00	9.60	$932.36	509 FAIR OAKS AVE
5317-019-005	MFR	1	12	0.00	9.60	$932.36	513 FAIR OAKS AVE
5317-019-008	SFR	3	1	0.00	1.00	$78.92	507 MOUND AVE
5317-019-009	SFR	3	1	0.00	1.00	$78.92	505 MOUND AVE
5317-019-010	SFR	3	1	0.00	1.00	$78.92	504 MOUND AVE
5317-019-011	SFR	3	1	0.00	1.00	$78.92	506 MOUND AVE
5317-019-012	SFR	3	1	0.00	1.00	$78.92	508 MOUND AVE
5317-019-013	SFR	3	1	0.00	1.00	$78.92	510 MOUND AVE
5317-019-014	SFR	3	1	0.00	1.00	$78.92	509 MOUND AVE
5317-020-015	MFR	3	8	0.00	6.40	$505.08	1674 AMBERWOOD DR
5317-020-016	MFR	3	6	0.00	4.80	$378.82	1670 AMBERWOOD DR
5317-020-017	MFR	3	6	0.00	4.80	$378.82	1664 AMBERWOOD DR
5317-020-018	MFR	3	5	0.00	4.00	$315.68	1660 AMBERWOOD DR
5317-020-019	MFR	3	5	0.00	4.00	$315.68	1654 AMBERWOOD DR
5317-020-020	MFR	3	8	0.00	6.40	$505.08	1646 AMBERWOOD DR
5317-020-022	MFR	3	6	0.00	4.80	$378.82	313 RAYMONDALE DR B
5317-020-023	MFR	3	6	0.00	4.80	$378.82	319 RAYMONDALE DR
5317-020-024	MFR	3	8	0.00	6.40	$505.08	325 RAYMONDALE DR
5317-020-025	MFR	3	20	0.00	16.00	$1,262.72	1690 AMBERWOOD DR A
5317-020-026	MFR	1	26	0.00	20.80	$2,020.10	1675 AMBERWOOD DR
5317-020-028	MFR	3	24	0.00	19.20	$1,515.26	1689 AMBERWOOD DR
5317-020-029	MFR	3	24	0.00	19.20	$1,515.26	1681 AMBERWOOD DR
5317-020-030	MFR	3	30	0.00	24.00	$1,894.08	1699 AMBERWOOD DR
5317-020-031	C/I	1	0	4.44	10.81	$1,049.48	424 FAIR OAKS AVE
5317-020-032	C/I	1	0	0.35	2.02	$195.70	454 FAIR OAKS AVE
5317-020-033	MFR	3	1	0.00	0.80	$63.14	1630 AMBERWOOD DR A
5317-020-034	MFR	3	1	0.00	0.80	$63.14	305 RAYMONDALE DR B
5317-020-035	MFR	3	1	0.00	0.80	$63.14	305 RAYMONDALE DR C
5317-020-036	MFR	3	1	0.00	0.80	$63.14	1634 AMBERWOOD DR D
5317-020-037	MFR	3	1	0.00	0.80	$63.14	1634 AMBERWOOD DR E
5317-020-038	MFR	3	1	0.00	0.80	$63.14	1636 AMBERWOOD DR F
5317-020-039	MFR	3	1	0.00	0.80	$63.14	1636 AMBERWOOD DR G
5317-020-040	MFR	3	1	0.00	0.80	$63.14	1640 AMBERWOOD DR H
5317-020-041	MFR	3	1	0.00	0.80	$63.14	1640 AMBERWOOD DR I
5317-020-042	MFR	3	1	0.00	0.80	$63.14	1640 AMBERWOOD DR J
5317-020-043	MFR	3	1	0.00	0.80	$63.14	1630 AMBERWOOD DR K
5317-020-044	MFR	3	1	0.00	0.80	$63.14	305 RAYMONDALE DR L
5317-020-045	MFR	3	1	0.00	0.80	$63.14	305 RAYMONDALE DR M
5317-020-046	MFR	3	1	0.00	0.80	$63.14	1634 AMBERWOOD DR N
5317-020-047	MFR	3	1	0.00	0.80	$63.14	1634 AMBERWOOD DR O
5317-020-048	MFR	3	1	0.00	0.80	$63.14	1636 AMBERWOOD DR P
5317-020-049	MFR	3	1	0.00	0.80	$63.14	1636 AMBERWOOD DR Q
5317-020-050	MFR	3	1	0.00	0.80	$63.14	1640 AMBERWOOD DR R
5317-020-051	MFR	3	1	0.00	0.80	$63.14	1640 AMBERWOOD DR S
5317-020-052	MFR	3	1	0.00	0.80	$63.14	1640 AMBERWOOD DR T
5317-021-001	MFR	3	10	0.00	8.00	$631.36	300 MOCKINGBIRD LN
5317-021-002	MFR	3	6	0.00	4.80	$378.82	306 MOCKINGBIRD LN
5317-021-003	MFR	3	6	0.00	4.80	$378.82	310 MOCKINGBIRD LN
5317-021-004	MFR	3	6	0.00	4.80	$378.82	1743 ELLINCOURT DR
5317-021-007	MFR	3	16	0.00	12.80	$1,010.18	1715 ELLINCOURT DR
5317-021-014	MFR	3	8	0.00	6.40	$505.08	1718 STATE ST
5317-021-018	MFR	3	32	0.00	25.60	$2,020.36	1744 STATE ST
5317-021-019	MFR	3	8	0.00	6.40	$505.08	1748 STATE ST
5317-021-020	MFR	3	8	0.00	6.40	$505.08	1754 STATE ST
5317-021-023	MFR	3	42	0.00	33.60	$2,651.72	1760 STATE ST
5317-021-025	MFR	3	6	0.00	4.80	$378.82	322 RAYMONDALE DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-021-026	MFR	3	6	0.00	4.80	$378.82	312 RAYMONDALE DR D
5317-021-027	MFR	3	8	0.00	6.40	$505.08	308 RAYMONDALE DR
5317-021-028	MFR	3	8	0.00	6.40	$505.08	1608 AMBERWOOD DR 7
5317-021-029	MFR	3	10	0.00	8.00	$631.36	1600 AMBERWOOD DR
5317-021-030	MFR	3	8	0.00	6.40	$505.08	1734 ELLINCOURT DR
5317-021-031	MFR	3	10	0.00	8.00	$631.36	1720 ELLINCOURT DR
5317-021-032	MFR	3	6	0.00	4.80	$378.82	1733 ELLINCOURT DR
5317-021-033	MFR	3	8	0.00	6.40	$505.08	1732 STATE ST
5317-021-034	MFR	3	8	0.00	6.40	$505.08	1724 STATE ST
5317-021-036	MFR	3	32	0.00	25.60	$2,020.36	400 RAYMONDALE DR
5317-021-037	MFR	3	53	0.00	42.40	$3,346.20	410 RAYMONDALE DR
5317-021-038	MFR	3	1	0.00	0.80	$63.14	330 RAYMONDALE DR 1
5317-021-039	MFR	3	1	0.00	0.80	$63.14	330 RAYMONDALE DR 2
5317-021-040	MFR	3	1	0.00	0.80	$63.14	330 RAYMONDALE DR 3
5317-021-041	MFR	3	1	0.00	0.80	$63.14	330 RAYMONDALE DR 4
5317-021-042	MFR	3	1	0.00	0.80	$63.14	330 RAYMONDALE DR 5
5317-022-001	MFR	3	5	0.00	4.00	$315.68	1621 RAYMOND HILL RD A
5317-022-004	SFR	3	1	0.00	1.00	$78.92	
5317-022-006	MFR	3	40	0.00	32.00	$2,525.44	1633 AMBERWOOD DR
5317-022-007	MFR	3	6	0.00	4.80	$378.82	1627 AMBERWOOD DR
5317-022-008	MFR	3	8	0.00	6.40	$505.08	1621 AMBERWOOD DR
5317-022-009	MFR	3	6	0.00	4.80	$378.82	1615 AMBERWOOD DR
5317-022-010	MFR	3	6	0.00	4.80	$378.82	1607 AMBERWOOD DR
5317-022-011	MFR	3	8	0.00	6.40	$505.08	1601 AMBERWOOD DR
5317-022-012	MFR	3	12	0.00	9.60	$757.64	1625 RAYMOND HILL RD
5317-023-001	MFR	1	4	0.00	3.20	$310.78	1609 RAYMOND HILL RD
5317-023-002	MFR	3	4	0.00	3.20	$252.54	1613 RAYMOND HILL RD
5317-023-003	MFR	3	4	0.00	3.20	$252.54	1617 RAYMOND HILL RD
5317-023-004	MFR	1	10	0.00	8.00	$776.96	226 FAIR OAKS AVE
5317-023-005	MFR	1	10	0.00	8.00	$776.96	230 FAIR OAKS AVE
5317-023-006	MFR	1	20	0.00	16.00	$1,553.92	234 FAIR OAKS AVE
5317-023-009	MFR	1	28	0.00	22.40	$2,175.48	1645 AMBERWOOD DR
5317-023-010	MFR	1	35	0.00	28.00	$2,719.36	1653 AMBERWOOD DR
5317-024-001	C/I	1	0	0.07	1.00	$97.12	1250 S FAIR OAKS AVE
5317-024-002	MFR	3	4	0.00	3.20	$252.54	175 MOCKINGBIRD LN
5317-024-003	MFR	3	4	0.00	3.20	$252.54	179 MOCKINGBIRD LN
5317-024-004	MFR	3	4	0.00	3.20	$252.54	191 MOCKINGBIRD LN
5317-024-005	MFR	3	4	0.00	3.20	$252.54	1622 RAYMOND HILL RD
5317-024-006	MFR	3	4	0.00	3.20	$252.54	1608 RAYMOND HILL RD
5317-024-007	MFR	1	4	0.00	3.20	$310.78	1602 RAYMOND HILL RD
5317-025-001	MFR	3	4	0.00	3.20	$252.54	1712 RAYMOND HILL RD
5317-025-003	MFR	3	4	0.00	3.20	$252.54	1640 RAYMOND HILL RD
5317-025-004	MFR	3	4	0.00	3.20	$252.54	180 MOCKINGBIRD LN
5317-025-005	MFR	3	4	0.00	3.20	$252.54	1634 RAYMOND HILL RD
5317-025-006	MFR	3	4	0.00	3.20	$252.54	1648 RAYMOND HILL RD 4
5317-026-001	MFR	3	4	0.00	3.20	$252.54	1633 RAYMOND HILL RD
5317-026-002	MFR	3	4	0.00	3.20	$252.54	1637 RAYMOND HILL RD
5317-026-004	SFV	3	0	0.00	0.25	$19.74	
5317-027-001	MFR	3	4	0.00	3.20	$252.54	238 MOCKINGBIRD LN
5317-027-002	MFR	3	4	0.00	3.20	$252.54	1733 RAYMOND HILL RD
5317-027-003	MFR	3	4	0.00	3.20	$252.54	1729 RAYMOND HILL RD
5317-027-004	MFR	3	4	0.00	3.20	$252.54	1719 RAYMOND HILL RD
5317-027-005	MFR	3	4	0.00	3.20	$252.54	1715 RAYMOND HILL RD
5317-027-006	MFR	3	4	0.00	3.20	$252.54	178 CEDAR CREST AVE
5317-027-007	MFR	3	4	0.00	3.20	$252.54	188 CEDAR CREST AVE
5317-027-008	MFR	3	4	0.00	3.20	$252.54	204 CEDAR CREST AVE
5317-027-009	MFR	3	4	0.00	3.20	$252.54	210 CEDAR CREST AVE
5317-027-010	MFR	3	4	0.00	3.20	$252.54	232 MOCKINGBIRD LN

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-028-001	MFR	3	4	0.00	3.20	$252.54	260 MOCKINGBIRD LN
5317-028-002	MFR	3	4	0.00	3.20	$252.54	252 MOCKINGBIRD LN
5317-028-003	MFR	3	4	0.00	3.20	$252.54	248 MOCKINGBIRD LN
5317-028-004	MFR	3	4	0.00	3.20	$252.54	1740 RAYMOND HILL RD
5317-028-005	MFR	3	4	0.00	3.20	$252.54	1732 RAYMOND HILL RD
5317-028-006	MFR	3	4	0.00	3.20	$252.54	1728 RAYMOND HILL RD
5317-028-007	MFR	3	4	0.00	3.20	$252.54	1722 RAYMOND HILL RD
5317-028-008	MFR	3	4	0.00	3.20	$252.54	1718 RAYMOND HILL RD
5317-028-015	SFR	3	1	0.00	1.00	$78.92	262 MOCKINGBIRD LN
5317-028-016	MFR	3	96	0.00	76.80	$6,061.06	1800 STATE ST 2
5317-034-001	SFR	2	1	0.00	1.00	$104.09	303 MERIDIAN AVE
5317-034-002	SFR	2	1	0.00	1.00	$104.09	909 OLIVER ST
5317-034-003	SFR	2	1	0.00	1.00	$104.09	300 ORANGE GROVE AVE
5317-034-004	SFR	2	1	0.00	1.00	$104.09	310 ORANGE GROVE AVE
5317-034-005	SFR	2	1	0.00	1.00	$104.09	320 ORANGE GROVE AVE
5317-034-006	SFR	2	1	0.00	1.00	$104.09	330 ORANGE GROVE AVE
5317-034-007	SFR	2	1	0.00	1.00	$104.09	340 ORANGE GROVE AVE
5317-034-008	SFR	2	1	0.00	1.00	$104.09	441 PROSPECT CIR
5317-034-009	SFR	2	1	0.00	1.00	$104.09	431 PROSPECT CIR
5317-034-010	SFR	2	1	0.00	1.00	$104.09	425 PROSPECT CIR
5317-034-011	SFR	2	1	0.00	1.00	$104.09	411 PROSPECT CIR
5317-034-012	SFR	2	1	0.00	1.00	$104.09	401 PROSPECT CIR
5317-034-014	SFR	2	1	0.00	1.00	$104.09	410 PROSPECT CIR
5317-034-015	SFR	2	1	0.00	1.00	$104.09	420 PROSPECT CIR
5317-034-016	SFR	2	1	0.00	1.00	$104.09	430 PROSPECT CIR
5317-034-017	SFR	2	1	0.00	1.00	$104.09	902 BUENA VISTA ST
5317-034-018	SFR	2	1	0.00	1.00	$104.09	910 BUENA VISTA ST
5317-034-019	SFR	2	1	0.00	1.00	$104.09	918 BUENA VISTA ST
5317-034-020	SFR	2	1	0.00	1.00	$104.09	928 BUENA VISTA ST
5317-034-021	SFR	2	1	0.00	1.00	$104.09	930 BUENA VISTA ST
5317-035-001	SFR	2	1	0.00	1.00	$104.09	905 BUENA VISTA ST
5317-035-002	SFR	2	1	0.00	1.00	$104.09	917 BUENA VISTA ST
5317-035-003	SFR	3	1	0.00	1.00	$78.92	516 PROSPECT AVE
5317-035-004	SFR	2	1	0.00	1.00	$104.09	929 BUENA VISTA ST
5317-035-005	SFR	3	1	0.00	1.00	$78.92	515 MERIDIAN AVE
5317-035-006	SFR	3	1	0.00	1.00	$78.92	525 MERIDIAN AVE
5317-035-007	SFR	3	1	0.00	1.00	$78.92	529 MERIDIAN AVE
5317-035-009	SFR	3	1	0.00	1.00	$78.92	534 PROSPECT AVE
5317-035-010	SFR	3	1	0.00	1.00	$78.92	530 PROSPECT AVE
5317-035-011	SFR	3	1	0.00	1.00	$78.92	522 PROSPECT AVE
5317-036-001	SFR	2	1	0.00	1.00	$104.09	410 ORANGE GROVE AVE
5317-036-002	SFR	2	1	0.00	1.00	$104.09	420 ORANGE GROVE AVE
5317-036-006	SFR	2	1	0.00	1.00	$104.09	450 ORANGE GROVE AVE
5317-036-007	SFR	2	1	0.00	1.00	$104.09	460 ORANGE GROVE AVE
5317-036-008	SFR	2	1	0.00	1.00	$104.09	506 ORANGE GROVE AVE
5317-036-010	SFR	2	1	0.00	1.00	$104.09	481 PROSPECT CIR
5317-036-011	SFR	2	1	0.00	1.00	$104.09	471 PROSPECT CIR
5317-036-012	SFR	2	1	0.00	1.00	$104.09	461 PROSPECT CIR
5317-036-013	SFR	2	1	0.00	1.00	$104.09	451 PROSPECT CIR
5317-036-014	SFR	2	1	0.00	1.00	$104.09	400 ORANGE GROVE AVE
5317-036-015	SFR	2	1	0.00	1.00	$104.09	516 ORANGE GROVE AVE
5317-036-016	SFR	3	1	0.00	1.00	$78.92	501 PROSPECT AVE
5317-036-017	SFR	3	1	0.00	1.00	$78.92	505 PROSPECT AVE
5317-036-019	SFR	3	1	0.00	1.00	$78.92	519 PROSPECT AVE
5317-036-020	SFR	3	1	0.00	1.00	$78.92	523 PROSPECT AVE
5317-036-022	SFR	2	1	0.00	1.00	$104.09	524 ORANGE GROVE AVE
5317-036-027	SFR	3	1	0.00	1.00	$78.92	532 ORANGE GROVE AVE
5317-036-028	SFR	3	1	0.00	1.00	$78.92	540 ORANGE GROVE AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-036-031	SFR	3	1	0.00	1.00	$78.92	541 PROSPECT AVE
5317-036-033	SFR	3	1	0.00	1.00	$78.92	526 ORANGE GROVE AVE
5317-036-034	SFR	2	1	0.00	1.00	$104.09	528 ORANGE GROVE AVE
5317-036-035	SFR	2	1	0.00	1.00	$104.09	430 ORANGE GROVE AVE
5317-036-036	SFR	2	1	0.00	1.00	$104.09	440 ORANGE GROVE AVE
5317-036-037	SFR	3	1	0.00	1.00	$78.92	
5317-036-038	SFR	3	1	0.00	1.00	$78.92	
5317-036-039	SFR	3	1	0.00	1.00	$78.92	
5317-037-001	SFR	3	1	0.00	1.00	$78.92	500 FLORAL PARK TER
5317-037-002	SFR	3	1	0.00	1.00	$78.92	504 FLORAL PARK TER
5317-037-003	SFR	3	1	0.00	1.00	$78.92	508 FLORAL PARK TER
5317-037-004	SFR	3	1	0.00	1.00	$78.92	514 FLORAL PARK TER
5317-037-005	SFR	3	1	0.00	1.00	$78.92	520 FLORAL PARK TER
5317-037-006	SFR	3	1	0.00	1.00	$78.92	526 FLORAL PARK TER
5317-037-007	SFR	3	1	0.00	1.00	$78.92	528 FLORAL PARK TER
5317-037-008	SFR	3	1	0.00	1.00	$78.92	532 FLORAL PARK TER
5317-037-009	SFR	3	1	0.00	1.00	$78.92	700 STERLING PL
5317-037-010	MFR	3	2	0.00	1.60	$126.28	704 STERLING PL
5317-037-011	SFR	3	1	0.00	1.00	$78.92	537 ORANGE GROVE AVE
5317-037-012	SFR	3	1	0.00	1.00	$78.92	533 ORANGE GROVE AVE
5317-037-013	SFR	3	1	0.00	1.00	$78.92	700 ORANGE GROVE TER
5317-037-014	SFR	3	1	0.00	1.00	$78.92	708 ORANGE GROVE TER
5317-037-015	SFR	3	1	0.00	1.00	$78.92	712 ORANGE GROVE TER
5317-037-016	SFR	3	1	0.00	1.00	$78.92	720 ORANGE GROVE TER
5317-037-017	SFR	3	1	0.00	1.00	$78.92	715 ORANGE GROVE TER
5317-037-018	SFR	3	1	0.00	1.00	$78.92	707 ORANGE GROVE TER
5317-037-019	SFR	3	1	0.00	1.00	$78.92	703 ORANGE GROVE TER
5317-038-001	SFR	3	1	0.00	1.00	$78.92	419 HERMOSA PL
5317-038-002	SFR	3	1	0.00	1.00	$78.92	415 HERMOSA PL
5317-038-003	SFR	3	1	0.00	1.00	$78.92	409 HERMOSA PL
5317-038-004	SFR	3	1	0.00	1.00	$78.92	405 HERMOSA PL
5317-038-005	SFR	3	1	0.00	1.00	$78.92	401 HERMOSA PL
5317-038-006	SFR	3	1	0.00	1.00	$78.92	408 HERMOSA PL
5317-038-007	SFR	2	1	0.00	1.00	$104.09	412 HERMOSA PL
5317-038-008	SFR	2	1	0.00	1.00	$104.09	416 HERMOSA PL
5317-038-009	SFR	2	1	0.00	1.00	$104.09	420 HERMOSA PL
5317-038-010	SFR	3	1	0.00	1.00	$78.92	709 HERMOSA ST
5317-038-011	SFR	3	1	0.00	1.00	$78.92	400 FLORAL PARK TER
5317-038-012	SFR	3	1	0.00	1.00	$78.92	404 FLORAL PARK TER
5317-038-013	SFR	3	1	0.00	1.00	$78.92	410 FLORAL PARK TER
5317-038-014	SFR	3	1	0.00	1.00	$78.92	412 FLORAL PARK TER
5317-038-017	SFR	3	1	0.00	1.00	$78.92	428 FLORAL PARK TER
5317-038-020	SFR	3	1	0.00	1.00	$78.92	424 FLORAL PARK TER
5317-038-021	SFR	3	1	0.00	1.00	$78.92	418 FLORAL PARK TER
5317-039-001	SFR	4	1	0.00	1.00	$71.26	201 HILLSIDE RD
5317-039-002	SFR	3	1	0.00	1.00	$78.92	803 COLUMBIA ST
5317-039-003	SFR	3	1	0.00	1.00	$78.92	815 COLUMBIA ST
5317-039-004	SFR	4	1	0.00	1.00	$71.26	255 HILLSIDE RD
5317-039-005	SFR	4	1	0.00	1.00	$71.26	245 HILLSIDE RD
5317-039-006	SFR	4	1	0.00	1.00	$71.26	233 HILLSIDE RD
5317-039-007	SFR	4	1	0.00	1.00	$71.26	220 HILLSIDE RD
5317-039-009	SFR	4	1	0.00	1.00	$71.26	250 HILLSIDE RD
5317-039-010	SFR	4	1	0.00	1.00	$71.26	240 HILLSIDE RD
5317-039-011	SFR	4	1	0.00	1.00	$71.26	260 HILLSIDE RD
5317-039-012	SFR	4	1	0.00	1.00	$71.26	270 HILLSIDE RD
5317-039-013	SFR	2	1	0.00	1.00	$104.09	201 ORANGE GROVE AVE
5317-039-014	SFR	3	1	0.00	1.00	$78.92	825 COLUMBIA ST
5317-039-018	SFR	2	1	0.00	1.00	$104.09	301 ORANGE GROVE AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-039-019	SFR	2	1	0.00	1.00	$104.09	217 ORANGE GROVE AVE
5317-039-020	SFR	2	1	0.00	1.00	$104.09	215 ORANGE GROVE AVE
5317-039-022	SFR	4	1	0.00	1.00	$71.26	230 HILLSIDE RD
5317-040-001	SFR	3	1	0.00	1.00	$78.92	208 GRAND AVE
5317-040-002	SFR	3	1	0.00	1.00	$78.92	220 GRAND AVE
5317-040-003	SFR	3	1	0.00	1.00	$78.92	224 GRAND AVE
5317-040-004	SFR	3	1	0.00	1.00	$78.92	302 GRAND AVE
5317-040-005	SFR	3	1	0.00	1.00	$78.92	308 GRAND AVE
5317-040-006	SFR	3	1	0.00	1.00	$78.92	304 GRAND AVE
5317-040-007	SFR	3	1	0.00	1.00	$78.92	312 GRAND AVE
5317-040-008	SFR	3	1	0.00	1.00	$78.92	320 GRAND AVE
5317-040-009	SFR	3	1	0.00	1.00	$78.92	612 HERMOSA ST
5317-040-010	SFR	3	1	0.00	1.00	$78.92	618 HERMOSA ST
5317-040-011	SFR	3	1	0.00	1.00	$78.92	704 HERMOSA ST
5317-040-013	SFR	3	1	0.00	1.00	$78.92	300 GRAND AVE
5317-040-016	SFR	3	1	0.00	1.00	$78.92	311 HERMOSA ST
5317-040-017	SFR	3	1	0.00	1.00	$78.92	321 HERMOSA ST
5317-040-018	SFR	3	1	0.00	1.00	$78.92	718 HERMOSA ST
5317-040-022	SFR	3	1	0.00	1.00	$78.92	305 HERMOSA ST
5317-040-028	SFR	4	1	0.00	1.00	$71.26	700 HERMOSA ST
5317-040-029	SFR	3	1	0.00	1.00	$78.92	301 HERMOSA ST
5317-040-030	C/I	3	0	1.60	6.68	$527.11	500 COLUMBIA ST
5317-040-031	VAC	3	0	0.53	0.77	$60.77	
5317-040-032	SFR	3	1	0.00	1.00	$78.92	500 COLUMBIA ST
5317-041-001	SFR	3	1	0.00	1.00	$78.92	400 GRAND AVE
5317-041-002	SFR	3	1	0.00	1.00	$78.92	404 GRAND AVE
5317-041-003	SFR	3	1	0.00	1.00	$78.92	410 GRAND AVE
5317-041-004	SFR	3	1	0.00	1.00	$78.92	412 GRAND AVE
5317-041-005	SFR	3	1	0.00	1.00	$78.92	416 GRAND AVE
5317-041-006	SFR	3	1	0.00	1.00	$78.92	420 GRAND AVE
5317-041-007	SFR	3	1	0.00	1.00	$78.92	424 GRAND AVE
5317-041-008	SFR	3	1	0.00	1.00	$78.92	428 GRAND AVE
5317-041-009	SFR	3	1	0.00	1.00	$78.92	500 GRAND AVE
5317-041-010	SFR	3	1	0.00	1.00	$78.92	504 GRAND AVE
5317-041-011	SFR	3	1	0.00	1.00	$78.92	508 GRAND AVE
5317-041-012	SFR	3	1	0.00	1.00	$78.92	512 GRAND AVE
5317-041-013	SFR	3	1	0.00	1.00	$78.92	516 GRAND AVE
5317-041-014	SFR	3	1	0.00	1.00	$78.92	520 GRAND AVE
5317-041-015	SFR	3	1	0.00	1.00	$78.92	524 GRAND AVE
5317-041-016	SFR	3	1	0.00	1.00	$78.92	528 GRAND AVE
5317-041-017	SFR	3	1	0.00	1.00	$78.92	534 GRAND AVE
5317-041-018	SFR	3	1	0.00	1.00	$78.92	533 FLORAL PARK TER
5317-041-019	SFR	3	1	0.00	1.00	$78.92	529 FLORAL PARK TER
5317-041-020	SFR	3	1	0.00	1.00	$78.92	525 FLORAL PARK TER
5317-041-021	SFR	3	1	0.00	1.00	$78.92	521 FLORAL PARK TER
5317-041-022	SFR	3	1	0.00	1.00	$78.92	517 FLORAL PARK TER
5317-041-023	SFR	3	1	0.00	1.00	$78.92	515 FLORAL PARK TER
5317-041-024	SFR	3	1	0.00	1.00	$78.92	509 FLORAL PARK TER
5317-041-025	SFR	3	1	0.00	1.00	$78.92	505 FLORAL PARK TER
5317-041-026	SFR	3	1	0.00	1.00	$78.92	501 FLORAL PARK TER
5317-041-027	SFR	3	1	0.00	1.00	$78.92	429 FLORAL PARK TER
5317-041-028	SFR	3	1	0.00	1.00	$78.92	425 FLORAL PARK TER
5317-041-029	SFR	3	1	0.00	1.00	$78.92	421 FLORAL PARK TER
5317-041-030	SFR	3	1	0.00	1.00	$78.92	417 FLORAL PARK TER
5317-041-031	SFR	3	1	0.00	1.00	$78.92	413 FLORAL PARK TER
5317-041-032	SFR	3	1	0.00	1.00	$78.92	411 FLORAL PARK TER
5317-041-033	SFR	3	1	0.00	1.00	$78.92	407 FLORAL PARK TER
5317-041-034	SFR	3	1	0.00	1.00	$78.92	401 FLORAL PARK TER

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-041-035	SFR	3	1	0.00	1.00	$78.92	609 STERLING PL
5317-041-036	SFR	3	1	0.00	1.00	$78.92	601 STERLING PL
5317-042-001	SFR	3	1	0.00	1.00	$78.92	525 GRAND AVE
5317-042-002	SFR	3	1	0.00	1.00	$78.92	533 GRAND AVE
5317-042-003	SFR	3	1	0.00	1.00	$78.92	537 GRAND AVE
5317-042-004	SFR	3	1	0.00	1.00	$78.92	539 GRAND AVE
5317-042-005	SFR	3	1	0.00	1.00	$78.92	603 GRAND AVE
5317-042-006	SFR	3	1	0.00	1.00	$78.92	605 GRAND AVE
5317-042-007	SFR	4	1	0.00	1.00	$71.26	601 FIVE OAKS DR
5317-042-008	SFR	4	1	0.00	1.00	$71.26	526 STERLING PL
5317-042-009	SFR	4	1	0.00	1.00	$71.26	537 FIVE OAKS DR
5317-042-010	SFR	4	1	0.00	1.00	$71.26	533 FIVE OAKS DR
5317-042-011	SFR	4	1	0.00	1.00	$71.26	529 FIVE OAKS DR
5317-042-012	SFR	4	1	0.00	1.00	$71.26	525 FIVE OAKS DR
5317-042-013	SFR	3	1	0.00	1.00	$78.92	510 ARROYO DR
5317-042-014	SFR	3	1	0.00	1.00	$78.92	516 ARROYO DR
5317-042-015	SFR	3	1	0.00	1.00	$78.92	520 ARROYO DR
5317-042-016	SFR	3	1	0.00	1.00	$78.92	530 ARROYO DR
5317-042-017	SFR	3	1	0.00	1.00	$78.92	534 ARROYO DR
5317-042-018	MFR	3	2	0.00	1.60	$126.28	600 ARROYO DR
5317-042-019	SFR	3	1	0.00	1.00	$78.92	604 ARROYO DR
5317-042-020	SFR	3	1	0.00	1.00	$78.92	610 ARROYO DR
5317-042-021	SFR	3	1	0.00	1.00	$78.92	618 ARROYO DR
5317-042-022	SFR	4	1	0.00	1.00	$71.26	514 STERLING PL
5317-042-023	SFR	4	1	0.00	1.00	$71.26	518 STERLING PL
5317-042-024	SFR	4	1	0.00	1.00	$71.26	522 STERLING PL
5317-042-025	SFR	3	1	0.00	1.00	$78.92	521 GRAND AVE
5317-042-026	SFR	3	1	0.00	1.00	$78.92	519 GRAND AVE
5317-042-027	SFR	3	1	0.00	1.00	$78.92	517 GRAND AVE
5317-042-028	SFR	3	1	0.00	1.00	$78.92	515 GRAND AVE
5317-042-029	SFR	3	1	0.00	1.00	$78.92	511 GRAND AVE
5317-043-001	SFR	3	1	0.00	1.00	$78.92	401 GRAND AVE
5317-043-002	SFR	3	1	0.00	1.00	$78.92	409 GRAND AVE
5317-043-003	SFR	3	1	0.00	1.00	$78.92	415 GRAND AVE
5317-043-004	SFR	3	1	0.00	1.00	$78.92	417 GRAND AVE
5317-043-005	SFR	3	1	0.00	1.00	$78.92	421 GRAND AVE
5317-043-006	SFR	3	1	0.00	1.00	$78.92	530 PALOMA DR
5317-043-007	SFR	3	1	0.00	1.00	$78.92	526 PALOMA DR
5317-043-008	SFR	3	1	0.00	1.00	$78.92	427 GRAND AVE
5317-043-009	SFR	3	1	0.00	1.00	$78.92	431 GRAND AVE
5317-043-010	SFR	3	1	0.00	1.00	$78.92	531 PALOMA DR
5317-043-011	SFR	3	1	0.00	1.00	$78.92	527 PALOMA DR
5317-043-012	SFR	3	1	0.00	1.00	$78.92	533 HERMOSA ST
5317-043-013	SFR	3	1	0.00	1.00	$78.92	531 HERMOSA ST
5317-043-014	SFR	3	1	0.00	1.00	$78.92	525 HERMOSA ST
5317-043-015	SFR	3	1	0.00	1.00	$78.92	414 ARROYO DR
5317-043-016	SFR	3	1	0.00	1.00	$78.92	418 ARROYO DR
5317-043-017	SFR	3	1	0.00	1.00	$78.92	424 ARROYO DR
5317-043-018	SFR	3	1	0.00	1.00	$78.92	430 ARROYO DR
5317-043-019	SFR	3	1	0.00	1.00	$78.92	500 ARROYO DR
5317-043-020	SFR	3	1	0.00	1.00	$78.92	400 ARROYO DR
5317-043-021	SFR	3	1	0.00	1.00	$78.92	515 HERMOSA ST
5317-043-022	SFR	3	1	0.00	1.00	$78.92	410 ARROYO DR
5317-043-023	SFR	3	1	0.00	1.00	$78.92	517 HERMOSA ST
5317-043-024	SFR	3	1	0.00	1.00	$78.92	523 HERMOSA ST
5317-043-025	SFR	3	1	0.00	1.00	$78.92	501 GRAND AVE
5317-043-026	SFR	3	1	0.00	1.00	$78.92	505 GRAND AVE
5317-044-001	SFR	2	1	0.00	1.00	$104.09	500 ARROYO SQ

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5317-044-002	SFR	2	1	0.00	1.00	$104.09	512 ARROYO SQ
5317-044-003	SFR	2	1	0.00	1.00	$104.09	520 ARROYO SQ
5317-044-004	SFR	2	1	0.00	1.00	$104.09	530 ARROYO SQ
5317-044-005	SFR	2	1	0.00	1.00	$104.09	531 ARROYO SQ
5317-044-006	SFR	2	1	0.00	1.00	$104.09	525 ARROYO SQ
5317-044-007	SFR	2	1	0.00	1.00	$104.09	511 ARROYO SQ
5317-044-008	SFR	2	1	0.00	1.00	$104.09	501 ARROYO SQ
5317-044-009	SFR	3	1	0.00	1.00	$78.92	304 ARROYO DR
5317-044-010	SFR	3	1	0.00	1.00	$78.92	308 ARROYO DR
5317-044-011	SFR	3	1	0.00	1.00	$78.92	314 ARROYO DR
5317-044-012	SFR	3	1	0.00	1.00	$78.92	318 ARROYO DR
5317-044-013	SFR	3	1	0.00	1.00	$78.92	514 HERMOSA ST
5317-044-014	SFR	3	1	0.00	1.00	$78.92	522 HERMOSA ST
5317-044-015	SFR	3	1	0.00	1.00	$78.92	524 HERMOSA ST
5317-044-016	SFR	3	1	0.00	1.00	$78.92	526 HERMOSA ST
5317-044-017	SFR	3	1	0.00	1.00	$78.92	528 HERMOSA ST
5317-044-018	SFR	3	1	0.00	1.00	$78.92	339 GRAND AVE
5317-044-019	SFR	3	1	0.00	1.00	$78.92	333 GRAND AVE
5317-044-020	SFR	3	1	0.00	1.00	$78.92	309 GRAND AVE
5317-044-021	SFR	3	1	0.00	1.00	$78.92	303 GRAND AVE
5317-044-023	SFR	3	1	0.00	1.00	$78.92	225 GRAND AVE
5317-044-024	SFR	2	1	0.00	1.00	$104.09	445 COLUMBIA ST
5317-044-025	SFR	2	1	0.00	1.00	$104.09	543 COLUMBIA ST
5318-001-001	SFR	3	1	0.00	1.00	$78.92	409 GARFIELD AVE
5318-001-002	SFR	3	1	0.00	1.00	$78.92	413 GARFIELD AVE
5318-001-003	MFR	3	2	0.00	1.60	$126.28	417 GARFIELD AVE
5318-001-004	SFR	3	1	0.00	1.00	$78.92	427 GARFIELD AVE
5318-001-005	MFR	3	3	0.00	2.40	$189.40	429 GARFIELD AVE B
5318-001-011	MFR	3	42	0.00	33.60	$2,651.72	435 GARFIELD AVE
5318-002-001	MFR	2	2	0.00	1.60	$166.55	527 GARFIELD AVE
5318-002-002	SFR	3	1	0.00	1.00	$78.92	517 GARFIELD AVE
5318-002-003	SFR	3	1	0.00	1.00	$78.92	511 GARFIELD AVE
5318-002-007	SFR	3	1	0.00	1.00	$78.92	501 GARFIELD AVE
5318-002-008	SFR	3	1	0.00	1.00	$78.92	447 GARFIELD AVE
5318-002-016	SFR	3	1	0.00	1.00	$78.92	443 GARFIELD AVE
5318-002-018	SFR	2	1	0.00	1.00	$104.09	1804 FOOTHILL ST
5318-002-020	MFR	2	52	0.00	41.60	$4,330.15	1750 FOOTHILL ST
5318-002-022	SFR	3	1	0.00	1.00	$78.92	507 GARFIELD AVE
5318-002-027	SFR	3	1	0.00	1.00	$78.92	505 GARFIELD AVE
5318-002-028	SFR	3	1	0.00	1.00	$78.92	1810 FOOTHILL ST
5318-003-001	MFR	3	10	0.00	8.00	$631.36	1700 GREVELIA ST
5318-003-002	MFR	3	8	0.00	6.40	$505.08	1714 GREVELIA ST
5318-003-004	MFR	3	8	0.00	6.40	$505.08	1728 GREVELIA ST
5318-003-005	MFR	3	8	0.00	6.40	$505.08	1730 GREVELIA ST
5318-003-006	MFR	3	16	0.00	12.80	$1,010.18	1734 GREVELIA ST
5318-003-007	MFR	3	20	0.00	16.00	$1,262.72	1742 GREVELIA ST
5318-003-008	MFR	2	20	0.00	16.00	$1,665.44	1750 GREVELIA ST
5318-003-009	MFR	2	24	0.00	19.20	$1,998.53	1768 GREVELIA ST
5318-003-011	MFR	3	16	0.00	12.80	$1,010.18	1720 GREVELIA ST
5318-004-010	SFR	3	1	0.00	1.00	$78.92	1614 HOPE ST
5318-004-011	SFR	3	1	0.00	1.00	$78.92	735 BRENT AVE
5318-004-012	C/I	3	0	0.21	1.20	$94.39	727 BRENT AVE
5318-004-015	MFR	3	12	0.00	9.60	$757.64	715 BRENT AVE
5318-004-016	MFR	3	12	0.00	9.60	$757.64	711 BRENT AVE
5318-004-017	MFR	3	4	0.00	3.20	$252.54	705 BRENT AVE
5318-004-018	C/I	3	0	0.34	1.95	$153.58	701 BRENT AVE
5318-004-019	C/I	1	0	0.50	2.92	$283.20	716 FAIR OAKS AVE
5318-004-020	C/I	1	0	0.21	1.21	$117.32	710 FAIR OAKS AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-004-021	C/I	1	0	0.31	1.81	$175.98	714 FAIR OAKS AVE
5318-004-022	C/I	1	0	0.35	2.01	$195.21	718 FAIR OAKS AVE
5318-004-023	C/I	3	0	0.41	2.39	$188.86	733 BRENT AVE
5318-004-024	C/I	1	0	2.00	7.25	$704.41	606 FAIR OAKS AVE
5318-005-001	MFR	3	4	0.00	3.20	$252.54	620 BRENT AVE
5318-005-002	MFR	3	4	0.00	3.20	$252.54	626 BRENT AVE
5318-005-007	MFR	3	4	0.00	3.20	$252.54	634 BRENT AVE
5318-005-008	MFR	3	4	0.00	3.20	$252.54	700 BRENT AVE
5318-005-009	MFR	3	14	0.00	11.20	$883.90	706 BRENT AVE G
5318-005-010	MFR	3	5	0.00	4.00	$315.68	716 BRENT AVE
5318-005-011	MFR	3	5	0.00	4.00	$315.68	718 BRENT AVE
5318-005-012	MFR	3	4	0.00	3.20	$252.54	722 BRENT AVE
5318-005-013	MFR	3	4	0.00	3.20	$252.54	726 BRENT AVE
5318-005-014	MFR	3	4	0.00	3.20	$252.54	730 BRENT AVE
5318-005-015	MFR	3	3	0.00	2.40	$189.40	733 PARK AVE
5318-005-016	MFR	3	4	0.00	3.20	$252.54	729 PARK AVE
5318-005-017	MFR	3	4	0.00	3.20	$252.54	721 PARK AVE
5318-005-018	MFR	3	4	0.00	3.20	$252.54	717 PARK AVE
5318-005-019	MFR	3	4	0.00	3.20	$252.54	713 PARK AVE
5318-005-020	MFR	3	4	0.00	3.20	$252.54	709 PARK AVE
5318-005-021	MFR	3	4	0.00	3.20	$252.54	705 PARK AVE
5318-005-022	MFR	3	5	0.00	4.00	$315.68	701 PARK AVE
5318-005-023	MFR	3	5	0.00	4.00	$315.68	633 PARK AVE D
5318-005-024	MFR	3	4	0.00	3.20	$252.54	629 PARK AVE
5318-005-025	MFR	3	4	0.00	3.20	$252.54	625 PARK AVE
5318-005-026	MFR	3	4	0.00	3.20	$252.54	619 PARK AVE
5318-005-027	MFR	3	24	0.00	19.20	$1,515.26	620 PARK AVE
5318-005-030	MFR	3	4	0.00	3.20	$252.54	710 PARK AVE
5318-005-031	MFR	3	4	0.00	3.20	$252.54	714 PARK AVE
5318-005-034	MFR	3	4	0.00	3.20	$252.54	726 PARK AVE
5318-005-035	MFR	3	20	0.00	16.00	$1,262.72	1745 GREVELIA ST
5318-005-036	MFR	3	6	0.00	4.80	$378.82	1751 GREVELIA ST
5318-005-038	MFR	3	4	0.00	3.20	$252.54	630 BRENT AVE
5318-005-065	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 101
5318-005-066	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 102
5318-005-067	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE
5318-005-068	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 201
5318-005-069	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 202
5318-005-070	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 203
5318-005-071	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 204
5318-005-072	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 205
5318-005-073	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 206
5318-005-074	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 207
5318-005-075	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 208
5318-005-076	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 209
5318-005-077	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 210
5318-005-078	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 301
5318-005-079	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 302
5318-005-080	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 303
5318-005-081	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 304
5318-005-082	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 305
5318-005-083	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 306
5318-005-084	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 307
5318-005-085	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 308
5318-005-086	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 309
5318-005-087	MFR	3	1	0.00	0.80	$63.14	702 PARK AVE 310
5318-005-088	MFR	3	6	0.00	4.80	$378.82	720 PARK AVE
5318-006-001	SFR	2	1	0.00	1.00	$104.09	1822 MISSION ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-006-002	SFR	2	1	0.00	1.00	$104.09	1818 MISSION ST
5318-006-003	SFR	2	1	0.00	1.00	$104.09	1814 MISSION ST
5318-006-004	SFR	2	1	0.00	1.00	$104.09	1810 MISSION ST
5318-006-005	SFR	3	1	0.00	1.00	$78.92	841 STRATFORD AVE
5318-006-006	SFR	3	1	0.00	1.00	$78.92	839 STRATFORD AVE
5318-006-007	SFR	3	1	0.00	1.00	$78.92	833 STRATFORD AVE
5318-006-008	SFR	3	1	0.00	1.00	$78.92	829 STRATFORD AVE
5318-006-009	SFR	3	1	0.00	1.00	$78.92	825 STRATFORD AVE
5318-006-010	MFR	3	2	0.00	1.60	$126.28	821 STRATFORD AVE
5318-006-011	SFR	3	1	0.00	1.00	$78.92	817 STRATFORD AVE
5318-006-012	SFR	3	1	0.00	1.00	$78.92	813 STRATFORD AVE
5318-006-013	SFR	3	1	0.00	1.00	$78.92	809 STRATFORD AVE
5318-006-016	SFR	3	1	0.00	1.00	$78.92	1740 HOPE ST
5318-006-017	SFR	3	1	0.00	1.00	$78.92	1738 HOPE ST
5318-006-018	MFR	3	14	0.00	11.20	$883.90	1777 GREVELIA ST
5318-006-024	SFR	3	1	0.00	1.00	$78.92	805 STRATFORD AVE
5318-007-001	SFR	3	1	0.00	1.00	$78.92	1845 CLARK PL
5318-007-002	MFR	3	4	0.00	3.20	$252.54	1841 CLARK PL B
5318-007-004	MFR	3	3	0.00	2.40	$189.40	622 STRATFORD AVE
5318-007-005	MFR	3	2	0.00	1.60	$126.28	626 STRATFORD AVE
5318-007-006	SFR	3	1	0.00	1.00	$78.92	630 STRATFORD AVE
5318-007-007	SFR	3	1	0.00	1.00	$78.92	634 STRATFORD AVE
5318-007-008	SFR	3	1	0.00	1.00	$78.92	640 STRATFORD AVE
5318-007-009	SFR	3	1	0.00	1.00	$78.92	644 STRATFORD AVE
5318-007-010	SFR	3	1	0.00	1.00	$78.92	1840 HOPE ST
5318-007-011	SFR	3	1	0.00	1.00	$78.92	1848 HOPE ST
5318-007-012	SFR	3	1	0.00	1.00	$78.92	633 MILAN AVE
5318-007-013	SFR	3	1	0.00	1.00	$78.92	625 MILAN AVE
5318-007-014	SFR	3	1	0.00	1.00	$78.92	621 MILAN AVE
5318-007-015	SFR	3	1	0.00	1.00	$78.92	619 MILAN AVE
5318-007-016	SFR	3	1	0.00	1.00	$78.92	615 MILAN AVE
5318-007-017	SFR	3	1	0.00	1.00	$78.92	611 MILAN AVE
5318-007-018	SFR	3	1	0.00	1.00	$78.92	607 MILAN AVE
5318-007-019	SFR	2	1	0.00	1.00	$104.09	621 GARFIELD AVE
5318-007-020	SFR	2	1	0.00	1.00	$104.09	601 MILAN AVE
5318-007-021	SFR	3	1	0.00	1.00	$78.92	618 MILAN AVE
5318-007-022	MFR	2	6	0.00	4.80	$499.63	604 MILAN AVE
5318-007-023	SFR	2	1	0.00	1.00	$104.09	715 GARFIELD AVE
5318-007-024	MFR	2	2	0.00	1.60	$166.55	719 GARFIELD AVE
5318-007-025	SFR	2	1	0.00	1.00	$104.09	727 GARFIELD AVE
5318-007-026	SFR	2	1	0.00	1.00	$104.09	731 GARFIELD AVE
5318-007-027	SFR	3	1	0.00	1.00	$78.92	624 MILAN AVE
5318-007-028	MFR	3	2	0.00	1.60	$126.28	626 MILAN AVE
5318-007-029	MFR	3	2	0.00	1.60	$126.28	632 MILAN AVE
5318-007-030	SFR	2	1	0.00	1.00	$104.09	735 GARFIELD AVE
5318-007-031	SFR	2	1	0.00	1.00	$104.09	741 GARFIELD AVE
5318-007-032	SFR	3	1	0.00	1.00	$78.92	800 MILAN AVE
5318-007-034	SFR	3	1	0.00	1.00	$78.92	804 MILAN AVE
5318-007-035	SFR	2	1	0.00	1.00	$104.09	807 GARFIELD AVE
5318-007-036	SFR	2	1	0.00	1.00	$104.09	809 GARFIELD AVE
5318-007-038	SFR	2	1	0.00	1.00	$104.09	805 GARFIELD AVE
5318-008-012	SFR	3	1	0.00	1.00	$78.92	2036 LE DROIT DR
5318-008-013	SFR	3	1	0.00	1.00	$78.92	2032 LE DROIT DR
5318-008-014	SFR	3	1	0.00	1.00	$78.92	2028 LE DROIT DR
5318-008-015	SFR	3	1	0.00	1.00	$78.92	2024 LE DROIT DR
5318-008-016	SFR	3	1	0.00	1.00	$78.92	2020 LE DROIT DR
5318-008-017	SFR	3	1	0.00	1.00	$78.92	2016 LE DROIT DR
5318-008-018	SFR	3	1	0.00	1.00	$78.92	2012 LE DROIT DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-008-019	SFR	3	1	0.00	1.00	$78.92	2008 LE DROIT DR
5318-008-020	SFR	3	1	0.00	1.00	$78.92	2004 LE DROIT DR
5318-008-021	SFR	3	1	0.00	1.00	$78.92	1104 MONTROSE AVE
5318-008-022	SFR	3	1	0.00	1.00	$78.92	2001 LE DROIT DR
5318-008-023	SFR	3	1	0.00	1.00	$78.92	2005 LE DROIT DR
5318-008-024	SFR	3	1	0.00	1.00	$78.92	2009 LE DROIT DR
5318-008-025	SFR	3	1	0.00	1.00	$78.92	2013 LE DROIT DR
5318-008-026	SFR	3	1	0.00	1.00	$78.92	2017 LE DROIT DR
5318-008-027	SFR	3	1	0.00	1.00	$78.92	2021 LE DROIT DR
5318-008-028	SFR	3	1	0.00	1.00	$78.92	2025 LE DROIT DR
5318-008-029	SFR	3	1	0.00	1.00	$78.92	2029 LE DROIT DR
5318-008-030	SFR	3	1	0.00	1.00	$78.92	2033 LE DROIT DR
5318-008-031	SFR	3	1	0.00	1.00	$78.92	2037 LE DROIT DR
5318-008-032	SFR	3	1	0.00	1.00	$78.92	2041 LE DROIT DR
5318-008-033	SFR	3	1	0.00	1.00	$78.92	2045 LE DROIT DR
5318-008-034	SFR	2	1	0.00	1.00	$104.09	1129 GARFIELD AVE
5318-008-035	SFR	3	1	0.00	1.00	$78.92	2058 MONTEREY RD
5318-008-036	SFR	3	1	0.00	1.00	$78.92	2050 MONTEREY RD
5318-008-037	SFR	3	1	0.00	1.00	$78.92	2044 MONTEREY RD
5318-008-038	SFR	3	1	0.00	1.00	$78.92	2040 MONTEREY RD
5318-008-039	SFR	3	1	0.00	1.00	$78.92	2034 MONTEREY RD
5318-008-040	SFR	3	1	0.00	1.00	$78.92	2030 MONTEREY RD
5318-008-041	SFR	3	1	0.00	1.00	$78.92	2024 MONTEREY RD
5318-008-042	SFR	3	1	0.00	1.00	$78.92	2020 MONTEREY RD
5318-008-043	SFR	3	1	0.00	1.00	$78.92	2018 MONTEREY RD
5318-008-044	SFR	3	1	0.00	1.00	$78.92	2014 MONTEREY RD
5318-008-045	SFR	3	1	0.00	1.00	$78.92	2010 MONTEREY RD
5318-008-046	SFR	3	1	0.00	1.00	$78.92	1130 MONTROSE AVE
5318-008-047	SFR	3	1	0.00	1.00	$78.92	2000 MONTEREY RD
5318-009-016	SFR	3	1	0.00	1.00	$78.92	1926 MONTEREY RD
5318-009-017	SFR	3	1	0.00	1.00	$78.92	1922 MONTEREY RD
5318-009-018	SFR	3	1	0.00	1.00	$78.92	1918 MONTEREY RD
5318-009-019	SFR	3	1	0.00	1.00	$78.92	1912 MONTEREY RD
5318-009-020	SFR	3	1	0.00	1.00	$78.92	1910 MONTEREY RD
5318-009-021	SFR	3	1	0.00	1.00	$78.92	1904 MONTEREY RD
5318-009-022	MFR	3	4	0.00	3.20	$252.54	1900 MONTEREY RD
5318-009-023	SFR	3	1	0.00	1.00	$78.92	1130 MILAN AVE
5318-009-024	SFR	3	1	0.00	1.00	$78.92	1126 MILAN AVE
5318-009-025	SFR	3	1	0.00	1.00	$78.92	1122 MILAN AVE
5318-009-026	SFR	3	1	0.00	1.00	$78.92	1116 MILAN AVE
5318-009-027	SFR	3	1	0.00	1.00	$78.92	1114 MILAN AVE
5318-009-028	SFR	3	1	0.00	1.00	$78.92	1901 OXLEY ST
5318-009-029	SFR	3	1	0.00	1.00	$78.92	1905 OXLEY ST
5318-009-030	SFR	3	1	0.00	1.00	$78.92	1909 OXLEY ST
5318-009-031	MFR	3	2	0.00	1.60	$126.28	1913 OXLEY ST
5318-009-032	SFR	3	1	0.00	1.00	$78.92	1917 OXLEY ST
5318-009-033	SFR	3	1	0.00	1.00	$78.92	1921 OXLEY ST
5318-009-034	MFR	3	2	0.00	1.60	$126.28	1925 OXLEY ST
5318-009-035	SFR	3	1	0.00	1.00	$78.92	1115 MONTROSE AVE
5318-009-036	SFR	3	1	0.00	1.00	$78.92	1121 MONTROSE AVE
5318-009-037	SFR	3	1	0.00	1.00	$78.92	1123 MONTROSE AVE
5318-009-038	MFR	3	3	0.00	2.40	$189.40	1127 MONTROSE AVE
5318-010-018	SFR	3	1	0.00	1.00	$78.92	1901 MISSION ST
5318-010-019	SFR	3	1	0.00	1.00	$78.92	1010 MILAN AVE
5318-010-020	SFR	3	1	0.00	1.00	$78.92	1907 MISSION ST
5318-010-021	SFR	3	1	0.00	1.00	$78.92	1909 MISSION ST
5318-010-022	SFR	3	1	0.00	1.00	$78.92	1915 MISSION ST
5318-010-023	MFR	3	2	0.00	1.60	$126.28	1919 MISSION ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-010-024	SFR	3	1	0.00	1.00	$78.92	1923 MISSION ST
5318-010-025	MFR	3	2	0.00	1.60	$126.28	1011 MONTROSE AVE
5318-010-026	SFR	3	1	0.00	1.00	$78.92	1014 MILAN AVE
5318-010-027	SFR	3	1	0.00	1.00	$78.92	1020 MILAN AVE
5318-010-028	SFR	3	1	0.00	1.00	$78.92	1024 MILAN AVE
5318-010-029	MFR	3	2	0.00	1.60	$126.28	1026 MILAN AVE
5318-010-030	SFR	3	1	0.00	1.00	$78.92	1030 MILAN AVE
5318-010-031	MFR	3	2	0.00	1.60	$126.28	1036 MILAN AVE
5318-010-032	MFR	3	2	0.00	1.60	$126.28	1040 MILAN AVE
5318-010-033	SFR	3	1	0.00	1.00	$78.92	1910 OXLEY ST
5318-010-034	MFR	3	2	0.00	1.60	$126.28	1918 OXLEY ST
5318-010-035	SFR	3	1	0.00	1.00	$78.92	1035 MONTROSE AVE
5318-010-036	SFR	3	1	0.00	1.00	$78.92	1033 MONTROSE AVE
5318-010-037	SFR	3	1	0.00	1.00	$78.92	1027 MONTROSE AVE
5318-010-038	SFR	3	1	0.00	1.00	$78.92	1025 MONTROSE AVE
5318-010-039	SFR	3	1	0.00	1.00	$78.92	1019 MONTROSE AVE
5318-010-040	SFR	3	1	0.00	1.00	$78.92	1017 MONTROSE AVE
5318-010-041	SFR	2	1	0.00	1.00	$104.09	2001 MISSION ST
5318-010-042	SFR	2	1	0.00	1.00	$104.09	2007 MISSION ST
5318-010-043	SFR	2	1	0.00	1.00	$104.09	2011 MISSION ST
5318-010-044	SFR	2	1	0.00	1.00	$104.09	2015 MISSION ST
5318-010-045	SFR	2	1	0.00	1.00	$104.09	1001 GARFIELD AVE
5318-010-046	SFR	2	1	0.00	1.00	$104.09	1007 GARFIELD AVE
5318-010-047	SFR	2	1	0.00	1.00	$104.09	1011 GARFIELD AVE
5318-010-048	SFR	2	1	0.00	1.00	$104.09	1017 GARFIELD AVE
5318-010-049	SFR	2	1	0.00	1.00	$104.09	1019 GARFIELD AVE
5318-010-050	MFR	2	5	0.00	4.00	$416.36	1023 GARFIELD AVE
5318-010-051	SFR	2	1	0.00	1.00	$104.09	1027 GARFIELD AVE
5318-010-052	MFR	2	2	0.00	1.60	$166.55	1031 GARFIELD AVE
5318-010-053	SFR	2	1	0.00	1.00	$104.09	1037 GARFIELD AVE
5318-010-054	SFR	2	1	0.00	1.00	$104.09	1041 GARFIELD AVE
5318-010-055	SFR	3	1	0.00	1.00	$78.92	2018 OXLEY ST
5318-010-056	SFR	3	1	0.00	1.00	$78.92	2014 OXLEY ST
5318-010-057	SFR	3	1	0.00	1.00	$78.92	2010 OXLEY ST
5318-010-058	SFR	3	1	0.00	1.00	$78.92	2006 OXLEY ST
5318-010-059	MFR	3	2	0.00	1.60	$126.28	2000 OXLEY ST
5318-010-061	MFR	3	2	0.00	1.60	$126.28	1016 MONTROSE AVE
5318-010-062	SFR	3	1	0.00	1.00	$78.92	1014 MONTROSE AVE
5318-010-063	SFR	3	1	0.00	1.00	$78.92	1026 MONTROSE AVE
5318-010-064	SFR	3	1	0.00	1.00	$78.92	1020 MONTROSE AVE
5318-011-001	SFR	3	1	0.00	1.00	$78.92	828 MILAN AVE
5318-011-002	SFR	3	1	0.00	1.00	$78.92	834 MILAN AVE
5318-011-003	SFR	3	1	0.00	1.00	$78.92	838 MILAN AVE
5318-011-004	SFR	3	1	0.00	1.00	$78.92	844 MILAN AVE
5318-011-005	SFR	2	1	0.00	1.00	$104.09	1900 MISSION ST
5318-011-006	SFR	2	1	0.00	1.00	$104.09	1906 MISSION ST
5318-011-007	SFR	2	1	0.00	1.00	$104.09	1908 MISSION ST
5318-011-011	SFR	2	1	0.00	1.00	$104.09	1920 MISSION ST
5318-011-012	MFR	2	2	0.00	1.60	$166.55	1926 MISSION ST
5318-011-013	SFR	4	1	0.00	1.00	$71.26	831 MONTROSE AVE
5318-011-014	SFR	4	1	0.00	1.00	$71.26	825 MONTROSE AVE
5318-011-016	SFR	4	1	0.00	1.00	$71.26	819 MONTROSE AVE
5318-011-017	SFR	4	1	0.00	1.00	$71.26	815 MONTROSE AVE
5318-011-023	SFR	2	1	0.00	1.00	$104.09	1916 MISSION ST
5318-011-024	SFR	2	1	0.00	1.00	$104.09	1912 MISSION ST
5318-011-025	SFR	4	1	0.00	1.00	$71.26	821 MONTROSE AVE
5318-011-026	SFR	3	1	0.00	1.00	$78.92	808 MILAN AVE
5318-011-027	MFR	4	2	0.00	1.60	$114.02	801 MONTROSE AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-011-028	MFR	4	2	0.00	1.60	$114.02	803 MONTROSE AVE
5318-011-029	SFR	4	1	0.00	1.00	$71.26	805 MONTROSE AVE
5318-011-030	SFR	4	1	0.00	1.00	$71.26	811 MONTROSE AVE
5318-011-031	SFR	3	1	0.00	1.00	$78.92	820 MILAN AVE
5318-011-032	SFR	3	1	0.00	1.00	$78.92	816 MILAN AVE
5318-011-033	SFR	4	1	0.00	1.00	$71.26	700 MONTROSE AVE
5318-011-034	SFR	2	1	0.00	1.00	$104.09	815 GARFIELD AVE
5318-011-035	SFR	2	1	0.00	1.00	$104.09	823 GARFIELD AVE
5318-011-036	SFR	4	1	0.00	1.00	$71.26	800 MONTROSE AVE
5318-011-037	SFR	4	1	0.00	1.00	$71.26	808 MONTROSE AVE
5318-011-038	SFR	2	1	0.00	1.00	$104.09	833 GARFIELD AVE
5318-011-039	SFR	4	1	0.00	1.00	$71.26	810 MONTROSE AVE
5318-011-040	SFR	4	1	0.00	1.00	$71.26	818 MONTROSE AVE
5318-011-041	SFR	2	1	0.00	1.00	$104.09	835 GARFIELD AVE
5318-011-042	SFR	2	1	0.00	1.00	$104.09	839 GARFIELD AVE
5318-011-043	SFR	4	1	0.00	1.00	$71.26	820 MONTROSE AVE
5318-011-044	SFR	2	1	0.00	1.00	$104.09	843 GARFIELD AVE
5318-011-045	SFR	4	1	0.00	1.00	$71.26	826 MONTROSE AVE
5318-011-046	SFR	2	1	0.00	1.00	$104.09	847 GARFIELD AVE
5318-011-047	SFR	4	1	0.00	1.00	$71.26	830 MONTROSE AVE
5318-011-048	MFR	2	2	0.00	1.60	$166.55	2000 MISSION ST
5318-011-049	SFR	2	1	0.00	1.00	$104.09	2008 MISSION ST
5318-011-050	SFR	2	1	0.00	1.00	$104.09	2010 MISSION ST
5318-011-051	MFR	2	8	0.00	6.40	$666.17	851 GARFIELD AVE
5318-012-001	MFR	3	2	0.00	1.60	$126.28	1857 HOPE ST
5318-012-004	SFR	3	1	0.00	1.00	$78.92	1851 HOPE ST
5318-012-005	SFR	3	1	0.00	1.00	$78.92	811 MILAN AVE
5318-012-006	SFR	3	1	0.00	1.00	$78.92	815 MILAN AVE
5318-012-007	SFR	3	1	0.00	1.00	$78.92	817 MILAN AVE
5318-012-008	SFR	3	1	0.00	1.00	$78.92	825 MILAN AVE
5318-012-009	SFR	3	1	0.00	1.00	$78.92	831 MILAN AVE
5318-012-010	SFR	2	1	0.00	1.00	$104.09	1858 MISSION ST
5318-012-011	SFR	2	1	0.00	1.00	$104.09	1848 MISSION ST
5318-012-012	SFR	2	1	0.00	1.00	$104.09	1846 MISSION ST
5318-012-013	SFR	2	1	0.00	1.00	$104.09	1840 MISSION ST
5318-012-014	SFR	2	1	0.00	1.00	$104.09	1836 MISSION ST
5318-012-015	SFR	3	1	0.00	1.00	$78.92	804 STRATFORD AVE
5318-012-016	SFR	3	1	0.00	1.00	$78.92	1845 HOPE ST
5318-012-017	SFR	3	1	0.00	1.00	$78.92	810 STRATFORD AVE
5318-012-018	SFR	3	1	0.00	1.00	$78.92	816 STRATFORD AVE
5318-012-019	SFR	3	1	0.00	1.00	$78.92	820 STRATFORD AVE
5318-012-020	SFR	3	1	0.00	1.00	$78.92	824 STRATFORD AVE
5318-012-021	SFR	3	1	0.00	1.00	$78.92	828 STRATFORD AVE
5318-012-022	SFR	3	1	0.00	1.00	$78.92	832 STRATFORD AVE
5318-012-023	SFR	3	1	0.00	1.00	$78.92	836 STRATFORD AVE
5318-012-024	SFR	3	1	0.00	1.00	$78.92	840 STRATFORD AVE
5318-012-025	SFR	3	1	0.00	1.00	$78.92	839 MILAN AVE
5318-012-026	SFR	3	1	0.00	1.00	$78.92	835 MILAN AVE
5318-012-027	SFR	3	1	0.00	1.00	$78.92	833 MILAN AVE
5318-012-028	SFR	3	1	0.00	1.00	$78.92	809 MILAN AVE
5318-013-025	MFR	2	2	0.00	1.60	$166.55	1700 MONTEREY RD
5318-013-026	SFR	3	1	0.00	1.00	$78.92	1140 BRENT AVE
5318-013-027	SFR	3	1	0.00	1.00	$78.92	1138 BRENT AVE
5318-013-028	SFR	3	1	0.00	1.00	$78.92	1128 BRENT AVE
5318-013-029	SFR	3	1	0.00	1.00	$78.92	1124 BRENT AVE
5318-013-030	MFR	3	2	0.00	1.60	$126.28	1120 BRENT AVE
5318-013-031	SFR	3	1	0.00	1.00	$78.92	1118 BRENT AVE
5318-013-032	MFR	3	2	0.00	1.60	$126.28	1116 BRENT AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-013-033	MFR	3	13	0.00	10.40	$820.76	1701 OXLEY ST
5318-013-034	MFR	3	6	0.00	4.80	$378.82	1711 OXLEY ST
5318-013-035	MFR	3	2	0.00	1.60	$126.28	1713 OXLEY ST
5318-013-036	MFR	3	2	0.00	1.60	$126.28	1714 MONTEREY RD
5318-013-037	C/I	3	0	0.17	1.00	$78.92	1714 MONTEREY RD REAR
5318-013-038	MFR	3	14	0.00	11.20	$883.90	1721 OXLEY ST
5318-013-039	MFR	3	4	0.00	3.20	$252.54	1725 OXLEY ST
5318-013-040	MFR	3	5	0.00	4.00	$315.68	1112 DONALDO CT
5318-013-041	MFR	3	10	0.00	8.00	$631.36	1731 OXLEY ST
5318-013-042	SFR	3	1	0.00	1.00	$78.92	1735 OXLEY ST
5318-013-043	SFR	3	1	0.00	1.00	$78.92	1101 MARENGO AVE
5318-013-044	SFR	3	1	0.00	1.00	$78.92	1105 MARENGO AVE
5318-013-045	SFR	3	1	0.00	1.00	$78.92	1109 MARENGO AVE
5318-013-046	SFR	3	1	0.00	1.00	$78.92	1113 MARENGO AVE
5318-013-047	SFR	3	1	0.00	1.00	$78.92	1117 MARENGO AVE
5318-013-048	MFR	3	2	0.00	1.60	$126.28	1716 MONTEREY RD
5318-013-049	SFR	3	1	0.00	1.00	$78.92	1720 MONTEREY RD
5318-013-050	SFR	3	1	0.00	1.00	$78.92	1724 MONTEREY RD
5318-013-051	SFR	3	1	0.00	1.00	$78.92	1730 MONTEREY RD
5318-013-052	MFR	3	2	0.00	1.60	$126.28	1732 MONTEREY RD
5318-013-053	MFR	3	2	0.00	1.60	$126.28	1736 MONTEREY RD
5318-013-054	MFR	3	2	0.00	1.60	$126.28	1740 MONTEREY RD
5318-013-055	MFR	3	2	0.00	1.60	$126.28	1139 MARENGO AVE
5318-013-056	SFR	3	1	0.00	1.00	$78.92	1131 MARENGO AVE
5318-013-057	SFR	3	1	0.00	1.00	$78.92	1125 MARENGO AVE
5318-013-058	SFR	3	1	0.00	1.00	$78.92	1121 MARENGO AVE
5318-013-059	MFR	3	2	0.00	1.60	$126.28	1120 DONALDO CT
5318-013-060	MFR	3	2	0.00	1.60	$126.28	1124 DONALDO CT
5318-013-061	MFR	3	2	0.00	1.60	$126.28	1132 DONALDO CT
5318-013-062	SFR	3	1	0.00	1.00	$78.92	1133 DONALDO CT
5318-013-063	SFR	3	1	0.00	1.00	$78.92	1127 DONALDO CT
5318-013-064	SFR	3	1	0.00	1.00	$78.92	1123 DONALDO CT
5318-014-001	C/I	1	0	0.18	1.06	$102.65	820 FAIR OAKS AVE
5318-014-002	C/I	1	0	0.09	1.00	$97.12	1610 MISSION ST
5318-014-003	C/I	1	0	0.19	1.12	$108.87	818 FAIR OAKS AVE
5318-014-008	C/I	1	0	0.18	1.02	$98.67	806 FAIR OAKS AVE
5318-014-009	C/I	1	0	0.21	1.22	$118.49	800 FAIR OAKS AVE
5318-014-010	C/I	2	0	0.16	1.00	$104.09	801 BRENT AVE
5318-014-011	MFR	2	3	0.00	2.40	$249.81	805 BRENT AVE
5318-014-012	MFR	2	5	0.00	4.00	$416.36	809 BRENT AVE #1
5318-014-013	C/I	2	0	0.18	1.02	$105.76	817 BRENT AVE
5318-014-014	VAC	2	0	0.18	0.25	$26.44	821 BRENT AVE
5318-014-018	MFR	2	4	0.00	3.20	$333.09	831 BRENT AVE
5318-014-020	C/I	1	0	0.25	1.48	$143.25	1616 MISSION ST
5318-014-022	MFR	2	3	0.00	2.40	$249.81	820 BRENT AVE
5318-014-023	MFR	2	4	0.00	3.20	$333.09	816 BRENT AVE
5318-014-026	SFR	3	1	0.00	1.00	$78.92	1711 HOPE ST
5318-014-027	SFR	3	1	0.00	1.00	$78.92	1715 HOPE ST
5318-014-028	MFR	3	2	0.00	1.60	$126.28	1717 HOPE ST
5318-014-029	SFR	3	1	0.00	1.00	$78.92	1721 HOPE ST
5318-014-030	MFR	3	2	0.00	1.60	$126.28	1725 HOPE ST
5318-014-031	MFR	3	2	0.00	1.60	$126.28	1729 HOPE ST
5318-014-032	MFR	3	2	0.00	1.60	$126.28	1735 HOPE ST
5318-014-033	MFR	3	7	0.00	5.60	$441.96	815 PARK AVE
5318-014-034	MFR	3	4	0.00	3.20	$252.54	819 PARK AVE
5318-014-035	SFR	3	1	0.00	1.00	$78.92	825 PARK AVE
5318-014-037	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 1
5318-014-038	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 2

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-014-039	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 3
5318-014-040	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 4
5318-014-041	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 5
5318-014-042	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 6
5318-014-043	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 7
5318-014-044	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 8
5318-014-045	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 9
5318-014-046	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 10
5318-014-047	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 11
5318-014-048	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 12
5318-014-049	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 13
5318-014-050	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 14
5318-014-051	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 15
5318-014-052	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 16
5318-014-053	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 17
5318-014-054	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 18
5318-014-055	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 19
5318-014-056	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 20
5318-014-057	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 21
5318-014-058	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 22
5318-014-059	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 23
5318-014-060	MFR	2	1	0.00	0.80	$83.27	1700 MISSION ST 24
5318-014-061	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 2
5318-014-062	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 26
5318-014-063	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 4
5318-014-064	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 3
5318-014-065	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 6
5318-014-066	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 5
5318-014-067	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 8
5318-014-068	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 7
5318-014-069	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 10
5318-014-070	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 9
5318-014-071	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 12
5318-014-072	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 11
5318-014-073	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 14
5318-014-074	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 13
5318-014-075	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 16
5318-014-076	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 15
5318-014-077	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 18
5318-014-078	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 17
5318-014-079	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 43
5318-014-080	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 19
5318-014-081	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 45
5318-014-082	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 21
5318-014-083	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 24
5318-014-084	MFR	2	1	0.00	0.80	$83.27	1720 MISSION ST 23
5318-014-086	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 1
5318-014-087	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 2
5318-014-088	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 3
5318-014-089	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 4
5318-014-090	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 5
5318-014-091	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 6
5318-014-092	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 7
5318-014-093	MFR	2	1	0.00	0.80	$83.27	1705 HOPE ST 8
5318-014-094	MFR	2	2	0.00	1.60	$166.55	812 BRENT AVE
5318-014-095	C/I	1	0	0.18	1.02	$98.67	810 FAIR OAKS AVE
5318-014-096	C/I	1	0	0.18	1.02	$98.67	814 FAIR OAKS AVE
5318-014-097	SFR	2	1	0.00	1.00	$104.09	825 BRENT AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-015-001	C/I	1	0	0.19	1.12	$108.87	1020 FAIR OAKS AVE
5318-015-002	C/I	1	0	0.18	1.02	$98.67	1016 FAIR OAKS AVE A
5318-015-003	C/I	1	0	0.09	1.00	$97.12	1014 FAIR OAKS AVE
5318-015-004	C/I	1	0	0.27	1.54	$149.47	1008 FAIR OAKS AVE
5318-015-005	C/I	1	0	0.18	1.02	$98.67	1000 FAIR OAKS AVE
5318-015-006	C/I	1	0	0.21	1.22	$118.49	1000 FAIR OAKS AVE
5318-015-007	C/I	3	0	0.19	1.12	$88.47	1001 BRENT AVE
5318-015-008	C/I	3	0	0.19	1.12	$88.47	1005 BRENT AVE
5318-015-009	C/I	3	0	0.18	1.03	$81.13	1009 BRENT AVE
5318-015-010	SFR	3	1	0.00	1.00	$78.92	1015 BRENT AVE
5318-015-011	SFR	3	1	0.00	1.00	$78.92	1017 BRENT AVE
5318-015-012	MFR	3	2	0.00	1.60	$126.28	1612 OXLEY ST
5318-015-013	MFR	3	2	0.00	1.60	$126.28	1021 BRENT AVE
5318-015-017	C/I	1	0	0.62	3.58	$347.50	900 FAIR OAKS AVE
5318-015-018	MFR	3	4	0.00	3.20	$252.54	1036 BRENT AVE
5318-015-019	MFR	3	2	0.00	1.60	$126.28	1030 BRENT AVE
5318-015-020	SFR	3	1	0.00	1.00	$78.92	1033 PARK AVE
5318-015-023	MFR	3	2	0.00	1.60	$126.28	1018 BRENT AVE
5318-015-024	MFR	3	2	0.00	1.60	$126.28	1012 BRENT AVE
5318-015-025	MFR	2	3	0.00	2.40	$249.81	1701 MISSION ST
5318-015-026	SFR	2	1	0.00	1.00	$104.09	1705 MISSION ST
5318-015-027	SFR	2	1	0.00	1.00	$104.09	1711 MISSION ST
5318-015-028	SFR	2	1	0.00	1.00	$104.09	1715 MISSION ST
5318-015-029	SFR	2	1	0.00	1.00	$104.09	1717 MISSION ST
5318-015-030	SFR	2	1	0.00	1.00	$104.09	1721 MISSION ST
5318-015-031	SFR	3	1	0.00	1.00	$78.92	1011 PARK AVE
5318-015-032	SFR	3	1	0.00	1.00	$78.92	1015 PARK AVE
5318-015-033	SFR	3	1	0.00	1.00	$78.92	1021 PARK AVE
5318-015-034	SFR	3	1	0.00	1.00	$78.92	1023 PARK AVE
5318-015-035	MFR	3	2	0.00	1.60	$126.28	1029 PARK AVE
5318-015-036	C/I	1	0	0.85	4.95	$481.13	900 FAIR OAKS AVE
5318-015-037	SFR	3	1	0.00	1.00	$78.92	1026 BRENT AVE
5318-015-038	SFR	3	1	0.00	1.00	$78.92	1022 BRENT AVE
5318-016-019	C/I	1	0	0.26	1.52	$147.82	1138 N FAIR OAKS AVE
5318-016-021	C/I	1	0	0.01	1.00	$97.12	1134 FAIR OAKS AVE
5318-016-022	C/I	1	0	0.01	1.00	$97.12	1132 FAIR OAKS AVE
5318-016-023	C/I	1	0	0.43	2.49	$242.02	1118 FAIR OAKS AVE
5318-016-024	C/I	1	0	0.17	1.00	$97.12	1114 FAIR OAKS AVE
5318-016-025	C/I	1	0	0.17	1.00	$97.12	1112 FAIR OAKS AVE
5318-016-026	C/I	1	0	0.17	1.00	$97.12	1108 FAIR OAKS AVE
5318-016-027	C/I	1	0	0.35	2.03	$197.44	1100 FAIR OAKS AVE
5318-016-028	MFR	3	2	0.00	1.60	$126.28	1617 OXLEY ST
5318-016-029	SFR	3	1	0.00	1.00	$78.92	1107 BRENT AVE
5318-016-030	SFR	3	1	0.00	1.00	$78.92	1109 BRENT AVE
5318-016-031	SFR	3	1	0.00	1.00	$78.92	1115 BRENT AVE
5318-016-032	SFR	3	1	0.00	1.00	$78.92	1119 BRENT AVE
5318-016-033	SFR	3	1	0.00	1.00	$78.92	1123 BRENT AVE
5318-016-034	SFR	3	1	0.00	1.00	$78.92	1125 BRENT AVE
5318-016-035	MFR	3	2	0.00	1.60	$126.28	1129 BRENT AVE
5318-016-036	SFR	3	1	0.00	1.00	$78.92	1135 BRENT AVE
5318-016-037	SFR	3	1	0.00	1.00	$78.92	1137 BRENT AVE
5318-016-038	C/I	1	0	0.08	1.00	$97.12	1130 N FAIR OAKS AVE
5318-016-039	C/I	1	0	0.08	1.00	$97.12	1128 FAIR OAKS AVE
5318-017-001	SFR	2	1	0.00	1.00	$104.09	1735 MISSION ST
5318-017-002	SFR	2	1	0.00	1.00	$104.09	1737 MISSION ST
5318-017-003	MFR	2	2	0.00	1.60	$166.55	1741 MISSION ST
5318-017-004	SFR	3	1	0.00	1.00	$78.92	1740 VIRGINIA PL
5318-017-005	SFR	3	1	0.00	1.00	$78.92	1738 VIRGINIA PL

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-017-006	SFR	3	1	0.00	1.00	$78.92	1732 VIRGINIA PL
5318-017-007	SFR	3	1	0.00	1.00	$78.92	1728 VIRGINIA PL
5318-017-008	SFR	3	1	0.00	1.00	$78.92	1725 VIRGINIA PL
5318-017-009	SFR	3	1	0.00	1.00	$78.92	1729 VIRGINIA PL
5318-017-010	SFR	3	1	0.00	1.00	$78.92	1733 VIRGINIA PL
5318-017-011	SFR	3	1	0.00	1.00	$78.92	1737 VIRGINIA PL
5318-017-012	SFR	3	1	0.00	1.00	$78.92	1743 VIRGINIA PL
5318-017-013	SFR	3	1	0.00	1.00	$78.92	1742 OXLEY ST
5318-017-014	SFR	3	1	0.00	1.00	$78.92	1734 OXLEY ST
5318-017-015	MFR	3	2	0.00	1.60	$126.28	1730 OXLEY ST
5318-017-016	SFR	3	1	0.00	1.00	$78.92	1728 OXLEY ST
5318-017-017	SFR	3	1	0.00	1.00	$78.92	1724 OXLEY ST
5318-017-018	SFR	3	1	0.00	1.00	$78.92	1720 OXLEY ST
5318-017-019	SFR	3	1	0.00	1.00	$78.92	1039 STRATFORD AVE
5318-017-020	MFR	3	2	0.00	1.60	$126.28	1035 STRATFORD AVE
5318-017-021	SFR	3	1	0.00	1.00	$78.92	1031 STRATFORD AVE
5318-017-022	MFR	3	2	0.00	1.60	$126.28	1025 STRATFORD AVE
5318-017-023	MFR	3	2	0.00	1.60	$126.28	1019 STRATFORD AVE
5318-017-024	SFR	3	1	0.00	1.00	$78.92	1017 STRATFORD AVE
5318-017-025	MFR	3	2	0.00	1.60	$126.28	1015 STRATFORD AVE
5318-017-026	SFR	3	1	0.00	1.00	$78.92	1011 STRATFORD AVE
5318-017-027	SFR	3	1	0.00	1.00	$78.92	1006 MARENGO AVE
5318-017-028	SFR	3	1	0.00	1.00	$78.92	1005 STRATFORD AVE
5318-017-029	SFR	2	1	0.00	1.00	$104.09	1001 STRATFORD AVE
5318-018-001	MFR	3	8	0.00	6.40	$505.08	1800 MONTEREY RD
5318-018-002	MFR	3	2	0.00	1.60	$126.28	1133 STRATFORD AVE
5318-018-003	SFR	3	1	0.00	1.00	$78.92	1129 STRATFORD AVE
5318-018-004	SFR	3	1	0.00	1.00	$78.92	1125 STRATFORD AVE
5318-018-005	SFR	3	1	0.00	1.00	$78.92	1123 STRATFORD AVE
5318-018-006	SFR	3	1	0.00	1.00	$78.92	1119 STRATFORD AVE
5318-018-007	SFR	3	1	0.00	1.00	$78.92	1115 STRATFORD AVE
5318-018-008	MFR	3	2	0.00	1.60	$126.28	1111 STRATFORD AVE
5318-018-009	SFR	3	1	0.00	1.00	$78.92	1105 STRATFORD AVE
5318-018-010	SFR	3	1	0.00	1.00	$78.92	1801 OXLEY ST
5318-018-011	SFR	3	1	0.00	1.00	$78.92	1101 STRATFORD AVE
5318-018-023	SFR	3	1	0.00	1.00	$78.92	1102 STRATFORD AVE
5318-018-024	SFR	3	1	0.00	1.00	$78.92	1106 STRATFORD AVE
5318-018-025	SFR	3	1	0.00	1.00	$78.92	1110 STRATFORD AVE
5318-018-026	SFR	3	1	0.00	1.00	$78.92	1114 STRATFORD AVE
5318-018-027	SFR	3	1	0.00	1.00	$78.92	1118 STRATFORD AVE
5318-018-028	SFR	3	1	0.00	1.00	$78.92	1122 STRATFORD AVE
5318-018-029	SFR	3	1	0.00	1.00	$78.92	1126 STRATFORD AVE
5318-018-030	SFR	3	1	0.00	1.00	$78.92	1132 STRATFORD AVE
5318-018-031	SFR	3	1	0.00	1.00	$78.92	1136 STRATFORD AVE
5318-018-034	SFR	3	1	0.00	1.00	$78.92	1140 STRATFORD AVE
5318-018-035	SFR	3	1	0.00	1.00	$78.92	1852 MONTEREY RD
5318-018-036	SFR	3	1	0.00	1.00	$78.92	1850 MONTEREY RD
5318-018-037	SFR	3	1	0.00	1.00	$78.92	1848 MONTEREY RD
5318-018-038	SFR	3	1	0.00	1.00	$78.92	1844 MONTEREY RD
5318-018-039	SFR	3	1	0.00	1.00	$78.92	1840 MONTEREY RD
5318-018-040	SFR	3	1	0.00	1.00	$78.92	1836 MONTEREY RD
5318-018-041	SFR	3	1	0.00	1.00	$78.92	1832 MONTEREY RD
5318-018-042	SFR	3	1	0.00	1.00	$78.92	1127 MILAN AVE
5318-018-043	MFR	3	2	0.00	1.60	$126.28	1123 MILAN AVE
5318-018-044	SFR	3	1	0.00	1.00	$78.92	1121 MILAN AVE
5318-018-045	SFR	3	1	0.00	1.00	$78.92	1117 MILAN AVE
5318-018-047	MFR	3	2	0.00	1.60	$126.28	1851 OXLEY ST
5318-018-048	MFR	3	2	0.00	1.60	$126.28	1845 OXLEY ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5318-018-049	SFR	4	1	0.00	1.00	$71.26	1114 AVON PL
5318-018-050	SFR	3	1	0.00	1.00	$78.92	1841 OXLEY ST
5318-018-051	SFR	4	1	0.00	1.00	$71.26	1101 AVON PL
5318-018-052	SFR	4	1	0.00	1.00	$71.26	1105 AVON PL
5318-018-053	SFR	4	1	0.00	1.00	$71.26	1109 AVON PL
5318-018-054	SFR	4	1	0.00	1.00	$71.26	1115 AVON PL
5318-018-055	SFR	4	1	0.00	1.00	$71.26	1117 AVON PL
5318-018-056	SFR	4	1	0.00	1.00	$71.26	1121 AVON PL
5318-018-057	SFR	4	1	0.00	1.00	$71.26	1125 AVON PL
5318-018-058	SFR	4	1	0.00	1.00	$71.26	1126 AVON PL
5318-018-059	SFR	4	1	0.00	1.00	$71.26	1122 AVON PL
5318-018-060	SFR	4	1	0.00	1.00	$71.26	1118 AVON PL
5318-018-061	SFR	4	1	0.00	1.00	$71.26	1116 AVON PL
5318-018-062	SFR	3	1	0.00	1.00	$78.92	1105 MILAN AVE
5318-018-063	MFR	3	2	0.00	1.60	$126.28	1109 MILAN AVE
5318-019-001	SFR	2	1	0.00	1.00	$104.09	1861 MISSION ST
5318-019-002	SFR	2	1	0.00	1.00	$104.09	1857 MISSION ST
5318-019-003	SFR	2	1	0.00	1.00	$104.09	1853 MISSION ST
5318-019-004	SFR	2	1	0.00	1.00	$104.09	1847 MISSION ST
5318-019-005	MFR	2	2	0.00	1.60	$166.55	1835 MISSION ST
5318-019-006	SFR	3	1	0.00	1.00	$78.92	1005 AVON PL
5318-019-007	SFR	3	1	0.00	1.00	$78.92	1007 AVON PL
5318-019-008	SFR	3	1	0.00	1.00	$78.92	1015 AVON PL
5318-019-009	SFR	3	1	0.00	1.00	$78.92	1017 AVON PL
5318-019-010	SFR	3	1	0.00	1.00	$78.92	1021 AVON PL
5318-019-011	SFR	3	1	0.00	1.00	$78.92	1025 AVON PL
5318-019-012	SFR	3	1	0.00	1.00	$78.92	1029 AVON PL
5318-019-013	SFR	3	1	0.00	1.00	$78.92	1033 AVON PL
5318-019-014	SFR	3	1	0.00	1.00	$78.92	1832 OXLEY ST
5318-019-015	SFR	3	1	0.00	1.00	$78.92	1041 AVON PL
5318-019-016	SFR	3	1	0.00	1.00	$78.92	1842 OXLEY ST
5318-019-017	SFR	3	1	0.00	1.00	$78.92	1848 OXLEY ST
5318-019-018	SFR	3	1	0.00	1.00	$78.92	1852 OXLEY ST
5318-019-019	MFR	3	2	0.00	1.60	$126.28	1035 MILAN AVE
5318-019-020	SFR	3	1	0.00	1.00	$78.92	1015 MILAN AVE
5318-019-021	SFR	3	1	0.00	1.00	$78.92	1013 MILAN AVE
5318-019-022	SFR	3	1	0.00	1.00	$78.92	1014 AVON PL
5318-019-023	SFR	3	1	0.00	1.00	$78.92	1018 AVON PL
5318-019-024	SFR	3	1	0.00	1.00	$78.92	1020 AVON PL
5318-019-025	SFR	3	1	0.00	1.00	$78.92	1024 AVON PL
5318-019-026	SFR	3	1	0.00	1.00	$78.92	1023 MILAN AVE
5318-019-027	SFR	3	1	0.00	1.00	$78.92	1025 MILAN AVE
5318-019-028	SFR	3	1	0.00	1.00	$78.92	1027 MILAN AVE
5318-019-029	SFR	2	1	0.00	1.00	$104.09	1000 STRATFORD AVE
5318-019-030	SFR	3	1	0.00	1.00	$78.92	1004 STRATFORD AVE
5318-019-031	SFR	3	1	0.00	1.00	$78.92	1010 STRATFORD AVE
5318-019-032	SFR	3	1	0.00	1.00	$78.92	1014 STRATFORD AVE
5318-019-033	SFR	3	1	0.00	1.00	$78.92	1016 STRATFORD AVE
5318-019-034	SFR	3	1	0.00	1.00	$78.92	1020 STRATFORD AVE
5318-019-035	SFR	3	1	0.00	1.00	$78.92	1024 STRATFORD AVE
5318-019-036	SFR	3	1	0.00	1.00	$78.92	1030 STRATFORD AVE
5318-019-037	SFR	3	1	0.00	1.00	$78.92	1034 STRATFORD AVE
5318-019-038	SFR	3	1	0.00	1.00	$78.92	1040 STRATFORD AVE
5319-002-004	MFR	1	3	0.00	2.40	$233.08	1409 MONTEREY RD
5319-002-005	MFR	1	4	0.00	3.20	$310.78	1415 MONTEREY RD
5319-002-006	MFR	1	9	0.00	7.20	$699.26	1419 MONTEREY RD
5319-002-007	SFR	1	1	0.00	1.00	$97.12	1427 MONTEREY RD
5319-002-008	MFR	1	4	0.00	3.20	$310.78	1429 MONTEREY RD

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-002-017	MFR	3	6	0.00	4.80	$378.82	1428 LYNDON ST
5319-002-018	MFR	3	2	0.00	1.60	$126.28	1422 LYNDON ST
5319-002-019	SFR	3	1	0.00	1.00	$78.92	1420 LYNDON ST
5319-002-020	MFR	3	3	0.00	2.40	$189.40	1416 LYNDON ST
5319-002-021	MFR	3	4	0.00	3.20	$252.54	1412 LYNDON ST
5319-002-026	MFR	3	2	0.00	1.60	$126.28	1224 FREMONT AVE
5319-002-027	MFR	3	2	0.00	1.60	$126.28	1220 FREMONT AVE
5319-002-028	MFR	3	5	0.00	4.00	$315.68	1216 FREMONT AVE
5319-002-032	MFR	1	5	0.00	4.00	$388.48	1401 MONTEREY RD
5319-002-033	MFR	1	6	0.00	4.80	$466.18	1405 MONTEREY RD
5319-002-034	C/I	1	0	2.67	8.23	$798.90	1213 N FAIR OAKS AVE
5319-003-001	MFR	3	8	0.00	6.40	$505.08	1300 FREMONT AVE
5319-003-002	SFR	3	1	0.00	1.00	$78.92	1308 FREMONT AVE
5319-003-003	MFR	3	3	0.00	2.40	$189.40	1407 LYNDON ST
5319-003-005	MFR	3	2	0.00	1.60	$126.28	1419 LYNDON ST
5319-003-006	MFR	3	3	0.00	2.40	$189.40	1421 LYNDON ST
5319-003-009	MFR	3	2	0.00	1.60	$126.28	1429 LYNDON ST
5319-003-015	MFR	3	3	0.00	2.40	$189.40	1504 BANK ST
5319-003-016	SFR	3	1	0.00	1.00	$78.92	1502 BANK ST
5319-003-019	MFR	3	6	0.00	4.80	$378.82	1422 BANK ST
5319-003-020	MFR	3	6	0.00	4.80	$378.82	1418 BANK ST
5319-003-022	SFR	3	1	0.00	1.00	$78.92	1324 FREMONT AVE
5319-003-023	MFR	3	2	0.00	1.60	$126.28	1320 FREMONT AVE
5319-003-024	SFR	3	1	0.00	1.00	$78.92	1314 FREMONT AVE
5319-003-029	C/I	1	0	0.89	5.14	$499.20	1315 FAIR OAKS AVE
5319-003-030	MFR	3	3	0.00	2.40	$189.40	1430 BANK ST
5319-003-032	C/I	1	0	0.89	5.16	$500.95	1305 FAIR OAKS AVE
5319-003-034	MFR	3	1	0.00	0.80	$63.14	1425 LYNDON ST A
5319-003-035	MFR	3	1	0.00	0.80	$63.14	1425 LYNDON ST B
5319-003-036	MFR	3	1	0.00	0.80	$63.14	1425 LYNDON ST C
5319-003-037	MFR	3	1	0.00	0.80	$63.14	1425 LYNDON ST D
5319-003-038	MFR	3	1	0.00	0.80	$63.14	1425 LYNDON ST E
5319-003-039	MFR	3	1	0.00	0.80	$63.14	1427 LYNDON ST E
5319-003-040	MFR	3	1	0.00	0.80	$63.14	1427 LYNDON ST D
5319-003-041	MFR	3	1	0.00	0.80	$63.14	1427 LYNDON ST C
5319-003-042	MFR	3	1	0.00	0.80	$63.14	1427 LYNDON ST B
5319-003-043	MFR	3	1	0.00	0.80	$63.14	1427 LYNDON ST A
5319-003-045	MFR	3	1	0.00	0.80	$63.14	1410 BANK ST A
5319-003-046	MFR	3	1	0.00	0.80	$63.14	1410 BANK ST B
5319-003-047	MFR	3	1	0.00	0.80	$63.14	1412 BANK ST C
5319-003-049	MFR	3	1	0.00	0.80	$63.14	1413 LYNDON ST A
5319-003-050	MFR	3	1	0.00	0.80	$63.14	1413 LYNDON ST B
5319-003-051	MFR	3	1	0.00	0.80	$63.14	1413 LYNDON ST C
5319-003-053	MFR	3	1	0.00	0.80	$63.14	1426 BANK ST UNIT 1
5319-003-054	MFR	3	1	0.00	0.80	$63.14	1426 BANK ST UNIT 2
5319-003-055	MFR	3	1	0.00	0.80	$63.14	1426 BANK ST UNIT 3
5319-004-001	C/I	3	0	0.18	1.06	$83.89	1424 FREMONT AVE
5319-004-002	SFR	3	1	0.00	1.00	$78.92	1418 FREMONT AVE
5319-004-003	MFR	3	4	0.00	3.20	$252.54	1414 FREMONT AVE
5319-004-004	MFR	3	2	0.00	1.60	$126.28	1412 FREMONT AVE
5319-004-005	SFR	3	1	0.00	1.00	$78.92	1408 FREMONT AVE
5319-004-006	MFR	3	12	0.00	9.60	$757.64	1400 FREMONT AVE
5319-004-007	MFR	3	12	0.00	9.60	$757.64	1415 BANK ST
5319-004-008	MFR	3	5	0.00	4.00	$315.68	1425 BANK ST
5319-004-009	MFR	3	3	0.00	2.40	$189.40	1429 BANK ST
5319-004-010	MFR	3	6	0.00	4.80	$378.82	1437 BANK ST
5319-004-011	SFR	3	1	0.00	1.00	$78.92	1512 ROLLIN ST
5319-004-012	MFR	3	2	0.00	1.60	$126.28	1510 ROLLIN ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-004-013	MFR	3	3	0.00	2.40	$189.40	1506 ROLLIN ST
5319-004-014	SFR	3	1	0.00	1.00	$78.92	1500 ROLLIN ST
5319-004-015	MFR	3	2	0.00	1.60	$126.28	1428 ROLLIN ST
5319-004-016	MFR	3	2	0.00	1.60	$126.28	1426 ROLLIN ST
5319-004-017	MFR	3	2	0.00	1.60	$126.28	1420 ROLLIN ST
5319-004-018	MFR	3	2	0.00	1.60	$126.28	1416 ROLLIN ST
5319-004-019	MFR	3	2	0.00	1.60	$126.28	1412 ROLLIN ST
5319-004-020	C/I	1	0	0.15	1.00	$97.12	1401 FAIR OAKS AVE
5319-004-021	SFR	1	1	0.00	1.00	$97.12	1407 FAIR OAKS AVE
5319-004-022	MFR	1	5	0.00	4.00	$388.48	1411 FAIR OAKS AVE
5319-004-023	MFR	3	3	0.00	2.40	$189.40	1515 BANK ST
5319-004-024	MFR	3	4	0.00	3.20	$252.54	1511 BANK ST
5319-004-025	MFR	3	7	0.00	5.60	$441.96	1507 BANK ST
5319-004-035	MFR	1	2	0.00	1.60	$155.40	1415 FAIR OAKS AVE
5319-004-036	MFR	1	2	0.00	1.60	$155.40	1421 FAIR OAKS AVE
5319-004-037	MFR	1	2	0.00	1.60	$155.40	1425 FAIR OAKS AVE
5319-004-039	MFR	3	1	0.00	0.80	$63.14	1501 BANK ST A
5319-004-040	MFR	3	1	0.00	0.80	$63.14	1501 BANK ST B
5319-004-041	MFR	3	1	0.00	0.80	$63.14	1503 BANK ST A
5319-004-042	MFR	3	1	0.00	0.80	$63.14	1503 BANK ST B
5319-005-001	MFR	3	8	0.00	6.40	$505.08	1401 ROLLIN ST
5319-005-008	MFR	3	3	0.00	2.40	$189.40	1416 OAK ST
5319-005-009	MFR	3	8	0.00	6.40	$505.08	1420 OAK ST
5319-005-010	MFR	3	4	0.00	3.20	$252.54	1428 OAK ST
5319-005-014	MFR	3	2	0.00	1.60	$126.28	1421 ROLLIN ST
5319-005-015	MFR	3	2	0.00	1.60	$126.28	1425 ROLLIN ST
5319-005-016	MFR	3	2	0.00	1.60	$126.28	1429 ROLLIN ST
5319-005-017	SFR	3	1	0.00	1.00	$78.92	1501 ROLLIN ST
5319-005-018	MFR	3	2	0.00	1.60	$126.28	1507 ROLLIN ST
5319-005-019	MFR	3	6	0.00	4.80	$378.82	1506 OAK ST
5319-005-020	SFR	3	1	0.00	1.00	$78.92	1502 OAK ST
5319-005-021	MFR	1	12	0.00	9.60	$932.36	1505 FAIR OAKS AVE
5319-005-022	MFR	1	16	0.00	12.80	$1,243.14	1509 FAIR OAKS AVE
5319-005-023	C/I	1	0	0.38	2.22	$215.99	1517 FAIR OAKS AVE
5319-005-024	C/I	1	0	0.26	1.53	$148.40	1525 FAIR OAKS AVE
5319-005-025	SFR	3	1	0.00	1.00	$78.92	1512 OAK ST
5319-005-027	MFR	1	2	0.00	1.60	$155.40	1417 ROLLIN ST
5319-005-028	C/I	3	0	1.33	6.29	$496.41	1524 FREMONT AVE
5319-006-005	MFR	1	4	0.00	3.20	$310.78	1615 FAIR OAKS AVE
5319-006-007	SFR	3	1	0.00	1.00	$78.92	1505 OAK ST
5319-006-008	SFR	3	1	0.00	1.00	$78.92	1501 OAK ST
5319-006-010	SFR	3	1	0.00	1.00	$78.92	1431 OAK ST
5319-006-011	SFR	3	1	0.00	1.00	$78.92	1424 LAUREL ST
5319-006-012	MFR	3	3	0.00	2.40	$189.40	1425 OAK ST
5319-006-013	SFR	3	1	0.00	1.00	$78.92	1420 LAUREL ST
5319-006-014	SFR	3	1	0.00	1.00	$78.92	1414 LAUREL ST
5319-006-015	SFR	3	1	0.00	1.00	$78.92	1411 OAK ST
5319-006-016	SFR	3	1	0.00	1.00	$78.92	1408 LAUREL ST
5319-006-017	SFR	3	1	0.00	1.00	$78.92	1404 LAUREL ST
5319-006-018	MFR	3	4	0.00	3.20	$252.54	1600 FREMONT AVE
5319-006-019	SFR	3	1	0.00	1.00	$78.92	1610 FREMONT AVE
5319-006-020	MFR	3	2	0.00	1.60	$126.28	1614 FREMONT AVE
5319-006-021	SFR	3	1	0.00	1.00	$78.92	1400 LAUREL ST
5319-006-024	SFR	3	1	0.00	1.00	$78.92	1504 LAUREL ST
5319-006-025	MFR	1	16	0.00	12.80	$1,243.14	1540 LAUREL ST
5319-006-027	MFR	1	12	0.00	9.60	$932.36	1609 FAIR OAKS AVE
5319-006-028	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 11
5319-006-029	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 12

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-006-030	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 21
5319-006-031	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 22
5319-006-032	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 23
5319-006-033	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 24
5319-006-034	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 25
5319-006-035	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 26
5319-006-036	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 31
5319-006-037	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 32
5319-006-038	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 33
5319-006-039	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 34
5319-006-040	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 35
5319-006-041	MFR	2	1	0.00	0.80	$83.27	1515 OAK ST 36
5319-007-001	MFR	1	15	0.00	12.00	$1,165.44	1509 LAUREL ST
5319-007-005	SFR	3	1	0.00	1.00	$78.92	1505 LAUREL ST
5319-007-006	SFR	3	1	0.00	1.00	$78.92	1501 LAUREL ST
5319-007-007	SFR	3	1	0.00	1.00	$78.92	1500 SPRUCE ST
5319-007-008	SFR	3	1	0.00	1.00	$78.92	1425 LAUREL ST
5319-007-009	SFR	3	1	0.00	1.00	$78.92	1420 SPRUCE ST
5319-007-010	SFR	3	1	0.00	1.00	$78.92	1419 LAUREL ST
5319-007-011	SFR	3	1	0.00	1.00	$78.92	1415 LAUREL ST
5319-007-012	SFR	3	1	0.00	1.00	$78.92	1414 SPRUCE ST
5319-007-013	SFR	3	1	0.00	1.00	$78.92	1408 SPRUCE ST
5319-007-014	SFR	3	1	0.00	1.00	$78.92	1409 LAUREL ST
5319-007-015	SFR	3	1	0.00	1.00	$78.92	1401 LAUREL ST
5319-007-016	SFR	3	1	0.00	1.00	$78.92	1714 FREMONT AVE
5319-007-017	SFR	3	1	0.00	1.00	$78.92	1718 FREMONT AVE
5319-007-018	SFR	3	1	0.00	1.00	$78.92	1402 SPRUCE ST
5319-007-036	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 1
5319-007-037	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 2
5319-007-038	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 3
5319-007-039	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 4
5319-007-040	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 5
5319-007-041	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 6
5319-007-042	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 7
5319-007-043	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 8
5319-007-044	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 9
5319-007-045	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 10
5319-007-046	MFR	3	1	0.00	0.80	$63.14	1520 SPRUCE ST 11
5319-007-047	MFR	1	1	0.00	0.80	$77.70	1520 SPRUCE ST 12
5319-007-048	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 1
5319-007-049	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 2
5319-007-050	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 3
5319-007-051	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 4
5319-007-052	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE
5319-007-053	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 6
5319-007-054	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 7
5319-007-055	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 8
5319-007-056	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 9
5319-007-057	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 10
5319-007-058	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE
5319-007-059	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 12
5319-007-061	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 14
5319-007-062	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 15
5319-007-063	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 16
5319-007-064	MFR	1	1	0.00	0.80	$77.70	1715 FAIR OAKS AVE 13
5319-008-001	C/I	1	0	0.24	1.41	$136.55	1400 HUNTINGTON DR
5319-008-002	C/I	1	0	0.16	1.00	$97.12	1406 HUNTINGTON DR
5319-008-005	C/I	1	0	0.14	1.00	$97.12	1414 HUNTINGTON DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-008-006	C/I	1	0	0.14	1.00	$97.12	1502 HUNTINGTON DR
5319-008-007	C/I	1	0	0.14	1.00	$97.12	1506 HUNTINGTON DR
5319-008-008	C/I	1	0	0.29	1.66	$161.31	1510 HUNTINGTON DR
5319-008-009	C/I	1	0	0.20	1.19	$115.08	1811 FAIR OAKS AVE
5319-008-012	SFR	3	1	0.00	1.00	$78.92	1519 SPRUCE ST
5319-008-013	SFR	3	1	0.00	1.00	$78.92	1515 SPRUCE ST
5319-008-014	SFR	3	1	0.00	1.00	$78.92	1415 SPRUCE ST
5319-008-015	SFR	3	1	0.00	1.00	$78.92	1411 SPRUCE ST
5319-008-016	SFR	3	1	0.00	1.00	$78.92	1407 SPRUCE ST
5319-008-017	SFR	3	1	0.00	1.00	$78.92	1403 SPRUCE ST
5319-008-018	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE A
5319-008-019	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE B
5319-008-020	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE C
5319-008-021	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE D
5319-008-022	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE E
5319-008-024	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE G
5319-008-025	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE H
5319-008-026	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE I
5319-008-027	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE J
5319-008-028	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE K
5319-008-029	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE L
5319-008-030	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE M
5319-008-031	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE N
5319-008-032	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE O
5319-008-033	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE P
5319-008-034	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE Q
5319-008-035	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE R
5319-008-036	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE S
5319-008-037	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE T
5319-008-038	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE U
5319-008-039	C/I	1	0	0.30	1.72	$166.95	1408 HUNTINGTON DR
5319-008-040	MFR	1	1	0.00	0.80	$77.70	1801 FAIR OAKS AVE F
5319-009-003	C/I	1	0	0.07	1.00	$97.12	
5319-009-004	C/I	1	0	0.20	1.16	$112.85	1431 HUNTINGTON DR
5319-009-005	C/I	1	0	0.20	1.16	$112.85	1439 HUNTINGTON DR
5319-009-013	MFR	1	12	0.00	9.60	$932.36	1505 HUNTINGTON DR
5319-009-014	MFR	1	14	0.00	11.20	$1,087.74	1513 HUNTINGTON DR
5319-009-015	MFR	1	4	0.00	3.20	$310.78	1521 HUNTINGTON DR
5319-009-016	MFR	1	4	0.00	3.20	$310.78	1529 HUNTINGTON DR
5319-009-017	SFR	2	1	0.00	1.00	$104.09	1520 ONEONTA KNL
5319-009-018	SFR	2	1	0.00	1.00	$104.09	1516 ONEONTA KNL
5319-009-019	SFR	2	1	0.00	1.00	$104.09	1512 ONEONTA KNL
5319-009-020	SFR	2	1	0.00	1.00	$104.09	1508 ONEONTA KNL
5319-009-021	SFR	2	1	0.00	1.00	$104.09	1504 ONEONTA KNL
5319-009-022	SFR	2	1	0.00	1.00	$104.09	1500 ONEONTA KNL
5319-009-023	SFR	2	1	0.00	1.00	$104.09	1432 ONEONTA KNL
5319-009-024	SFR	2	1	0.00	1.00	$104.09	1428 ONEONTA KNL
5319-009-025	SFR	2	1	0.00	1.00	$104.09	1424 ONEONTA KNL
5319-009-026	SFR	2	1	0.00	1.00	$104.09	1420 ONEONTA KNL
5319-009-027	SFR	2	1	0.00	1.00	$104.09	1414 ONEONTA KNL
5319-009-028	SFR	2	1	0.00	1.00	$104.09	1412 ONEONTA KNL
5319-009-029	SFR	2	1	0.00	1.00	$104.09	1406 ONEONTA KNL
5319-009-030	SFR	2	1	0.00	1.00	$104.09	1404 ONEONTA KNL
5319-009-031	SFR	2	1	0.00	1.00	$104.09	1400 ONEONTA KNL
5319-009-033	C/I	1	0	0.28	1.64	$159.08	1445 HUNTINGTON DR
5319-009-036	C/I	1	0	0.69	3.98	$386.93	1499 HUNTINGTON DR
5319-009-037	C/I	1	0	1.23	6.14	$596.12	1401 HUNTINGTON DR
5319-010-001	SFR	2	1	0.00	1.00	$104.09	1401 ONEONTA KNL

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-010-002	SFR	2	1	0.00	1.00	$104.09	1405 ONEONTA KNL
5319-010-003	SFR	2	1	0.00	1.00	$104.09	1409 ONEONTA KNL
5319-010-004	SFR	2	1	0.00	1.00	$104.09	1415 ONEONTA KNL
5319-010-005	SFR	2	1	0.00	1.00	$104.09	1417 ONEONTA KNL
5319-010-006	SFR	2	1	0.00	1.00	$104.09	1421 ONEONTA KNL
5319-010-007	SFR	2	1	0.00	1.00	$104.09	1425 ONEONTA KNL
5319-010-008	SFR	2	1	0.00	1.00	$104.09	1429 ONEONTA KNL
5319-010-009	SFR	2	1	0.00	1.00	$104.09	1431 ONEONTA KNL
5319-010-010	SFR	2	1	0.00	1.00	$104.09	1503 ONEONTA KNL
5319-010-011	SFR	2	1	0.00	1.00	$104.09	1505 ONEONTA KNL
5319-010-012	SFR	2	1	0.00	1.00	$104.09	1509 ONEONTA KNL
5319-010-013	SFR	2	1	0.00	1.00	$104.09	1515 ONEONTA KNL
5319-010-014	SFR	2	1	0.00	1.00	$104.09	1517 ONEONTA KNL
5319-010-015	SFR	2	1	0.00	1.00	$104.09	1521 ONEONTA KNL
5319-010-016	SFR	2	1	0.00	1.00	$104.09	1522 BEECH ST
5319-010-017	SFR	2	1	0.00	1.00	$104.09	1516 BEECH ST
5319-010-018	SFR	2	1	0.00	1.00	$104.09	1512 BEECH ST
5319-010-019	SFR	2	1	0.00	1.00	$104.09	1508 BEECH ST
5319-010-020	SFR	2	1	0.00	1.00	$104.09	1504 BEECH ST
5319-010-021	SFR	2	1	0.00	1.00	$104.09	1500 BEECH ST
5319-010-022	SFR	2	1	0.00	1.00	$104.09	1430 BEECH ST
5319-010-023	SFR	2	1	0.00	1.00	$104.09	1426 BEECH ST
5319-010-024	SFR	2	1	0.00	1.00	$104.09	1422 BEECH ST
5319-010-025	SFR	2	1	0.00	1.00	$104.09	1418 BEECH ST
5319-010-026	SFR	2	1	0.00	1.00	$104.09	1414 BEECH ST
5319-010-027	SFR	2	1	0.00	1.00	$104.09	1410 BEECH ST
5319-010-028	SFR	2	1	0.00	1.00	$104.09	1408 BEECH ST
5319-010-029	SFR	2	1	0.00	1.00	$104.09	1404 BEECH ST
5319-010-030	SFR	2	1	0.00	1.00	$104.09	1400 BEECH ST
5319-011-001	SFR	2	1	0.00	1.00	$104.09	1401 BEECH ST
5319-011-002	SFR	2	1	0.00	1.00	$104.09	1405 BEECH ST
5319-011-003	SFR	2	1	0.00	1.00	$104.09	1409 BEECH ST
5319-011-004	SFR	2	1	0.00	1.00	$104.09	1415 BEECH ST
5319-011-005	SFR	2	1	0.00	1.00	$104.09	1417 BEECH ST
5319-011-006	SFR	2	1	0.00	1.00	$104.09	1421 BEECH ST
5319-011-007	SFR	2	1	0.00	1.00	$104.09	1425 BEECH ST
5319-011-008	SFR	2	1	0.00	1.00	$104.09	1427 BEECH ST
5319-011-009	SFR	2	1	0.00	1.00	$104.09	1431 BEECH ST
5319-011-010	SFR	2	1	0.00	1.00	$104.09	1501 BEECH ST
5319-011-011	SFR	2	1	0.00	1.00	$104.09	1505 BEECH ST
5319-011-012	SFR	2	1	0.00	1.00	$104.09	1509 BEECH ST
5319-011-013	SFR	2	1	0.00	1.00	$104.09	1513 BEECH ST
5319-011-014	SFR	2	1	0.00	1.00	$104.09	1517 BEECH ST
5319-011-015	SFR	2	1	0.00	1.00	$104.09	1521 BEECH ST
5319-011-016	SFR	3	1	0.00	1.00	$78.92	1520 MAPLE ST
5319-011-017	SFR	3	1	0.00	1.00	$78.92	1516 MAPLE ST
5319-011-018	SFR	3	1	0.00	1.00	$78.92	1514 MAPLE ST
5319-011-019	SFR	3	1	0.00	1.00	$78.92	1510 MAPLE ST
5319-011-020	SFR	3	1	0.00	1.00	$78.92	1506 MAPLE ST
5319-011-021	SFR	3	1	0.00	1.00	$78.92	1502 MAPLE ST
5319-011-022	SFR	3	1	0.00	1.00	$78.92	1500 MAPLE ST
5319-011-023	SFR	3	1	0.00	1.00	$78.92	1430 MAPLE ST
5319-011-024	SFR	3	1	0.00	1.00	$78.92	1426 MAPLE ST
5319-011-025	SFR	3	1	0.00	1.00	$78.92	1422 MAPLE ST
5319-011-026	SFR	3	1	0.00	1.00	$78.92	1418 MAPLE ST
5319-011-027	SFR	3	1	0.00	1.00	$78.92	1414 MAPLE ST
5319-011-028	SFR	3	1	0.00	1.00	$78.92	1412 MAPLE ST
5319-011-029	SFR	3	1	0.00	1.00	$78.92	1408 MAPLE ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-011-030	SFR	3	1	0.00	1.00	$78.92	1404 MAPLE ST
5319-011-031	SFR	3	1	0.00	1.00	$78.92	1400 MAPLE ST
5319-012-001	MFR	3	2	0.00	1.60	$126.28	2000 FAIR OAKS AVE
5319-012-002	SFR	3	1	0.00	1.00	$78.92	2004 FAIR OAKS AVE
5319-012-003	SFR	3	1	0.00	1.00	$78.92	2010 FAIR OAKS AVE
5319-012-004	SFR	3	1	0.00	1.00	$78.92	2012 FAIR OAKS AVE
5319-012-005	SFR	3	1	0.00	1.00	$78.92	2016 FAIR OAKS AVE
5319-012-006	SFR	3	1	0.00	1.00	$78.92	2020 FAIR OAKS AVE
5319-012-007	SFR	3	1	0.00	1.00	$78.92	2024 FAIR OAKS AVE
5319-012-008	MFR	3	2	0.00	1.60	$126.28	2028 FAIR OAKS AVE
5319-012-009	SFR	3	1	0.00	1.00	$78.92	2032 FAIR OAKS AVE
5319-012-010	SFR	3	1	0.00	1.00	$78.92	2038 FAIR OAKS AVE
5319-012-013	SFR	3	1	0.00	1.00	$78.92	2044 FAIR OAKS AVE
5319-012-014	SFR	3	1	0.00	1.00	$78.92	2050 FAIR OAKS AVE
5319-012-015	SFR	3	1	0.00	1.00	$78.92	2052 FAIR OAKS AVE
5319-012-016	SFR	3	1	0.00	1.00	$78.92	2056 FAIR OAKS AVE
5319-012-017	SFR	3	1	0.00	1.00	$78.92	2060 FAIR OAKS AVE
5319-012-018	SFR	3	1	0.00	1.00	$78.92	1500 ALHAMBRA RD
5319-012-019	SFR	3	1	0.00	1.00	$78.92	1506 ALHAMBRA RD
5319-012-020	MFR	3	2	0.00	1.60	$126.28	1508 ALHAMBRA RD
5319-012-021	SFR	3	1	0.00	1.00	$78.92	2073 PRIMROSE AVE
5319-012-022	SFR	3	1	0.00	1.00	$78.92	2065 PRIMROSE AVE
5319-012-023	SFR	3	1	0.00	1.00	$78.92	2061 PRIMROSE AVE
5319-012-024	SFR	3	1	0.00	1.00	$78.92	2057 PRIMROSE AVE
5319-012-025	SFR	3	1	0.00	1.00	$78.92	2053 PRIMROSE AVE
5319-012-026	SFR	3	1	0.00	1.00	$78.92	2049 PRIMROSE AVE
5319-012-027	SFR	3	1	0.00	1.00	$78.92	2045 PRIMROSE AVE
5319-012-028	SFR	3	1	0.00	1.00	$78.92	2041 PRIMROSE AVE
5319-012-029	SFR	3	1	0.00	1.00	$78.92	2037 PRIMROSE AVE
5319-012-030	SFR	3	1	0.00	1.00	$78.92	2033 PRIMROSE AVE
5319-012-031	SFR	3	1	0.00	1.00	$78.92	2029 PRIMROSE AVE
5319-012-032	SFR	3	1	0.00	1.00	$78.92	2025 PRIMROSE AVE
5319-012-033	SFR	3	1	0.00	1.00	$78.92	2021 PRIMROSE AVE
5319-012-034	SFR	3	1	0.00	1.00	$78.92	2017 PRIMROSE AVE
5319-012-035	SFR	3	1	0.00	1.00	$78.92	2015 PRIMROSE AVE
5319-012-036	SFR	3	1	0.00	1.00	$78.92	2011 PRIMROSE AVE
5319-012-037	SFR	3	1	0.00	1.00	$78.92	2007 PRIMROSE AVE
5319-012-038	MFR	3	3	0.00	2.40	$189.40	2001 PRIMROSE AVE
5319-012-039	MFR	3	2	0.00	1.60	$126.28	2040 FAIR OAKS AVE
5319-013-001	SFR	3	1	0.00	1.00	$78.92	2000 FREMONT AVE
5319-013-002	SFR	3	1	0.00	1.00	$78.92	2004 FREMONT AVE
5319-013-004	MFR	3	2	0.00	1.60	$126.28	2012 FREMONT AVE
5319-013-005	SFR	3	1	0.00	1.00	$78.92	2016 FREMONT AVE
5319-013-006	SFR	3	1	0.00	1.00	$78.92	2020 FREMONT AVE
5319-013-007	SFR	3	1	0.00	1.00	$78.92	2030 FREMONT AVE
5319-013-008	SFR	3	1	0.00	1.00	$78.92	2040 FREMONT AVE
5319-013-009	SFR	3	1	0.00	1.00	$78.92	2042 FREMONT AVE
5319-013-010	SFR	3	1	0.00	1.00	$78.92	2046 FREMONT AVE
5319-013-011	SFR	3	1	0.00	1.00	$78.92	2050 FREMONT AVE
5319-013-012	SFR	3	1	0.00	1.00	$78.92	2054 FREMONT AVE
5319-013-013	SFR	3	1	0.00	1.00	$78.92	2060 FREMONT AVE
5319-013-014	MFR	3	2	0.00	1.60	$126.28	1411 MAPLE ST
5319-013-015	SFR	3	1	0.00	1.00	$78.92	1417 MAPLE ST
5319-013-018	SFR	3	1	0.00	1.00	$78.92	1425 MAPLE ST
5319-013-019	SFR	3	1	0.00	1.00	$78.92	2001 FAIR OAKS AVE
5319-013-020	SFR	3	1	0.00	1.00	$78.92	2005 FAIR OAKS AVE
5319-013-021	SFR	3	1	0.00	1.00	$78.92	2009 FAIR OAKS AVE
5319-013-022	SFR	3	1	0.00	1.00	$78.92	2013 FAIR OAKS AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-013-023	SFR	3	1	0.00	1.00	$78.92	2017 FAIR OAKS AVE
5319-013-024	SFR	3	1	0.00	1.00	$78.92	2025 FAIR OAKS AVE
5319-013-026	SFR	3	1	0.00	1.00	$78.92	2029 FAIR OAKS AVE
5319-013-027	SFR	3	1	0.00	1.00	$78.92	2033 FAIR OAKS AVE
5319-013-028	SFR	3	1	0.00	1.00	$78.92	2037 FAIR OAKS AVE
5319-013-030	SFR	3	1	0.00	1.00	$78.92	2041 FAIR OAKS AVE
5319-013-031	SFR	3	1	0.00	1.00	$78.92	2045 FAIR OAKS AVE
5319-013-032	SFR	3	1	0.00	1.00	$78.92	2051 FAIR OAKS AVE
5319-013-033	SFR	3	1	0.00	1.00	$78.92	2057 FAIR OAKS AVE
5319-013-034	SFR	3	1	0.00	1.00	$78.92	2061 FAIR OAKS AVE
5319-013-035	SFR	3	1	0.00	1.00	$78.92	2064 FREMONT AVE
5319-013-036	SFR	3	1	0.00	1.00	$78.92	2070 FREMONT AVE
5319-013-037	SFR	3	1	0.00	1.00	$78.92	1406 ALHAMBRA RD
5319-013-038	SFR	3	1	0.00	1.00	$78.92	1410 ALHAMBRA RD
5319-013-039	SFR	3	1	0.00	1.00	$78.92	1414 ALHAMBRA RD
5319-013-040	SFR	3	1	0.00	1.00	$78.92	1418 ALHAMBRA RD
5319-013-041	SFR	3	1	0.00	1.00	$78.92	1422 ALHAMBRA RD
5319-013-042	SFR	3	1	0.00	1.00	$78.92	1426 ALHAMBRA RD
5319-013-043	SFR	3	1	0.00	1.00	$78.92	1430 ALHAMBRA RD
5319-013-046	MFR	3	2	0.00	1.60	$126.28	1421 MAPLE ST
5319-013-047	SFR	3	1	0.00	1.00	$78.92	2008 FREMONT AVE
5319-014-001	SFR	3	1	0.00	1.00	$78.92	2067 FREMONT AVE
5319-014-002	SFR	3	1	0.00	1.00	$78.92	2061 FREMONT AVE
5319-014-003	SFR	3	1	0.00	1.00	$78.92	2057 FREMONT AVE
5319-014-004	SFR	3	1	0.00	1.00	$78.92	2055 FREMONT AVE
5319-014-005	SFR	3	1	0.00	1.00	$78.92	2051 FREMONT AVE
5319-014-006	SFR	3	1	0.00	1.00	$78.92	2045 FREMONT AVE
5319-014-007	SFR	3	1	0.00	1.00	$78.92	2040 CRESTLAKE AVE
5319-014-008	SFR	3	1	0.00	1.00	$78.92	2048 CRESTLAKE AVE
5319-014-009	SFR	3	1	0.00	1.00	$78.92	2052 CRESTLAKE AVE
5319-014-010	SFR	3	1	0.00	1.00	$78.92	2056 CRESTLAKE AVE
5319-014-011	SFR	3	1	0.00	1.00	$78.92	2060 CRESTLAKE AVE
5319-014-012	SFR	3	1	0.00	1.00	$78.92	2066 CRESTLAKE AVE
5319-014-013	SFR	3	1	0.00	1.00	$78.92	2034 CRESTLAKE AVE
5319-014-014	SFR	3	1	0.00	1.00	$78.92	2028 CRESTLAKE AVE
5319-014-015	SFR	3	1	0.00	1.00	$78.92	2026 CRESTLAKE AVE
5319-014-016	SFR	3	1	0.00	1.00	$78.92	2022 CRESTLAKE AVE
5319-014-017	SFR	3	1	0.00	1.00	$78.92	2018 CRESTLAKE AVE
5319-014-018	SFR	3	1	0.00	1.00	$78.92	2014 CRESTLAKE AVE
5319-014-019	SFR	3	1	0.00	1.00	$78.92	2015 FREMONT AVE
5319-014-020	SFR	3	1	0.00	1.00	$78.92	2019 FREMONT AVE
5319-014-021	SFR	3	1	0.00	1.00	$78.92	2023 FREMONT AVE
5319-014-022	SFR	3	1	0.00	1.00	$78.92	2027 FREMONT AVE
5319-014-023	SFR	3	1	0.00	1.00	$78.92	2031 FREMONT AVE
5319-014-024	SFR	3	1	0.00	1.00	$78.92	2035 FREMONT AVE
5319-015-001	SFR	3	1	0.00	1.00	$78.92	2065 CRESTLAKE AVE
5319-015-002	SFR	3	1	0.00	1.00	$78.92	2061 CRESTLAKE AVE
5319-015-003	SFR	3	1	0.00	1.00	$78.92	2057 CRESTLAKE AVE
5319-015-004	SFR	3	1	0.00	1.00	$78.92	2053 CRESTLAKE AVE
5319-015-005	SFR	3	1	0.00	1.00	$78.92	2051 CRESTLAKE AVE
5319-015-006	SFR	3	1	0.00	1.00	$78.92	2047 CRESTLAKE AVE
5319-015-007	SFR	3	1	0.00	1.00	$78.92	2039 CRESTLAKE AVE
5319-015-008	SFR	3	1	0.00	1.00	$78.92	2038 EMPRESS AVE
5319-015-009	SFR	3	1	0.00	1.00	$78.92	2044 EMPRESS AVE
5319-015-010	SFR	3	1	0.00	1.00	$78.92	2050 EMPRESS AVE
5319-015-011	SFR	3	1	0.00	1.00	$78.92	2052 EMPRESS AVE
5319-015-012	SFR	3	1	0.00	1.00	$78.92	2056 EMPRESS AVE
5319-015-013	SFR	3	1	0.00	1.00	$78.92	2060 EMPRESS AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-015-014	SFR	3	1	0.00	1.00	$78.92	2066 EMPRESS AVE
5319-015-015	SFR	3	1	0.00	1.00	$78.92	2034 EMPRESS AVE
5319-015-016	SFR	3	1	0.00	1.00	$78.92	2030 EMPRESS AVE
5319-015-017	SFR	3	1	0.00	1.00	$78.92	2026 EMPRESS AVE
5319-015-018	SFR	3	1	0.00	1.00	$78.92	2022 EMPRESS AVE
5319-015-019	SFR	3	1	0.00	1.00	$78.92	2018 EMPRESS AVE
5319-015-020	SFR	3	1	0.00	1.00	$78.92	2014 EMPRESS AVE
5319-015-021	SFR	3	1	0.00	1.00	$78.92	2015 CRESTLAKE AVE
5319-015-022	SFR	3	1	0.00	1.00	$78.92	2019 CRESTLAKE AVE
5319-015-023	SFR	3	1	0.00	1.00	$78.92	2023 CRESTLAKE AVE
5319-015-024	SFR	3	1	0.00	1.00	$78.92	2027 CRESTLAKE AVE
5319-015-025	SFR	3	1	0.00	1.00	$78.92	2031 CRESTLAKE AVE
5319-015-026	SFR	3	1	0.00	1.00	$78.92	2035 CRESTLAKE AVE
5319-016-001	SFR	3	1	0.00	1.00	$78.92	2011 EMPRESS AVE
5319-016-002	SFR	3	1	0.00	1.00	$78.92	2015 EMPRESS AVE
5319-016-003	SFR	3	1	0.00	1.00	$78.92	2019 EMPRESS AVE
5319-016-004	SFR	3	1	0.00	1.00	$78.92	2023 EMPRESS AVE
5319-016-005	SFR	3	1	0.00	1.00	$78.92	2027 EMPRESS AVE
5319-016-006	SFR	3	1	0.00	1.00	$78.92	2031 EMPRESS AVE
5319-016-007	SFR	3	1	0.00	1.00	$78.92	2035 EMPRESS AVE
5319-016-008	SFR	3	1	0.00	1.00	$78.92	2065 EMPRESS AVE
5319-016-009	SFR	3	1	0.00	1.00	$78.92	2063 EMPRESS AVE
5319-016-010	SFR	3	1	0.00	1.00	$78.92	2059 EMPRESS AVE
5319-016-011	SFR	3	1	0.00	1.00	$78.92	2053 EMPRESS AVE
5319-016-012	SFR	3	1	0.00	1.00	$78.92	2049 EMPRESS AVE
5319-016-013	SFR	3	1	0.00	1.00	$78.92	2045 EMPRESS AVE
5319-016-014	SFR	3	1	0.00	1.00	$78.92	2039 EMPRESS AVE
5319-017-001	SFR	3	1	0.00	1.00	$78.92	2001 FREMONT AVE
5319-017-002	SFR	3	1	0.00	1.00	$78.92	1358 ELM PARK ST
5319-017-003	SFR	3	1	0.00	1.00	$78.92	1354 ELM PARK ST
5319-017-004	SFR	3	1	0.00	1.00	$78.92	1350 ELM PARK ST
5319-017-005	SFR	3	1	0.00	1.00	$78.92	1346 ELM PARK ST
5319-017-006	SFR	3	1	0.00	1.00	$78.92	1340 ELM PARK ST
5319-017-007	SFR	3	1	0.00	1.00	$78.92	1336 ELM PARK ST
5319-017-008	SFR	3	1	0.00	1.00	$78.92	1332 ELM PARK ST
5319-017-009	SFR	3	1	0.00	1.00	$78.92	1328 ELM PARK ST
5319-017-010	SFR	3	1	0.00	1.00	$78.92	1324 ELM PARK ST
5319-017-011	MFR	1	4	0.00	3.20	$310.78	1917 FREMONT AVE
5319-017-013	MFR	1	8	0.00	6.40	$621.56	1929 FREMONT AVE
5319-017-014	MFR	1	12	0.00	9.60	$932.36	1931 FREMONT AVE
5319-017-016	SFR	1	1	0.00	1.00	$97.12	1941 FREMONT AVE
5319-017-018	MFR	1	1	0.00	0.80	$77.70	1935 FREMONT AVE A
5319-017-019	MFR	1	1	0.00	0.80	$77.70	1935 FREMONT AVE B
5319-017-020	MFR	1	1	0.00	0.80	$77.70	1935 FREMONT AVE C
5319-017-021	MFR	1	1	0.00	0.80	$77.70	1927 FREMONT AVE A
5319-017-022	MFR	1	1	0.00	0.80	$77.70	1927 FREMONT AVE B
5319-017-023	MFR	1	1	0.00	0.80	$77.70	1927 FREMONT AVE C
5319-018-001	MFR	1	4	0.00	3.20	$310.78	1171 HUNTINGTON DR
5319-018-002	MFR	1	8	0.00	6.40	$621.56	1163 HUNTINGTON DR
5319-018-004	MFR	1	5	0.00	4.00	$388.48	1155 HUNTINGTON DR
5319-018-005	MFR	1	2	0.00	1.60	$155.40	1149 HUNTINGTON DR
5319-018-006	MFR	1	2	0.00	1.60	$155.40	1145 HUNTINGTON DR
5319-018-011	MFR	1	8	0.00	6.40	$621.56	1127 HUNTINGTON DR
5319-018-012	MFR	1	7	0.00	5.60	$543.88	1125 HUNTINGTON DR
5319-018-013	MFR	1	8	0.00	6.40	$621.56	1119 HUNTINGTON DR
5319-018-015	MFR	1	4	0.00	3.20	$310.78	1111 HUNTINGTON DR
5319-018-016	SFR	1	1	0.00	1.00	$97.12	1314 ALHAMBRA RD
5319-018-017	SFR	1	1	0.00	1.00	$97.12	1107 HUNTINGTON DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-018-018	SFR	1	1	0.00	1.00	$97.12	1101 HUNTINGTON DR
5319-018-019	MFR	1	3	0.00	2.40	$233.08	1139 HUNTINGTON DR
5319-018-020	C/I	1	0	0.56	3.22	$313.02	1133 HUNTINGTON DR
5319-018-022	MFR	1	1	0.00	0.80	$77.70	1159 HUNTINGTON DR 1
5319-018-023	MFR	1	1	0.00	0.80	$77.70	1159 HUNTINGTON DR 2
5319-018-024	MFR	1	1	0.00	0.80	$77.70	1159 HUNTINGTON DR 3
5319-018-025	MFR	1	1	0.00	0.80	$77.70	1159 HUNTINGTON DR 4
5319-018-027	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR A
5319-018-028	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR B
5319-018-029	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR C
5319-018-030	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR D
5319-018-031	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR E
5319-018-032	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR F
5319-018-033	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR G
5319-018-034	MFR	1	1	0.00	0.80	$77.70	1115 HUNTINGTON DR H
5319-019-001	C/I	1	0	0.17	1.00	$97.12	1327 HUNTINGTON DR
5319-019-002	C/I	3	0	0.08	1.00	$78.92	1905 FREMONT AVE
5319-019-005	C/I	3	0	0.07	1.00	$78.92	1915 FREMONT AVE
5319-019-007	MFR	1	10	0.00	8.00	$776.96	1313 HUNTINGTON DR
5319-019-008	MFR	1	2	0.00	1.60	$155.40	1305 HUNTINGTON DR
5319-019-009	MFR	1	2	0.00	1.60	$155.40	1301 HUNTINGTON DR
5319-019-013	SFR	1	1	0.00	1.00	$97.12	1247 HUNTINGTON DR
5319-019-014	MFR	1	2	0.00	1.60	$155.40	1243 HUNTINGTON DR
5319-019-015	MFR	1	3	0.00	2.40	$233.08	1237 HUNTINGTON DR
5319-019-016	MFR	1	3	0.00	2.40	$233.08	1231 HUNTINGTON DR
5319-019-019	MFR	1	8	0.00	6.40	$621.56	1219 HUNTINGTON DR
5319-019-021	MFR	1	7	0.00	5.60	$543.88	1207 HUNTINGTON DR
5319-019-024	C/I	1	0	0.15	1.00	$97.12	1909 FREMONT AVE
5319-019-025	C/I	1	0	0.21	1.20	$116.16	1317 HUNTINGTON DR
5319-019-027	MFR	1	1	0.00	0.80	$77.70	1263 HUNTINGTON DR A
5319-019-028	MFR	1	1	0.00	0.80	$77.70	1263 HUNTINGTON DR B
5319-019-029	MFR	1	1	0.00	0.80	$77.70	1263 HUNTINGTON DR C
5319-019-030	MFR	1	1	0.00	0.80	$77.70	1263 HUNTINGTON DR D
5319-019-031	MFR	1	1	0.00	0.80	$77.70	1263 HUNTINGTON DR E
5319-019-032	MFR	1	1	0.00	0.80	$77.70	1263 HUNTINGTON DR F
5319-019-033	MFR	1	1	0.00	0.80	$77.70	1257 HUNTINGTON DR A
5319-019-034	MFR	1	1	0.00	0.80	$77.70	1257 HUNTINGTON DR B
5319-019-035	MFR	1	1	0.00	0.80	$77.70	1257 HUNTINGTON DR C
5319-019-036	MFR	1	1	0.00	0.80	$77.70	1257 HUNTINGTON DR D
5319-019-037	MFR	1	1	0.00	0.80	$77.70	1257 HUNTINGTON DR E
5319-019-038	MFR	1	1	0.00	0.80	$77.70	1257 HUNTINGTON DR F
5319-019-040	MFR	1	1	0.00	0.80	$77.70	1227 HUNTINGTON DR A
5319-019-041	MFR	1	1	0.00	0.80	$77.70	1223 HUNTINGTON DR A
5319-019-042	MFR	1	1	0.00	0.80	$77.70	1227 HUNTINGTON DR B
5319-019-043	MFR	1	1	0.00	0.80	$77.70	1223 HUNTINGTON DR B
5319-019-044	MFR	1	1	0.00	0.80	$77.70	1227 HUNTINGTON DR C
5319-019-045	MFR	1	1	0.00	0.80	$77.70	1223 HUNTINGTON DR C
5319-019-046	MFR	1	1	0.00	0.80	$77.70	1227 HUNTINGTON DR D
5319-019-047	MFR	1	1	0.00	0.80	$77.70	1223 HUNTINGTON DR D
5319-019-048	MFR	1	1	0.00	0.80	$77.70	1227 HUNTINGTON DR E
5319-019-049	MFR	1	1	0.00	0.80	$77.70	1223 HUNTINGTON DR E
5319-019-050	MFR	1	1	0.00	0.80	$77.70	1227 HUNTINGTON DR F
5319-019-051	MFR	1	1	0.00	0.80	$77.70	1223 HUNTINGTON DR F
5319-019-053	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR
5319-019-054	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR B
5319-019-055	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR C
5319-019-056	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR D
5319-019-057	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR E

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-019-058	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR F
5319-019-059	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR G
5319-019-060	MFR	1	1	0.00	0.80	$77.70	1211 HUNTINGTON DR H
5319-019-061	MFR	1	1	0.00	0.80	$77.70	1201 HUNTINGTON DR
5319-019-062	MFR	1	1	0.00	0.80	$77.70	1203 HUNTINGTON DR
5319-019-063	MFR	1	1	0.00	0.80	$77.70	1205 HUNTINGTON DR
5319-019-064	MFR	1	1	0.00	0.80	$77.70	1253 HUNTINGTON DR A
5319-019-065	MFR	1	1	0.00	0.80	$77.70	1253 HUNTINGTON DR B
5319-019-066	MFR	1	1	0.00	0.80	$77.70	1253 HUNTINGTON DR C
5319-020-003	SFR	3	1	0.00	1.00	$78.92	1317 SPRUCE ST
5319-020-004	MFR	3	5	0.00	4.00	$315.68	1811 FREMONT AVE 5
5319-020-005	MFR	3	8	0.00	6.40	$505.08	1815 FREMONT AVE
5319-020-006	MFR	3	4	0.00	3.20	$252.54	1817 FREMONT AVE
5319-020-007	MFR	3	12	0.00	9.60	$757.64	1821 FREMONT AVE
5319-020-008	MFR	3	8	0.00	6.40	$505.08	1827 FREMONT AVE
5319-020-011	C/I	1	0	0.21	1.21	$117.90	1314 HUNTINGTON DR
5319-020-012	MFR	1	12	0.00	9.60	$932.36	1308 HUNTINGTON DR
5319-020-013	MFR	1	6	0.00	4.80	$466.18	1300 PINE ST
5319-020-016	SFR	3	1	0.00	1.00	$78.92	1301 SPRUCE ST
5319-020-017	SFR	3	1	0.00	1.00	$78.92	1806 RAMONA AVE
5319-020-018	MFR	3	2	0.00	1.60	$126.28	1307 SPRUCE ST
5319-020-019	SFR	3	1	0.00	1.00	$78.92	1313 SPRUCE ST
5319-020-025	MFR	3	14	0.00	11.20	$883.90	1807 FREMONT AVE
5319-020-026	C/I	1	0	0.37	2.15	$208.71	1318 HUNTINGTON DR
5319-020-046	MFR	2	1	0.00	0.80	$83.27	1828 RAMONA AVE A
5319-020-047	MFR	2	1	0.00	0.80	$83.27	1828 RAMONA AVE B
5319-020-048	MFR	2	1	0.00	0.80	$83.27	1828 RAMONA AVE C
5319-020-049	MFR	2	1	0.00	0.80	$83.27	1828 RAMONA AVE D
5319-020-050	MFR	2	1	0.00	0.80	$83.27	1828 RAMONA AVE E
5319-020-051	MFR	2	1	0.00	0.80	$83.27	1826 RAMONA AVE A
5319-020-052	MFR	2	1	0.00	0.80	$83.27	1826 RAMONA AVE B
5319-020-053	MFR	2	1	0.00	0.80	$83.27	1826 RAMONA AVE C
5319-020-054	MFR	2	1	0.00	0.80	$83.27	1826 RAMONA AVE D
5319-020-055	MFR	2	1	0.00	0.80	$83.27	1826 RAMONA AVE E
5319-020-056	MFR	2	16	0.00	12.80	$1,332.35	1818 RAMONA AVE
5319-020-057	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 12
5319-020-058	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 11
5319-020-059	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 13
5319-020-060	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 14
5319-020-061	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 15
5319-020-062	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 16
5319-020-063	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 22
5319-020-064	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 21
5319-020-065	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 23
5319-020-066	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 24
5319-020-067	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 25
5319-020-068	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 26
5319-020-069	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 32
5319-020-070	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 31
5319-020-071	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 33
5319-020-072	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 34
5319-020-073	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 35
5319-020-074	MFR	2	1	0.00	0.80	$83.27	1810 RAMONA AVE 36
5319-021-001	SFR	2	1	0.00	1.00	$104.09	1801 RAMONA AVE
5319-021-002	SFR	2	1	0.00	1.00	$104.09	1805 RAMONA AVE
5319-021-003	SFR	3	1	0.00	1.00	$78.92	1215 SPRUCE ST
5319-021-004	SFR	2	1	0.00	1.00	$104.09	1809 RAMONA AVE
5319-021-005	MFR	2	3	0.00	2.40	$249.81	1813 RAMONA AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-021-006	MFR	2	2	0.00	1.60	$166.55	1821 RAMONA AVE
5319-021-007	MFR	2	4	0.00	3.20	$333.09	1823 RAMONA AVE
5319-021-008	MFR	2	10	0.00	8.00	$832.72	1831 RAMONA AVE
5319-021-011	MFR	3	17	0.00	13.60	$1,073.32	1218 PINE ST
5319-021-012	MFR	3	4	0.00	3.20	$252.54	1214 PINE ST
5319-021-013	MFR	3	4	0.00	3.20	$252.54	1210 PINE ST
5319-021-014	MFR	3	17	0.00	13.60	$1,073.32	1204 PINE ST
5319-021-015	SFR	3	1	0.00	1.00	$78.92	1828 DIAMOND AVE
5319-021-016	MFR	3	2	0.00	1.60	$126.28	1826 DIAMOND AVE
5319-021-017	SFR	3	1	0.00	1.00	$78.92	1820 DIAMOND AVE
5319-021-018	SFR	3	1	0.00	1.00	$78.92	1818 DIAMOND AVE
5319-021-019	SFR	3	1	0.00	1.00	$78.92	1812 DIAMOND AVE
5319-021-020	SFR	3	1	0.00	1.00	$78.92	1808 DIAMOND AVE
5319-021-021	SFR	3	1	0.00	1.00	$78.92	1806 DIAMOND AVE
5319-021-022	SFR	3	1	0.00	1.00	$78.92	1800 DIAMOND AVE
5319-021-023	SFR	3	1	0.00	1.00	$78.92	1211 SPRUCE ST
5319-021-025	MFR	2	1	0.00	0.80	$83.27	1222 PINE ST 101
5319-021-026	MFR	2	1	0.00	0.80	$83.27	1224 PINE ST 102
5319-021-027	MFR	2	1	0.00	0.80	$83.27	1226 PINE ST 103
5319-021-028	MFR	2	1	0.00	0.80	$83.27	1228 PINE ST 104
5319-021-029	MFR	2	1	0.00	0.80	$83.27	1230 PINE ST 105
5319-021-030	MFR	2	1	0.00	0.80	$83.27	1232 PINE ST 106
5319-021-031	MFR	2	1	0.00	0.80	$83.27	1843 RAMONA AVE 107
5319-021-032	MFR	2	1	0.00	0.80	$83.27	1841 RAMONA AVE 108
5319-021-033	MFR	2	1	0.00	0.80	$83.27	1839 RAMONA AVE 109
5319-021-034	MFR	2	1	0.00	0.80	$83.27	1837 RAMONA AVE 110
5319-021-035	MFR	2	1	0.00	0.80	$83.27	1835 RAMONA AVE 111
5319-021-036	MFR	2	1	0.00	0.80	$83.27	1833 RAMONA AVE 112
5319-022-001	SFR	2	1	0.00	1.00	$104.09	1601 RAMONA AVE
5319-022-002	SFR	2	1	0.00	1.00	$104.09	1611 RAMONA AVE
5319-022-003	SFR	2	1	0.00	1.00	$104.09	1701 RAMONA AVE
5319-022-004	SFR	2	1	0.00	1.00	$104.09	1705 RAMONA AVE
5319-022-005	SFR	2	1	0.00	1.00	$104.09	1709 RAMONA AVE
5319-022-006	SFR	2	1	0.00	1.00	$104.09	1715 RAMONA AVE
5319-022-007	MFR	2	2	0.00	1.60	$166.55	1717 RAMONA AVE
5319-022-008	MFR	2	4	0.00	3.20	$333.09	1214 SPRUCE ST
5319-022-009	MFR	3	2	0.00	1.60	$126.28	1210 SPRUCE ST
5319-022-010	SFR	3	1	0.00	1.00	$78.92	1716 DIAMOND AVE
5319-022-011	SFR	3	1	0.00	1.00	$78.92	1712 DIAMOND AVE
5319-022-012	SFR	3	1	0.00	1.00	$78.92	1708 DIAMOND AVE
5319-022-013	SFR	3	1	0.00	1.00	$78.92	1704 DIAMOND AVE
5319-022-014	SFR	3	1	0.00	1.00	$78.92	1700 DIAMOND AVE
5319-022-015	SFR	3	1	0.00	1.00	$78.92	1205 OAK ST
5319-022-016	SFR	3	1	0.00	1.00	$78.92	1211 OAK ST
5319-023-001	MFR	3	6	0.00	4.80	$378.82	1601 FREMONT AVE
5319-023-004	MFR	3	8	0.00	6.40	$505.08	1617 FREMONT AVE
5319-023-006	SFR	3	1	0.00	1.00	$78.92	1701 FREMONT AVE
5319-023-007	MFR	3	6	0.00	4.80	$378.82	1705 FREMONT AVE
5319-023-008	MFR	3	6	0.00	4.80	$378.82	1711 FREMONT AVE
5319-023-011	SFR	3	1	0.00	1.00	$78.92	1312 SPRUCE ST
5319-023-012	SFR	3	1	0.00	1.00	$78.92	1308 SPRUCE ST
5319-023-013	SFR	3	1	0.00	1.00	$78.92	1306 SPRUCE ST
5319-023-014	SFR	3	1	0.00	1.00	$78.92	1300 SPRUCE ST
5319-023-015	SFR	2	1	0.00	1.00	$104.09	1716 RAMONA AVE
5319-023-016	SFR	2	1	0.00	1.00	$104.09	1714 RAMONA AVE
5319-023-017	SFR	2	1	0.00	1.00	$104.09	1704 RAMONA AVE
5319-023-018	SFR	2	1	0.00	1.00	$104.09	1700 RAMONA AVE
5319-023-019	SFR	2	1	0.00	1.00	$104.09	1608 RAMONA AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-023-020	SFR	2	1	0.00	1.00	$104.09	1606 RAMONA AVE
5319-023-021	SFR	2	1	0.00	1.00	$104.09	1301 OAK ST
5319-023-022	SFR	2	1	0.00	1.00	$104.09	1311 OAK ST
5319-023-023	MFR	2	2	0.00	1.60	$166.55	1315 OAK ST
5319-023-024	SFR	2	1	0.00	1.00	$104.09	1710 RAMONA AVE
5319-023-025	SFR	2	1	0.00	1.00	$104.09	1708 RAMONA AVE
5319-023-026	MFR	3	18	0.00	14.40	$1,136.44	1609 FREMONT AVE
5319-023-027	MFR	3	25	0.00	20.00	$1,578.40	1719 FREMONT AVE
5319-023-042	MFR	3	1	0.00	0.80	$63.14	1625 FREMONT AVE A-1
5319-023-043	MFR	3	1	0.00	0.80	$63.14	1625 FREMONT AVE A-2
5319-023-044	MFR	3	1	0.00	0.80	$63.14	1625 FREMONT AVE A-3
5319-023-045	MFR	3	1	0.00	0.80	$63.14	1625 FREMONT AVE A-4
5319-023-046	MFR	3	1	0.00	0.80	$63.14	1625 FREMONT AVE A-5
5319-023-047	MFR	3	1	0.00	0.80	$63.14	1625 FREMONT AVE A-6
5319-023-048	MFR	3	1	0.00	0.80	$63.14	1625 FREMONT AVE A-7
5319-023-049	MFR	3	1	0.00	0.80	$63.14	1629 FREMONT AVE B-1
5319-023-050	MFR	3	1	0.00	0.80	$63.14	1629 FREMONT AVE B-2
5319-023-051	MFR	3	1	0.00	0.80	$63.14	1629 FREMONT AVE B-3
5319-023-052	MFR	3	1	0.00	0.80	$63.14	1629 FREMONT AVE B-4
5319-023-053	MFR	3	1	0.00	0.80	$63.14	1629 FREMONT AVE B-5
5319-023-054	MFR	3	1	0.00	0.80	$63.14	1629 FREMONT AVE B-6
5319-023-055	MFR	3	1	0.00	0.80	$63.14	1629 FREMONT AVE B-7
5319-024-003	SFR	2	1	0.00	1.00	$104.09	1512 RAMONA AVE
5319-024-004	SFR	2	1	0.00	1.00	$104.09	1522 RAMONA AVE
5319-024-006	C/I	3	0	0.51	2.94	$231.94	1501 FREMONT AVE
5319-024-010	SFR	2	1	0.00	1.00	$104.09	1510 RAMONA AVE
5319-024-017	SFR	2	1	0.00	1.00	$104.09	1524 RAMONA AVE
5319-024-031	SFR	2	1	0.00	1.00	$104.09	1534 RAMONA AVE
5319-024-032	SFR	2	1	0.00	1.00	$104.09	1528 RAMONA AVE
5319-024-033	SFR	2	1	0.00	1.00	$104.09	1532 RAMONA AVE
5319-024-034	SFR	2	1	0.00	1.00	$104.09	1534 RAMONA AVE
5319-024-039	C/I	2	0	0.72	4.16	$432.91	1301 ROLLIN ST
5319-024-040	C/I	3	0	1.25	6.17	$487.25	1519 FREMONT AVE
5319-025-001	SFR	2	1	0.00	1.00	$104.09	1501 RAMONA AVE
5319-025-002	SFR	2	1	0.00	1.00	$104.09	1505 RAMONA AVE
5319-025-003	MFR	2	2	0.00	1.60	$166.55	1509 RAMONA AVE
5319-025-004	SFR	2	1	0.00	1.00	$104.09	1511 RAMONA AVE
5319-025-005	SFR	3	1	0.00	1.00	$78.92	1500 DIAMOND AVE
5319-025-006	MFR	3	2	0.00	1.60	$126.28	1504 DIAMOND AVE
5319-025-007	SFR	3	1	0.00	1.00	$78.92	1508 DIAMOND AVE
5319-025-008	SFR	3	1	0.00	1.00	$78.92	1510 DIAMOND AVE
5319-025-009	MFR	2	2	0.00	1.60	$166.55	1519 RAMONA AVE
5319-025-010	SFR	2	1	0.00	1.00	$104.09	1521 RAMONA AVE
5319-025-011	SFR	3	1	0.00	1.00	$78.92	1512 DIAMOND AVE
5319-025-012	SFR	3	1	0.00	1.00	$78.92	1518 DIAMOND AVE
5319-025-013	SFR	3	1	0.00	1.00	$78.92	1222 OAK ST
5319-025-015	SFR	2	1	0.00	1.00	$104.09	1541 RAMONA AVE
5319-025-016	SFR	2	1	0.00	1.00	$104.09	1537 RAMONA AVE
5319-025-017	SFR	2	1	0.00	1.00	$104.09	1535 RAMONA AVE
5319-025-018	SFR	2	1	0.00	1.00	$104.09	1531 RAMONA AVE
5319-025-019	SFR	2	1	0.00	1.00	$104.09	1529 RAMONA AVE
5319-025-020	SFR	2	1	0.00	1.00	$104.09	1525 RAMONA AVE
5319-025-022	SFR	3	1	0.00	1.00	$78.92	1520 DIAMOND AVE
5319-025-023	SFR	3	1	0.00	1.00	$78.92	1526 DIAMOND AVE
5319-025-024	SFR	3	1	0.00	1.00	$78.92	1530 DIAMOND AVE
5319-025-025	SFR	3	1	0.00	1.00	$78.92	1534 DIAMOND AVE
5319-025-026	SFR	3	1	0.00	1.00	$78.92	1538 DIAMOND AVE
5319-025-027	SFR	3	1	0.00	1.00	$78.92	1544 DIAMOND AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-025-028	SFR	3	1	0.00	1.00	$78.92	1546 DIAMOND AVE
5319-025-029	SFR	3	1	0.00	1.00	$78.92	1550 DIAMOND AVE
5319-025-030	SFR	3	1	0.00	1.00	$78.92	1554 DIAMOND AVE
5319-025-031	SFR	3	1	0.00	1.00	$78.92	1558 DIAMOND AVE
5319-025-032	SFR	2	1	0.00	1.00	$104.09	1545 RAMONA AVE
5319-027-011	MFR	3	2	0.00	1.60	$126.28	1211 LYNDON ST
5319-027-013	MFR	3	11	0.00	8.80	$694.50	1303 LYNDON ST A
5319-027-016	MFR	3	4	0.00	3.20	$252.54	1311 FREMONT AVE
5319-027-017	SFR	3	1	0.00	1.00	$78.92	1313 FREMONT AVE
5319-027-018	SFR	3	1	0.00	1.00	$78.92	1317 LYNDON ST
5319-027-020	MFR	3	8	0.00	6.40	$505.08	1311 LYNDON ST
5319-027-021	MFR	3	10	0.00	8.00	$631.36	1325 LYNDON ST
5319-027-022	MFR	3	6	0.00	4.80	$378.82	1213 LYNDON ST
5319-027-023	MFR	3	8	0.00	6.40	$505.08	1215 LYNDON ST 4
5319-027-025	MFR	3	22	0.00	17.60	$1,389.00	1221 LYNDON ST
5319-028-001	SFR	1	1	0.00	1.00	$97.12	1103 MONTEREY RD
5319-028-002	SFR	3	1	0.00	1.00	$78.92	1210 DIAMOND AVE
5319-028-003	SFR	1	1	0.00	1.00	$97.12	1107 MONTEREY RD
5319-028-004	SFR	3	1	0.00	1.00	$78.92	1212 DIAMOND AVE
5319-028-005	SFR	3	1	0.00	1.00	$78.92	1104 LYNDON ST
5319-028-006	SFR	3	1	0.00	1.00	$78.92	1100 LYNDON ST
5319-028-010	SFR	3	1	0.00	1.00	$78.92	1216 LYNDON ST
5319-028-011	MFR	3	2	0.00	1.60	$126.28	1212 LYNDON ST
5319-028-012	MFR	3	2	0.00	1.60	$126.28	1208 LYNDON ST
5319-028-013	MFR	3	2	0.00	1.60	$126.28	1204 LYNDON ST
5319-028-014	SFR	3	1	0.00	1.00	$78.92	1200 LYNDON ST
5319-028-015	SFR	1	1	0.00	1.00	$97.12	1221 MONTEREY RD
5319-028-016	MFR	1	4	0.00	3.20	$310.78	1225 MONTEREY RD
5319-028-017	SFR	1	1	0.00	1.00	$97.12	1231 MONTEREY RD
5319-028-024	C/I	3	0	0.38	2.22	$175.52	1316 LYNDON ST
5319-028-033	MFR	3	14	0.00	11.20	$883.90	1302 LYNDON ST
5319-028-034	MFR	3	22	0.00	17.60	$1,389.00	1220 LYNDON ST
5319-028-035	SFR	1	1	0.00	1.00	$97.12	1305 MONTEREY RD
5319-028-036	C/I	1	0	0.82	4.74	$460.25	1325 MONTEREY RD
5319-028-037	C/I	1	0	0.39	2.25	$218.32	1307 MONTEREY RD
5319-028-039	MFR	1	1	0.00	0.80	$77.70	1169 MONTEREY RD
5319-028-040	MFR	1	1	0.00	0.80	$77.70	1171 MONTEREY RD
5319-028-041	MFR	1	1	0.00	0.80	$77.70	1173 MONTEREY RD
5319-028-042	MFR	1	1	0.00	0.80	$77.70	1175 MONTEREY RD
5319-028-043	MFR	1	1	0.00	0.80	$77.70	1177 MONTEREY RD
5319-028-044	MFR	1	1	0.00	0.80	$77.70	1179 MONTEREY RD
5319-028-045	MFR	1	1	0.00	0.80	$77.70	1181 MONTEREY RD
5319-028-046	MFR	1	1	0.00	0.80	$77.70	1183 MONTEREY RD
5319-028-047	MFR	1	1	0.00	0.80	$77.70	1185 MONTEREY RD
5319-028-048	MFR	1	1	0.00	0.80	$77.70	1187 MONTEREY RD #10
5319-028-049	MFR	1	1	0.00	0.80	$77.70	1189 MONTEREY RD
5319-028-050	MFR	1	1	0.00	0.80	$77.70	1191 MONTEREY RD
5319-028-051	MFR	1	1	0.00	0.80	$77.70	1193 MONTEREY RD
5319-028-052	MFR	1	1	0.00	0.80	$77.70	1195 MONTEREY RD
5319-028-053	MFR	1	1	0.00	0.80	$77.70	1197 MONTEREY RD
5319-028-054	MFR	1	1	0.00	0.80	$77.70	1199 MONTEREY RD
5319-028-056	MFR	3	1	0.00	0.80	$63.14	1310 LYNDON ST A
5319-028-057	MFR	3	1	0.00	0.80	$63.14	1310 LYNDON ST B
5319-028-058	MFR	3	1	0.00	0.80	$63.14	1310 LYNDON ST C
5319-028-059	MFR	3	1	0.00	0.80	$63.14	1310 LYNDON ST D
5319-028-060	MFR	3	1	0.00	0.80	$63.14	1310 LYNDON ST E
5319-028-061	MFR	3	1	0.00	0.80	$63.14	1310 LYNDON ST F
5319-028-062	MFR	3	1	0.00	0.80	$63.14	1310 LYNDON ST G

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-029-002	MFR	3	2	0.00	1.60	$126.28	1208 MERIDIAN AVE
5319-029-003	SFR	1	1	0.00	1.00	$97.12	1007 MONTEREY RD
5319-029-004	SFR	1	1	0.00	1.00	$97.12	1011 MONTEREY RD
5319-029-005	SFR	1	1	0.00	1.00	$97.12	1015 MONTEREY RD
5319-029-008	SFR	3	1	0.00	1.00	$78.92	1225 DIAMOND AVE
5319-029-009	MFR	3	2	0.00	1.60	$126.28	1220 MERIDIAN AVE
5319-029-010	MFR	3	2	0.00	1.60	$126.28	1216 MERIDIAN AVE
5319-029-011	MFR	3	2	0.00	1.60	$126.28	1212 MERIDIAN AVE
5319-029-012	SFR	3	1	0.00	1.00	$78.92	1226 EL CERRITO CIR
5319-029-013	SFR	3	1	0.00	1.00	$78.92	1232 EL CERRITO CIR
5319-029-014	SFR	3	1	0.00	1.00	$78.92	1234 EL CERRITO CIR
5319-029-015	SFR	3	1	0.00	1.00	$78.92	1302 EL CERRITO CIR
5319-029-016	SFR	3	1	0.00	1.00	$78.92	1304 EL CERRITO CIR
5319-029-017	SFR	3	1	0.00	1.00	$78.92	1312 MERIDIAN AVE
5319-029-018	SFR	3	1	0.00	1.00	$78.92	1316 MERIDIAN AVE
5319-029-019	SFR	2	1	0.00	1.00	$104.09	1314 EL CERRITO CIR
5319-029-020	SFR	2	1	0.00	1.00	$104.09	1320 EL CERRITO CIR
5319-029-021	SFR	2	1	0.00	1.00	$104.09	1305 EL CERRITO CIR
5319-029-022	SFR	2	1	0.00	1.00	$104.09	1332 EL CERRITO CIR
5319-029-023	SFR	2	1	0.00	1.00	$104.09	1229 EL CERRITO CIR
5319-029-024	SFR	2	1	0.00	1.00	$104.09	1233 EL CERRITO CIR
5319-029-025	SFR	3	1	0.00	1.00	$78.92	1301 DIAMOND AVE
5319-029-026	SFR	3	1	0.00	1.00	$78.92	1307 DIAMOND AVE
5319-029-030	SFR	3	1	0.00	1.00	$78.92	1215 DIAMOND AVE
5319-029-031	SFR	3	1	0.00	1.00	$78.92	1217 DIAMOND AVE
5319-029-033	SFR	1	1	0.00	1.00	$97.12	1003 MONTEREY RD
5319-031-003	SFR	3	1	0.00	1.00	$78.92	1543 DIAMOND AVE
5319-031-004	SFR	3	1	0.00	1.00	$78.92	1547 DIAMOND AVE
5319-031-005	SFR	3	1	0.00	1.00	$78.92	1551 DIAMOND AVE
5319-031-006	SFR	3	1	0.00	1.00	$78.92	1555 DIAMOND AVE
5319-031-007	SFR	3	1	0.00	1.00	$78.92	1559 DIAMOND AVE
5319-031-008	SFR	3	1	0.00	1.00	$78.92	1563 DIAMOND AVE
5319-031-009	SFR	3	1	0.00	1.00	$78.92	1636 MERIDIAN AVE
5319-031-010	MFR	3	2	0.00	1.60	$126.28	1150 OAK ST
5319-031-011	SFR	3	1	0.00	1.00	$78.92	1138 OAK ST
5319-031-012	SFR	3	1	0.00	1.00	$78.92	1134 OAK ST
5319-031-013	SFR	3	1	0.00	1.00	$78.92	1130 OAK ST
5319-031-014	SFR	3	1	0.00	1.00	$78.92	1126 OAK ST
5319-031-015	SFR	3	1	0.00	1.00	$78.92	1124 OAK ST
5319-032-001	SFR	3	1	0.00	1.00	$78.92	1705 DIAMOND AVE
5319-032-002	SFR	3	1	0.00	1.00	$78.92	1711 DIAMOND AVE
5319-032-003	SFR	3	1	0.00	1.00	$78.92	1715 DIAMOND AVE
5319-032-004	MFR	3	2	0.00	1.60	$126.28	1717 DIAMOND AVE
5319-032-005	SFR	3	1	0.00	1.00	$78.92	1721 DIAMOND AVE
5319-032-006	SFR	3	1	0.00	1.00	$78.92	1807 DIAMOND AVE
5319-032-007	SFR	3	1	0.00	1.00	$78.92	1809 DIAMOND AVE
5319-032-008	SFR	3	1	0.00	1.00	$78.92	1811 DIAMOND AVE
5319-032-009	SFR	3	1	0.00	1.00	$78.92	1815 DIAMOND AVE
5319-032-010	SFR	3	1	0.00	1.00	$78.92	1817 DIAMOND AVE
5319-032-011	SFR	3	1	0.00	1.00	$78.92	1823 DIAMOND AVE
5319-032-012	SFR	3	1	0.00	1.00	$78.92	1825 DIAMOND AVE
5319-032-014	SFR	3	1	0.00	1.00	$78.92	1130 PINE ST
5319-032-015	MFR	3	4	0.00	3.20	$252.54	1124 PINE ST
5319-032-016	MFR	3	1	0.00	0.80	$63.14	1855 DIAMOND AVE
5319-032-017	MFR	3	1	0.00	0.80	$63.14	1857 DIAMOND AVE
5319-032-018	MFR	3	1	0.00	0.80	$63.14	1863 DIAMOND AVE
5319-032-019	MFR	3	1	0.00	0.80	$63.14	1859 DIAMOND AVE
5319-032-020	MFR	3	1	0.00	0.80	$63.14	1861 DIAMOND AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-032-021	MFR	3	1	0.00	0.80	$63.14	1865 DIAMOND AVE
5319-032-022	MFR	3	1	0.00	0.80	$63.14	1841 DIAMOND AVE
5319-032-023	MFR	3	1	0.00	0.80	$63.14	1843 DIAMOND AVE
5319-032-024	MFR	3	1	0.00	0.80	$63.14	1849 DIAMOND AVE
5319-032-025	MFR	3	1	0.00	0.80	$63.14	1845 DIAMOND AVE 10A
5319-032-026	MFR	3	1	0.00	0.80	$63.14	1847 DIAMOND AVE
5319-032-027	MFR	3	1	0.00	0.80	$63.14	1851 DIAMOND AVE
5319-032-028	MFR	3	1	0.00	0.80	$63.14	1853 DIAMOND AVE
5319-033-001	SFR	3	1	0.00	1.00	$78.92	1732 MERIDIAN AVE
5319-033-002	MFR	3	2	0.00	1.60	$126.28	1738 MERIDIAN AVE
5319-033-004	SFR	3	1	0.00	1.00	$78.92	1100 PINE ST
5319-033-005	SFR	3	1	0.00	1.00	$78.92	1104 PINE ST
5319-033-006	SFR	3	1	0.00	1.00	$78.92	1800 MERIDIAN AVE
5319-033-010	SFR	3	1	0.00	1.00	$78.92	1115 OAK ST
5319-033-011	SFR	3	1	0.00	1.00	$78.92	1113 OAK ST
5319-033-012	SFR	3	1	0.00	1.00	$78.92	1107 OAK ST
5319-033-013	SFR	3	1	0.00	1.00	$78.92	1101 OAK ST
5319-033-016	MFR	3	4	0.00	3.20	$252.54	1718 MERIDIAN AVE
5319-033-017	MFR	3	4	0.00	3.20	$252.54	1714 MERIDIAN AVE
5319-033-018	MFR	3	4	0.00	3.20	$252.54	1708 MERIDIAN AVE
5319-033-019	MFR	3	7	0.00	5.60	$441.96	1116 PINE ST
5319-033-020	SFR	3	1	0.00	1.00	$78.92	1700 MERIDIAN AVE
5319-033-024	MFR	3	13	0.00	10.40	$820.76	1724 MERIDIAN AVE
5319-033-025	SFR	3	1	0.00	1.00	$78.92	1722 MERIDIAN AVE
5319-033-026	MFR	3	2	0.00	1.60	$126.28	1728 MERIDIAN AVE
5319-033-027	MFR	3	4	0.00	3.20	$252.54	1110 PINE ST
5319-033-028	SFR	3	1	0.00	1.00	$78.92	1106 PINE ST
5319-034-002	MFR	3	2	0.00	1.60	$126.28	1105 PINE ST
5319-034-003	SFR	3	1	0.00	1.00	$78.92	1111 PINE ST
5319-034-004	MFR	3	2	0.00	1.60	$126.28	1115 PINE ST
5319-034-005	MFR	3	2	0.00	1.60	$126.28	1119 PINE ST
5319-034-006	SFR	3	1	0.00	1.00	$78.92	1123 PINE ST
5319-034-007	MFR	3	4	0.00	3.20	$252.54	1127 PINE ST
5319-034-008	SFR	3	1	0.00	1.00	$78.92	1912 MERIDIAN AVE
5319-034-010	SFR	3	1	0.00	1.00	$78.92	1104 BEECH ST
5319-034-011	SFR	3	1	0.00	1.00	$78.92	1108 BEECH ST
5319-034-012	SFR	3	1	0.00	1.00	$78.92	1112 BEECH ST
5319-034-013	SFR	3	1	0.00	1.00	$78.92	1118 BEECH ST
5319-034-014	SFR	3	1	0.00	1.00	$78.92	1120 BEECH ST
5319-034-015	MFR	3	2	0.00	1.60	$126.28	1124 BEECH ST
5319-034-016	SFR	3	1	0.00	1.00	$78.92	1100 BEECH ST
5319-035-001	C/I	1	0	0.58	3.37	$327.19	1260 HUNTINGTON DR STE101
5319-035-002	MFR	1	5	0.00	4.00	$388.48	1250 HUNTINGTON DR
5319-035-003	MFR	1	8	0.00	6.40	$621.56	1236 HUNTINGTON DR
5319-035-005	MFR	3	12	0.00	9.60	$757.64	1141 PINE ST
5319-035-006	SFR	3	1	0.00	1.00	$78.92	1203 PINE ST
5319-035-010	SFR	3	1	0.00	1.00	$78.92	1136 BEECH ST
5319-035-011	SFR	3	1	0.00	1.00	$78.92	1236 HUNTINGTON DR
5319-035-012	MFR	1	7	0.00	5.60	$543.88	1234 HUNTINGTON DR 7
5319-035-013	SFR	1	1	0.00	1.00	$97.12	1230 HUNTINGTON DR
5319-035-014	MFR	1	2	0.00	1.60	$155.40	1226 HUNTINGTON DR
5319-035-015	SFR	1	1	0.00	1.00	$97.12	1240 1/2 HUNTINGTON DR
5319-035-016	MFR	3	4	0.00	3.20	$252.54	1209 PINE ST
5319-035-017	SFR	3	1	0.00	1.00	$78.92	1130 BEECH ST
5319-035-018	MFR	3	3	0.00	2.40	$189.40	1132 BEECH ST
5319-035-036	MFR	3	1	0.00	0.80	$63.14	1147 PINE ST A
5319-035-037	MFR	3	1	0.00	0.80	$63.14	1151 PINE ST B
5319-035-038	MFR	3	1	0.00	0.80	$63.14	1147 PINE ST C

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-035-039	MFR	3	1	0.00	0.80	$63.14	1147 PINE ST D
5319-035-040	MFR	3	1	0.00	0.80	$63.14	1147 PINE ST E
5319-035-041	MFR	3	1	0.00	0.80	$63.14	1151 PINE ST A
5319-035-042	MFR	3	1	0.00	0.80	$63.14	1147 PINE ST B
5319-035-043	MFR	3	1	0.00	0.80	$63.14	1151 PINE ST C
5319-035-044	MFR	3	1	0.00	0.80	$63.14	1151 PINE ST D
5319-035-045	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 101
5319-035-046	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 102
5319-035-047	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 103
5319-035-048	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 104
5319-035-049	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 105
5319-035-050	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 106
5319-035-051	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST
5319-035-052	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 108
5319-035-053	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 109
5319-035-054	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 110
5319-035-055	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 111
5319-035-056	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 112
5319-035-057	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 113
5319-035-058	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 114
5319-035-059	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 115
5319-035-060	MFR	3	1	0.00	0.80	$63.14	1133 PINE ST 116
5319-036-001	MFR	3	2	0.00	1.60	$126.28	1103 BEECH ST
5319-036-002	SFR	3	1	0.00	1.00	$78.92	1107 BEECH ST
5319-036-003	SFR	3	1	0.00	1.00	$78.92	1113 BEECH ST
5319-036-004	SFR	3	1	0.00	1.00	$78.92	1117 BEECH ST
5319-036-005	SFR	3	1	0.00	1.00	$78.92	1121 BEECH ST
5319-036-006	SFR	3	1	0.00	1.00	$78.92	1125 BEECH ST
5319-036-007	SFR	3	1	0.00	1.00	$78.92	1127 BEECH ST
5319-036-008	MFR	3	2	0.00	1.60	$126.28	1131 BEECH ST
5319-036-009	MFR	3	4	0.00	3.20	$252.54	1940 MERIDIAN AVE
5319-036-010	MFR	3	2	0.00	1.60	$126.28	1104 MAPLE ST
5319-036-011	MFR	3	3	0.00	2.40	$189.40	1108 MAPLE ST
5319-036-012	MFR	3	4	0.00	3.20	$252.54	1112 MAPLE ST
5319-036-013	MFR	3	3	0.00	2.40	$189.40	1116 MAPLE ST
5319-036-014	MFR	3	3	0.00	2.40	$189.40	1120 MAPLE ST
5319-036-016	MFR	1	4	0.00	3.20	$310.78	1216 HUNTINGTON DR
5319-036-017	MFR	1	3	0.00	2.40	$233.08	1210 HUNTINGTON DR
5319-036-018	MFR	1	4	0.00	3.20	$310.78	1206 HUNTINGTON DR
5319-036-019	SFR	1	1	0.00	1.00	$97.12	1200 HUNTINGTON DR
5319-036-020	MFR	1	1	0.00	0.80	$77.70	1220 HUNTINGTON DR 1
5319-036-021	MFR	1	1	0.00	0.80	$77.70	1220 HUNTINGTON DR 2
5319-036-022	MFR	1	1	0.00	0.80	$77.70	1220 HUNTINGTON DR 3
5319-036-023	MFR	1	1	0.00	0.80	$77.70	1220 HUNTINGTON DR 4
5319-037-001	MFR	1	20	0.00	16.00	$1,553.92	1170 HUNTINGTON DR
5319-037-002	MFR	1	4	0.00	3.20	$310.78	1160 HUNTINGTON DR
5319-037-003	MFR	1	7	0.00	5.60	$543.88	1156 HUNTINGTON DR
5319-037-004	MFR	1	8	0.00	6.40	$621.56	1152 HUNTINGTON DR
5319-037-005	MFR	1	7	0.00	5.60	$543.88	1150 HUNTINGTON DR
5319-037-006	MFR	1	4	0.00	3.20	$310.78	1144 HUNTINGTON DR
5319-037-007	MFR	1	3	0.00	2.40	$233.08	1140 HUNTINGTON DR
5319-037-008	MFR	3	8	0.00	6.40	$505.08	2028 MERIDIAN AVE
5319-037-009	MFR	3	4	0.00	3.20	$252.54	2020 MERIDIAN AVE
5319-037-010	MFR	3	11	0.00	8.80	$694.50	2016 MERIDIAN AVE
5319-037-011	MFR	3	9	0.00	7.20	$568.22	2014 MERIDIAN AVE
5319-037-012	MFR	3	3	0.00	2.40	$189.40	2004 MERIDIAN AVE
5319-037-013	SFR	3	1	0.00	1.00	$78.92	1107 MAPLE ST
5319-037-014	MFR	3	2	0.00	1.60	$126.28	1109 MAPLE ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5319-037-015	SFR	3	1	0.00	1.00	$78.92	1115 MAPLE ST
5319-038-001	MFR	1	6	0.00	4.80	$466.18	1136 HUNTINGTON DR
5319-038-008	MFR	3	4	0.00	3.20	$252.54	1014 KENDALL AVE
5319-038-009	SFR	3	1	0.00	1.00	$78.92	1010 KENDALL AVE
5319-038-010	SFR	3	1	0.00	1.00	$78.92	2070 MERIDIAN AVE
5319-038-011	SFR	3	1	0.00	1.00	$78.92	2074 MERIDIAN AVE
5319-038-012	MFR	3	7	0.00	5.60	$441.96	2064 MERIDIAN AVE
5319-038-013	MFR	3	1	0.00	0.80	$63.14	2060 MERIDIAN AVE
5319-038-014	MFR	3	1	0.00	0.80	$63.14	2056 MERIDIAN AVE
5319-038-017	MFR	3	8	0.00	6.40	$505.08	2038 MERIDIAN AVE
5319-038-018	C/I	1	0	0.44	2.53	$245.91	1100 HUNTINGTON DR
5319-038-019	MFR	3	26	0.00	20.80	$1,641.54	2052 MERIDIAN AVE
5319-038-020	MFR	1	24	0.00	19.20	$1,864.70	1120 HUNTINGTON DR
5319-038-022	MFR	1	1	0.00	0.80	$77.70	1130 HUNTINGTON DR A
5319-038-023	MFR	1	1	0.00	0.80	$77.70	1130 HUNTINGTON DR B
5319-038-024	MFR	1	1	0.00	0.80	$77.70	1130 HUNTINGTON DR C
5319-038-025	MFR	1	1	0.00	0.80	$77.70	1130 HUNTINGTON DR D
5319-038-026	MFR	1	1	0.00	0.80	$77.70	1130 HUNTINGTON DR E
5319-038-028	MFR	1	1	0.00	0.80	$77.70	1128 HUNTINGTON DR A
5319-038-029	MFR	1	1	0.00	0.80	$77.70	1128 HUNTINGTON DR B
5319-038-030	MFR	1	1	0.00	0.80	$77.70	1128 HUNTINGTON DR C
5320-001-004	C/I	1	0	0.12	1.00	$97.12	1216 FAIR OAKS AVE
5320-001-008	MFR	3	2	0.00	1.60	$126.28	1617 MONTEREY RD
5320-001-009	MFR	3	2	0.00	1.60	$126.28	1619 MONTEREY RD
5320-001-010	MFR	3	3	0.00	2.40	$189.40	1623 MONTEREY RD
5320-001-011	SFR	3	1	0.00	1.00	$78.92	1629 MONTEREY RD
5320-001-012	MFR	3	2	0.00	1.60	$126.28	1631 MONTEREY RD
5320-001-013	SFR	3	1	0.00	1.00	$78.92	1635 MONTEREY RD
5320-001-014	MFR	3	2	0.00	1.60	$126.28	1636 LYNDON ST
5320-001-015	MFR	3	2	0.00	1.60	$126.28	1630 LYNDON ST
5320-001-016	MFR	3	6	0.00	4.80	$378.82	1626 LYNDON ST
5320-001-017	SFR	3	1	0.00	1.00	$78.92	1624 LYNDON ST
5320-001-018	MFR	3	2	0.00	1.60	$126.28	1620 LYNDON ST
5320-001-019	MFR	3	2	0.00	1.60	$126.28	1614 LYNDON ST
5320-001-020	MFR	3	3	0.00	2.40	$189.40	1608 LYNDON ST
5320-001-021	C/I	1	0	0.36	2.09	$203.07	1220 FAIR OAKS AVE
5320-001-024	C/I	1	0	0.69	3.98	$386.34	1200 FAIR OAKS AVE
5320-002-001	SFR	3	1	0.00	1.00	$78.92	1703 MONTEREY RD
5320-002-002	SFR	3	1	0.00	1.00	$78.92	1707 MONTEREY RD
5320-002-003	SFR	3	1	0.00	1.00	$78.92	1711 MONTEREY RD
5320-002-004	SFR	3	1	0.00	1.00	$78.92	1715 MONTEREY RD
5320-002-005	SFR	3	1	0.00	1.00	$78.92	1719 MONTEREY RD
5320-002-008	MFR	3	4	0.00	3.20	$252.54	1729 MONTEREY RD
5320-002-009	SFR	3	1	0.00	1.00	$78.92	1211 MARENGO AVE
5320-002-010	MFR	3	3	0.00	2.40	$189.40	1201 MARENGO AVE
5320-002-011	MFR	3	2	0.00	1.60	$126.28	1700 LYNDON ST
5320-002-012	SFR	3	1	0.00	1.00	$78.92	1708 LYNDON ST
5320-002-013	SFR	3	1	0.00	1.00	$78.92	1710 LYNDON ST
5320-002-014	SFR	3	1	0.00	1.00	$78.92	1712 LYNDON ST
5320-002-015	SFR	3	1	0.00	1.00	$78.92	1714 LYNDON ST
5320-002-016	SFR	3	1	0.00	1.00	$78.92	1716 LYNDON ST
5320-002-017	SFR	3	1	0.00	1.00	$78.92	1722 LYNDON ST
5320-002-018	SFR	3	1	0.00	1.00	$78.92	1726 LYNDON ST
5320-002-019	SFR	3	1	0.00	1.00	$78.92	1217 MARENGO AVE
5320-002-020	SFR	3	1	0.00	1.00	$78.92	1221 MARENGO AVE
5320-002-021	SFR	3	1	0.00	1.00	$78.92	1225 MARENGO AVE
5320-002-022	MFR	3	2	0.00	1.60	$126.28	1725 MONTEREY RD
5320-003-001	C/I	1	0	0.39	2.28	$221.73	1300 FAIR OAKS AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-003-003	C/I	1	0	0.20	1.13	$110.04	1310 FAIR OAKS AVE
5320-003-005	C/I	1	0	0.21	1.21	$117.90	1312 FAIR OAKS AVE
5320-003-006	C/I	1	0	0.22	1.26	$121.88	1318 FAIR OAKS AVE
5320-003-007	C/I	1	0	0.25	1.42	$138.20	1326 FAIR OAKS AVE
5320-003-008	SFR	3	1	0.00	1.00	$78.92	1616 BANK ST
5320-003-009	MFR	3	4	0.00	3.20	$252.54	1622 BANK ST
5320-003-010	SFR	3	1	0.00	1.00	$78.92	1624 BANK ST
5320-003-011	MFR	3	3	0.00	2.40	$189.40	1628 BANK ST
5320-003-012	SFR	3	1	0.00	1.00	$78.92	1630 BANK ST
5320-003-013	SFR	3	1	0.00	1.00	$78.92	1635 LYNDON ST
5320-003-014	SFR	3	1	0.00	1.00	$78.92	1631 LYNDON ST
5320-003-015	MFR	3	4	0.00	3.20	$252.54	1627 LYNDON ST
5320-003-016	SFR	3	1	0.00	1.00	$78.92	1625 LYNDON ST
5320-003-017	MFR	3	5	0.00	4.00	$315.68	1621 LYNDON ST
5320-003-019	SFR	3	1	0.00	1.00	$78.92	1615 LYNDON ST
5320-004-001	SFR	3	1	0.00	1.00	$78.92	1735 LYNDON ST
5320-004-002	SFR	3	1	0.00	1.00	$78.92	1303 MARENGO AVE
5320-004-003	SFR	3	1	0.00	1.00	$78.92	1315 MARENGO AVE
5320-004-004	MFR	3	2	0.00	1.60	$126.28	1317 MARENGO AVE
5320-004-005	SFR	3	1	0.00	1.00	$78.92	1321 MARENGO AVE
5320-004-006	SFR	3	1	0.00	1.00	$78.92	1325 MARENGO AVE
5320-004-007	SFR	3	1	0.00	1.00	$78.92	1730 BANK ST
5320-004-008	MFR	3	2	0.00	1.60	$126.28	1327 MARENGO AVE
5320-004-009	SFR	3	1	0.00	1.00	$78.92	1726 BANK ST
5320-004-010	SFR	3	1	0.00	1.00	$78.92	1720 BANK ST
5320-004-011	MFR	3	3	0.00	2.40	$189.40	1716 BANK ST
5320-004-012	SFR	3	1	0.00	1.00	$78.92	1712 BANK ST
5320-004-013	SFR	3	1	0.00	1.00	$78.92	1710 BANK ST
5320-004-014	SFR	3	1	0.00	1.00	$78.92	1708 BANK ST
5320-004-015	SFR	3	1	0.00	1.00	$78.92	1702 BANK ST
5320-004-016	SFR	3	1	0.00	1.00	$78.92	1703 LYNDON ST
5320-004-017	SFR	3	1	0.00	1.00	$78.92	1707 LYNDON ST
5320-004-018	SFR	3	1	0.00	1.00	$78.92	1713 LYNDON ST
5320-004-019	SFR	3	1	0.00	1.00	$78.92	1715 LYNDON ST
5320-004-020	SFR	3	1	0.00	1.00	$78.92	1717 LYNDON ST
5320-004-021	SFR	3	1	0.00	1.00	$78.92	1721 LYNDON ST
5320-004-022	SFR	3	1	0.00	1.00	$78.92	1727 LYNDON ST
5320-005-007	SFR	3	1	0.00	1.00	$78.92	1719 BANK ST
5320-005-008	SFR	3	1	0.00	1.00	$78.92	1401 MARENGO AVE
5320-005-009	SFR	3	1	0.00	1.00	$78.92	1407 MARENGO AVE
5320-005-010	SFR	3	1	0.00	1.00	$78.92	1409 MARENGO AVE
5320-005-012	SFR	3	1	0.00	1.00	$78.92	1417 MARENGO AVE
5320-005-013	SFR	3	1	0.00	1.00	$78.92	1421 MARENGO AVE
5320-005-014	SFR	3	1	0.00	1.00	$78.92	1423 MARENGO AVE
5320-005-015	SFR	3	1	0.00	1.00	$78.92	1726 ROLLIN ST
5320-005-017	SFR	3	1	0.00	1.00	$78.92	1722 ROLLIN ST
5320-005-018	SFR	3	1	0.00	1.00	$78.92	1725 BANK ST
5320-005-022	SFR	3	1	0.00	1.00	$78.92	1415 MARENGO AVE
5320-005-023	C/I	1	0	0.81	4.68	$454.62	1414 FAIR OAKS AVE
5320-006-001	SFR	3	1	0.00	1.00	$78.92	1715 ROLLIN ST
5320-006-002	SFR	3	1	0.00	1.00	$78.92	1717 ROLLIN ST
5320-006-003	SFR	3	1	0.00	1.00	$78.92	1723 ROLLIN ST
5320-006-005	SFR	3	1	0.00	1.00	$78.92	1727 ROLLIN ST
5320-006-006	SFR	3	1	0.00	1.00	$78.92	1511 MARENGO AVE
5320-006-007	SFR	3	1	0.00	1.00	$78.92	1501 MARENGO AVE
5320-006-008	SFR	3	1	0.00	1.00	$78.92	1505 MARENGO AVE
5320-006-009	SFR	3	1	0.00	1.00	$78.92	1517 MARENGO AVE
5320-006-012	SFR	3	1	0.00	1.00	$78.92	1728 OAK ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-006-014	SFR	3	1	0.00	1.00	$78.92	1720 OAK ST
5320-006-015	SFR	3	1	0.00	1.00	$78.92	1718 OAK ST
5320-006-017	SFR	3	1	0.00	1.00	$78.92	1700 OAK ST
5320-006-018	SFR	3	1	0.00	1.00	$78.92	1704 OAK ST
5320-006-019	SFR	3	1	0.00	1.00	$78.92	1706 OAK ST
5320-006-020	SFR	3	1	0.00	1.00	$78.92	1709 ROLLIN ST
5320-006-021	SFR	3	1	0.00	1.00	$78.92	1701 ROLLIN ST
5320-006-022	SFR	3	1	0.00	1.00	$78.92	1525 MARENGO AVE
5320-006-023	SFR	3	1	0.00	1.00	$78.92	1724 OAK ST
5320-007-001	SFR	3	1	0.00	1.00	$78.92	1601 MARENGO AVE
5320-007-002	SFR	3	1	0.00	1.00	$78.92	1611 MARENGO AVE
5320-007-003	SFR	3	1	0.00	1.00	$78.92	1617 MARENGO AVE
5320-007-004	SFR	3	1	0.00	1.00	$78.92	1623 MARENGO AVE
5320-007-005	SFR	3	1	0.00	1.00	$78.92	1720 LAUREL ST
5320-007-007	SFR	3	1	0.00	1.00	$78.92	1716 LAUREL ST
5320-007-008	SFR	3	1	0.00	1.00	$78.92	1710 LAUREL ST
5320-007-009	SFR	3	1	0.00	1.00	$78.92	1704 LAUREL ST
5320-007-010	SFR	3	1	0.00	1.00	$78.92	1703 OAK ST
5320-007-011	SFR	3	1	0.00	1.00	$78.92	1640 LAUREL ST
5320-007-012	SFR	3	1	0.00	1.00	$78.92	1632 LAUREL ST
5320-007-014	SFR	3	1	0.00	1.00	$78.92	1628 LAUREL ST
5320-007-016	SFR	3	1	0.00	1.00	$78.92	1618 LAUREL ST
5320-007-017	SFR	3	1	0.00	1.00	$78.92	1621 OAK ST
5320-007-018	SFR	3	1	0.00	1.00	$78.92	1617 OAK ST
5320-007-019	SFR	3	1	0.00	1.00	$78.92	1611 OAK ST
5320-007-020	MFR	1	4	0.00	3.20	$310.78	1600 FAIR OAKS AVE
5320-007-021	MFR	1	12	0.00	9.60	$932.36	1612 FAIR OAKS AVE
5320-007-022	MFR	1	19	0.00	15.20	$1,476.22	1616 FAIR OAKS AVE
5320-007-025	SFR	3	1	0.00	1.00	$78.92	1705 OAK ST
5320-007-027	SFR	3	1	0.00	1.00	$78.92	1707 OAK ST
5320-007-029	SFR	3	1	0.00	1.00	$78.92	1635 OAK ST
5320-007-030	SFR	3	1	0.00	1.00	$78.92	
5320-008-001	SFR	3	1	0.00	1.00	$78.92	1701 MARENGO AVE
5320-008-002	SFR	3	1	0.00	1.00	$78.92	1719 LAUREL ST
5320-008-003	SFR	3	1	0.00	1.00	$78.92	1709 MARENGO AVE
5320-008-004	SFR	3	1	0.00	1.00	$78.92	1715 MARENGO AVE
5320-008-006	SFR	3	1	0.00	1.00	$78.92	1719 MARENGO AVE
5320-008-007	SFR	3	1	0.00	1.00	$78.92	1721 MARENGO AVE
5320-008-009	SFR	3	1	0.00	1.00	$78.92	1715 LAUREL ST
5320-008-010	SFR	3	1	0.00	1.00	$78.92	1711 LAUREL ST
5320-008-011	SFR	3	1	0.00	1.00	$78.92	1703 LAUREL ST
5320-008-012	SFR	3	1	0.00	1.00	$78.92	1641 LAUREL ST
5320-008-013	SFR	3	1	0.00	1.00	$78.92	1648 SPRUCE ST
5320-008-014	SFR	3	1	0.00	1.00	$78.92	1640 SPRUCE ST
5320-008-015	SFR	3	1	0.00	1.00	$78.92	1635 LAUREL ST
5320-008-016	SFR	3	1	0.00	1.00	$78.92	1634 SPRUCE ST
5320-008-017	SFR	3	1	0.00	1.00	$78.92	1629 LAUREL ST
5320-008-018	SFR	3	1	0.00	1.00	$78.92	1627 LAUREL ST
5320-008-019	SFR	3	1	0.00	1.00	$78.92	1628 SPRUCE ST
5320-008-020	SFR	3	1	0.00	1.00	$78.92	1624 SPRUCE ST
5320-008-021	SFR	3	1	0.00	1.00	$78.92	1625 LAUREL ST
5320-008-022	SFR	3	1	0.00	1.00	$78.92	1620 SPRUCE ST
5320-008-023	SFR	3	1	0.00	1.00	$78.92	1616 SPRUCE ST
5320-008-024	MFR	1	27	0.00	21.60	$2,097.80	1700 FAIR OAKS AVE
5320-008-025	MFR	1	7	0.00	5.60	$543.88	1714 FAIR OAKS AVE
5320-008-028	SFR	3	1	0.00	1.00	$78.92	1680 SPRUCE ST
5320-008-029	SFR	3	1	0.00	1.00	$78.92	1700 SPRUCE ST
5320-009-001	SFR	3	1	0.00	1.00	$78.92	1801 MARENGO AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-009-002	SFR	3	1	0.00	1.00	$78.92	1705 SPRUCE ST
5320-009-003	SFR	3	1	0.00	1.00	$78.92	1807 MARENGO AVE
5320-009-004	MFR	3	2	0.00	1.60	$126.28	1811 MARENGO AVE
5320-009-005	MFR	1	22	0.00	17.60	$1,709.32	1656 HUNTINGTON DR
5320-009-006	MFR	1	8	0.00	6.40	$621.56	1652 HUNTINGTON DR
5320-009-008	MFR	1	13	0.00	10.40	$1,010.04	1644 HUNTINGTON DR
5320-009-009	SFR	3	1	0.00	1.00	$78.92	1649 SPRUCE ST
5320-009-010	MFR	1	12	0.00	9.60	$932.36	1636 HUNTINGTON DR
5320-009-011	SFR	3	1	0.00	1.00	$78.92	1641 SPRUCE ST
5320-009-014	SFR	3	1	0.00	1.00	$78.92	1637 SPRUCE ST
5320-009-015	MFR	1	6	0.00	4.80	$466.18	1620 HUNTINGTON DR
5320-009-016	SFR	3	1	0.00	1.00	$78.92	1625 SPRUCE ST
5320-009-017	MFR	1	24	0.00	19.20	$1,864.70	1612 HUNTINGTON DR
5320-009-018	SFR	3	1	0.00	1.00	$78.92	1621 SPRUCE ST
5320-009-019	SFR	3	1	0.00	1.00	$78.92	1617 SPRUCE ST
5320-009-022	SFR	3	1	0.00	1.00	$78.92	1611 SPRUCE ST
5320-009-024	C/I	1	0	0.17	1.00	$97.12	1800 FAIR OAKS AVE
5320-009-025	C/I	1	0	0.33	1.92	$186.66	1810 FAIR OAKS AVE
5320-009-028	MFR	1	10	0.00	8.00	$776.96	1628 HUNTINGTON DR
5320-009-029	SFV	3	0	0.00	0.25	$19.74	
5320-009-030	SFR	3	1	0.00	1.00	$78.92	1661 SPRUCE ST
5320-009-031	C/I	1	0	0.81	4.68	$454.62	1600 HUNTINGTON DR
5320-010-001	C/I	1	0	0.38	2.20	$213.18	1631 HUNTINGTON DR
5320-010-002	C/I	1	0	0.25	1.43	$138.78	1637 HUNTINGTON DR
5320-010-003	MFR	1	4	0.00	3.20	$310.78	1645 HUNTINGTON DR
5320-010-005	MFR	1	8	0.00	6.40	$621.56	1901 MARENGO AVE
5320-010-006	SFR	3	1	0.00	1.00	$78.92	1915 MARENGO AVE
5320-010-007	SFR	3	1	0.00	1.00	$78.92	1919 MARENGO AVE
5320-010-008	SFR	3	1	0.00	1.00	$78.92	1923 MARENGO AVE
5320-010-009	SFR	3	1	0.00	1.00	$78.92	1927 MARENGO AVE
5320-010-010	SFR	3	1	0.00	1.00	$78.92	1931 MARENGO AVE
5320-010-013	SFR	3	1	0.00	1.00	$78.92	1951 MARENGO AVE
5320-010-016	SFR	3	1	0.00	1.00	$78.92	1959 MARENGO AVE
5320-010-017	SFR	3	1	0.00	1.00	$78.92	1963 MARENGO AVE
5320-010-018	SFR	3	1	0.00	1.00	$78.92	1967 MARENGO AVE
5320-010-019	MFR	3	2	0.00	1.60	$126.28	1970 LA FRANCE AVE
5320-010-020	SFR	3	1	0.00	1.00	$78.92	1964 LA FRANCE AVE
5320-010-021	SFR	3	1	0.00	1.00	$78.92	1960 LA FRANCE AVE
5320-010-022	SFR	3	1	0.00	1.00	$78.92	1956 LA FRANCE AVE
5320-010-023	SFR	3	1	0.00	1.00	$78.92	1948 LA FRANCE AVE
5320-010-025	SFR	3	1	0.00	1.00	$78.92	1944 LA FRANCE AVE
5320-010-026	SFR	3	1	0.00	1.00	$78.92	1940 LA FRANCE AVE
5320-010-027	SFR	3	1	0.00	1.00	$78.92	1938 LA FRANCE AVE
5320-010-029	SFR	3	1	0.00	1.00	$78.92	1934 LA FRANCE AVE
5320-010-031	SFR	3	1	0.00	1.00	$78.92	1930 LA FRANCE AVE
5320-010-032	SFR	3	1	0.00	1.00	$78.92	1926 LA FRANCE AVE
5320-010-033	SFR	3	1	0.00	1.00	$78.92	1922 LA FRANCE AVE
5320-010-034	SFR	3	1	0.00	1.00	$78.92	1918 LA FRANCE AVE
5320-010-035	SFR	3	1	0.00	1.00	$78.92	1914 LA FRANCE AVE
5320-010-036	SFR	3	1	0.00	1.00	$78.92	1941 MARENGO AVE
5320-010-037	SFR	3	1	0.00	1.00	$78.92	1945 MARENGO AVE
5320-010-038	SFR	3	1	0.00	1.00	$78.92	1935 MARENGO AVE
5320-010-039	SFR	3	1	0.00	1.00	$78.92	1955 MARENGO AVE
5320-011-001	MFR	1	4	0.00	3.20	$310.78	1601 HUNTINGTON DR
5320-011-002	SFR	3	1	0.00	1.00	$78.92	1912 PRIMROSE AVE
5320-011-003	SFR	1	1	0.00	1.00	$97.12	1611 HUNTINGTON DR
5320-011-004	MFR	1	4	0.00	3.20	$310.78	1619 HUNTINGTON DR
5320-011-005	SFR	3	1	0.00	1.00	$78.92	1913 LA FRANCE AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-011-006	SFR	3	1	0.00	1.00	$78.92	1915 LA FRANCE AVE
5320-011-007	SFR	3	1	0.00	1.00	$78.92	1917 LA FRANCE AVE
5320-011-008	SFR	3	1	0.00	1.00	$78.92	1929 LA FRANCE AVE
5320-011-009	SFR	3	1	0.00	1.00	$78.92	1933 LA FRANCE AVE
5320-011-011	SFR	3	1	0.00	1.00	$78.92	1945 LA FRANCE AVE
5320-011-012	SFR	3	1	0.00	1.00	$78.92	1947 LA FRANCE AVE
5320-011-013	SFR	3	1	0.00	1.00	$78.92	1953 LA FRANCE AVE
5320-011-014	SFR	3	1	0.00	1.00	$78.92	1957 LA FRANCE AVE
5320-011-015	SFR	3	1	0.00	1.00	$78.92	1961 LA FRANCE AVE
5320-011-016	SFR	3	1	0.00	1.00	$78.92	1963 LA FRANCE AVE
5320-011-017	SFR	3	1	0.00	1.00	$78.92	1967 LA FRANCE AVE
5320-011-018	MFR	3	4	0.00	3.20	$252.54	1606 MAPLE ST
5320-011-019	MFR	3	2	0.00	1.60	$126.28	1966 PRIMROSE AVE
5320-011-020	SFR	3	1	0.00	1.00	$78.92	1962 PRIMROSE AVE
5320-011-021	SFR	3	1	0.00	1.00	$78.92	1958 PRIMROSE AVE
5320-011-022	SFR	3	1	0.00	1.00	$78.92	1954 PRIMROSE AVE
5320-011-023	SFR	3	1	0.00	1.00	$78.92	1950 PRIMROSE AVE
5320-011-024	SFR	3	1	0.00	1.00	$78.92	1944 PRIMROSE AVE
5320-011-025	SFR	3	1	0.00	1.00	$78.92	1940 PRIMROSE AVE
5320-011-027	MFR	3	3	0.00	2.40	$189.40	1934 PRIMROSE AVE
5320-011-028	SFR	3	1	0.00	1.00	$78.92	1930 PRIMROSE AVE
5320-011-029	SFR	3	1	0.00	1.00	$78.92	1928 PRIMROSE AVE
5320-011-030	MFR	3	2	0.00	1.60	$126.28	1922 PRIMROSE AVE
5320-011-031	MFR	3	2	0.00	1.60	$126.28	1918 PRIMROSE AVE
5320-011-032	SFR	3	1	0.00	1.00	$78.92	1914 PRIMROSE AVE
5320-011-033	SFR	3	1	0.00	1.00	$78.92	1937 LA FRANCE AVE
5320-012-001	SFR	3	1	0.00	1.00	$78.92	2071 LA FRANCE AVE
5320-012-002	SFR	3	1	0.00	1.00	$78.92	2065 LA FRANCE AVE
5320-012-003	SFR	3	1	0.00	1.00	$78.92	2063 LA FRANCE AVE
5320-012-004	SFR	3	1	0.00	1.00	$78.92	2059 LA FRANCE AVE
5320-012-005	SFR	3	1	0.00	1.00	$78.92	2055 LA FRANCE AVE
5320-012-006	SFR	3	1	0.00	1.00	$78.92	2049 LA FRANCE AVE
5320-012-007	SFR	3	1	0.00	1.00	$78.92	2045 LA FRANCE AVE
5320-012-008	SFR	3	1	0.00	1.00	$78.92	2041 LA FRANCE AVE
5320-012-009	SFR	3	1	0.00	1.00	$78.92	2037 LA FRANCE AVE
5320-012-010	SFR	3	1	0.00	1.00	$78.92	2035 LA FRANCE AVE
5320-012-011	SFR	3	1	0.00	1.00	$78.92	2029 LA FRANCE AVE
5320-012-012	SFR	3	1	0.00	1.00	$78.92	2025 LA FRANCE AVE
5320-012-016	SFR	3	1	0.00	1.00	$78.92	2015 LA FRANCE AVE
5320-012-019	SFR	3	1	0.00	1.00	$78.92	2005 LA FRANCE AVE
5320-012-020	SFR	3	1	0.00	1.00	$78.92	2001 LA FRANCE AVE
5320-012-021	SFR	3	1	0.00	1.00	$78.92	2000 PRIMROSE AVE
5320-012-022	SFR	3	1	0.00	1.00	$78.92	2004 PRIMROSE AVE
5320-012-023	SFR	3	1	0.00	1.00	$78.92	2008 PRIMROSE AVE
5320-012-024	MFR	3	2	0.00	1.60	$126.28	2012 PRIMROSE AVE
5320-012-025	MFR	3	2	0.00	1.60	$126.28	2016 PRIMROSE AVE
5320-012-026	SFR	3	1	0.00	1.00	$78.92	2020 PRIMROSE AVE
5320-012-027	SFR	3	1	0.00	1.00	$78.92	2024 PRIMROSE AVE
5320-012-028	SFR	3	1	0.00	1.00	$78.92	2028 PRIMROSE AVE
5320-012-029	SFR	3	1	0.00	1.00	$78.92	2032 PRIMROSE AVE
5320-012-030	SFR	3	1	0.00	1.00	$78.92	2036 PRIMROSE AVE
5320-012-031	SFR	3	1	0.00	1.00	$78.92	2040 PRIMROSE AVE
5320-012-032	SFR	3	1	0.00	1.00	$78.92	2044 PRIMROSE AVE
5320-012-033	SFR	3	1	0.00	1.00	$78.92	2048 PRIMROSE AVE
5320-012-034	SFR	3	1	0.00	1.00	$78.92	2054 PRIMROSE AVE
5320-012-035	SFR	3	1	0.00	1.00	$78.92	2056 PRIMROSE AVE
5320-012-036	SFR	3	1	0.00	1.00	$78.92	2060 PRIMROSE AVE
5320-012-037	MFR	3	2	0.00	1.60	$126.28	2064 PRIMROSE AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-012-038	MFR	3	2	0.00	1.60	$126.28	2068 PRIMROSE AVE
5320-012-039	SFR	3	1	0.00	1.00	$78.92	1602 ALHAMBRA RD
5320-012-040	SFR	3	1	0.00	1.00	$78.92	2023 LA FRANCE AVE
5320-012-041	SFR	3	1	0.00	1.00	$78.92	2011 LA FRANCE AVE
5320-013-001	SFR	3	1	0.00	1.00	$78.92	2071 MARENGO AVE
5320-013-002	SFR	3	1	0.00	1.00	$78.92	1640 ALHAMBRA RD
5320-013-003	SFR	3	1	0.00	1.00	$78.92	2065 MARENGO AVE
5320-013-004	SFR	3	1	0.00	1.00	$78.92	2057 MARENGO AVE
5320-013-005	SFR	3	1	0.00	1.00	$78.92	2053 MARENGO AVE
5320-013-006	SFR	3	1	0.00	1.00	$78.92	2049 MARENGO AVE
5320-013-007	SFR	3	1	0.00	1.00	$78.92	2045 MARENGO AVE
5320-013-008	SFR	3	1	0.00	1.00	$78.92	2043 MARENGO AVE
5320-013-009	SFR	3	1	0.00	1.00	$78.92	2037 MARENGO AVE
5320-013-014	SFR	3	1	0.00	1.00	$78.92	2025 MARENGO AVE
5320-013-015	SFR	3	1	0.00	1.00	$78.92	2021 MARENGO AVE
5320-013-016	SFR	3	1	0.00	1.00	$78.92	2017 MARENGO AVE
5320-013-017	SFR	3	1	0.00	1.00	$78.92	2015 MARENGO AVE
5320-013-018	SFR	3	1	0.00	1.00	$78.92	2007 MARENGO AVE
5320-013-021	SFR	3	1	0.00	1.00	$78.92	1633 MAPLE ST
5320-013-022	SFR	3	1	0.00	1.00	$78.92	2004 LA FRANCE AVE
5320-013-023	SFR	3	1	0.00	1.00	$78.92	2008 LA FRANCE AVE
5320-013-024	SFR	3	1	0.00	1.00	$78.92	2012 LA FRANCE AVE
5320-013-025	SFR	3	1	0.00	1.00	$78.92	2016 LA FRANCE AVE
5320-013-026	SFR	3	1	0.00	1.00	$78.92	2020 LA FRANCE AVE
5320-013-027	SFR	3	1	0.00	1.00	$78.92	2024 LA FRANCE AVE
5320-013-028	SFR	3	1	0.00	1.00	$78.92	2028 LA FRANCE AVE
5320-013-029	SFR	3	1	0.00	1.00	$78.92	2032 LA FRANCE AVE
5320-013-030	SFR	3	1	0.00	1.00	$78.92	2036 LA FRANCE AVE
5320-013-031	SFR	3	1	0.00	1.00	$78.92	2040 LA FRANCE AVE
5320-013-032	MFR	3	2	0.00	1.60	$126.28	2044 LA FRANCE AVE
5320-013-033	SFR	3	1	0.00	1.00	$78.92	2048 LA FRANCE AVE
5320-013-034	SFR	3	1	0.00	1.00	$78.92	2052 LA FRANCE AVE
5320-013-035	SFR	3	1	0.00	1.00	$78.92	2056 LA FRANCE AVE
5320-013-036	SFR	3	1	0.00	1.00	$78.92	2060 LA FRANCE AVE
5320-013-037	SFR	3	1	0.00	1.00	$78.92	2064 LA FRANCE AVE
5320-013-038	SFR	3	1	0.00	1.00	$78.92	2070 LA FRANCE AVE
5320-013-039	SFR	3	1	0.00	1.00	$78.92	2001 MARENGO AVE
5320-013-040	SFR	3	1	0.00	1.00	$78.92	2033 MARENGO AVE
5320-013-043	SFR	3	1	0.00	1.00	$78.92	2029 MARENGO AVE
5320-014-001	SFR	3	1	0.00	1.00	$78.92	2002 MARENGO AVE
5320-014-002	SFR	3	1	0.00	1.00	$78.92	2006 MARENGO AVE
5320-014-003	SFR	3	1	0.00	1.00	$78.92	2010 MARENGO AVE
5320-014-004	SFR	3	1	0.00	1.00	$78.92	2014 MARENGO AVE
5320-014-005	SFR	3	1	0.00	1.00	$78.92	2020 MARENGO AVE
5320-014-006	SFR	3	1	0.00	1.00	$78.92	2022 MARENGO AVE
5320-014-007	SFR	3	1	0.00	1.00	$78.92	2026 MARENGO AVE
5320-014-008	SFR	3	1	0.00	1.00	$78.92	2030 MARENGO AVE
5320-014-009	SFR	3	1	0.00	1.00	$78.92	2034 MARENGO AVE
5320-014-010	SFR	3	1	0.00	1.00	$78.92	2038 MARENGO AVE
5320-014-011	SFR	3	1	0.00	1.00	$78.92	2040 MARENGO AVE
5320-014-012	SFR	3	1	0.00	1.00	$78.92	2046 MARENGO AVE
5320-014-013	SFR	3	1	0.00	1.00	$78.92	2050 MARENGO AVE
5320-014-014	SFR	3	1	0.00	1.00	$78.92	2054 MARENGO AVE
5320-014-015	SFR	3	1	0.00	1.00	$78.92	2060 MARENGO AVE
5320-014-016	SFR	3	1	0.00	1.00	$78.92	2062 MARENGO AVE
5320-014-017	SFR	3	1	0.00	1.00	$78.92	2066 MARENGO AVE
5320-014-018	SFR	3	1	0.00	1.00	$78.92	1704 ALHAMBRA RD
5320-014-019	SFR	3	1	0.00	1.00	$78.92	2003 STRATFORD AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-014-020	SFR	3	1	0.00	1.00	$78.92	2007 STRATFORD AVE
5320-014-021	SFR	3	1	0.00	1.00	$78.92	2011 STRATFORD AVE
5320-014-022	SFR	3	1	0.00	1.00	$78.92	2015 STRATFORD AVE
5320-014-023	SFR	3	1	0.00	1.00	$78.92	2019 STRATFORD AVE
5320-014-024	SFR	3	1	0.00	1.00	$78.92	2023 STRATFORD AVE
5320-014-025	SFR	3	1	0.00	1.00	$78.92	2027 STRATFORD AVE
5320-014-026	SFR	3	1	0.00	1.00	$78.92	2031 STRATFORD AVE
5320-014-027	SFR	3	1	0.00	1.00	$78.92	2035 STRATFORD AVE
5320-014-028	SFR	3	1	0.00	1.00	$78.92	2039 STRATFORD AVE
5320-014-029	SFR	3	1	0.00	1.00	$78.92	2043 STRATFORD AVE
5320-014-030	SFR	3	1	0.00	1.00	$78.92	2047 STRATFORD AVE
5320-014-031	SFR	3	1	0.00	1.00	$78.92	2051 STRATFORD AVE
5320-014-032	SFR	3	1	0.00	1.00	$78.92	2055 STRATFORD AVE
5320-014-033	SFR	3	1	0.00	1.00	$78.92	2059 STRATFORD AVE
5320-014-034	SFR	3	1	0.00	1.00	$78.92	2063 STRATFORD AVE
5320-014-035	SFR	3	1	0.00	1.00	$78.92	2067 STRATFORD AVE
5320-014-036	SFR	3	1	0.00	1.00	$78.92	1714 ALHAMBRA RD
5320-015-001	SFR	3	1	0.00	1.00	$78.92	2000 STRATFORD AVE
5320-015-002	SFR	3	1	0.00	1.00	$78.92	2006 STRATFORD AVE
5320-015-003	SFR	3	1	0.00	1.00	$78.92	2010 STRATFORD AVE
5320-015-004	SFR	3	1	0.00	1.00	$78.92	2014 STRATFORD AVE
5320-015-005	SFR	3	1	0.00	1.00	$78.92	2018 STRATFORD AVE
5320-015-006	SFR	3	1	0.00	1.00	$78.92	2022 STRATFORD AVE
5320-015-007	SFR	3	1	0.00	1.00	$78.92	2026 STRATFORD AVE
5320-015-008	SFR	3	1	0.00	1.00	$78.92	2032 STRATFORD AVE
5320-015-009	SFR	3	1	0.00	1.00	$78.92	2034 STRATFORD AVE
5320-015-010	SFR	3	1	0.00	1.00	$78.92	2038 STRATFORD AVE
5320-015-011	SFR	3	1	0.00	1.00	$78.92	2042 STRATFORD AVE
5320-015-012	SFR	3	1	0.00	1.00	$78.92	2046 STRATFORD AVE
5320-015-013	SFR	3	1	0.00	1.00	$78.92	2050 STRATFORD AVE
5320-015-014	SFR	3	1	0.00	1.00	$78.92	2054 STRATFORD AVE
5320-015-015	SFR	3	1	0.00	1.00	$78.92	2058 STRATFORD AVE
5320-015-016	SFR	3	1	0.00	1.00	$78.92	2062 STRATFORD AVE
5320-015-017	SFR	3	1	0.00	1.00	$78.92	2066 STRATFORD AVE
5320-015-018	SFR	3	1	0.00	1.00	$78.92	2070 STRATFORD AVE
5320-015-019	SFR	3	1	0.00	1.00	$78.92	1726 ALHAMBRA RD
5320-016-001	SFR	3	1	0.00	1.00	$78.92	2003 MILAN AVE
5320-016-002	MFR	3	2	0.00	1.60	$126.28	2007 MILAN AVE
5320-016-003	SFR	3	1	0.00	1.00	$78.92	2013 MILAN AVE
5320-016-004	MFR	3	2	0.00	1.60	$126.28	2017 MILAN AVE
5320-016-005	MFR	3	2	0.00	1.60	$126.28	2021 MILAN AVE
5320-016-006	MFR	3	2	0.00	1.60	$126.28	2025 MILAN AVE
5320-016-007	MFR	3	2	0.00	1.60	$126.28	2031 MILAN AVE
5320-016-010	SFR	3	1	0.00	1.00	$78.92	2043 MILAN AVE
5320-016-012	SFR	3	1	0.00	1.00	$78.92	2049 MILAN AVE
5320-016-013	MFR	3	2	0.00	1.60	$126.28	2053 MILAN AVE
5320-016-014	SFR	3	1	0.00	1.00	$78.92	2055 MILAN AVE
5320-016-017	SFR	3	1	0.00	1.00	$78.92	2065 MILAN AVE
5320-016-018	SFR	3	1	0.00	1.00	$78.92	2069 MILAN AVE
5320-016-019	SFR	3	1	0.00	1.00	$78.92	1808 ALHAMBRA RD
5320-016-020	SFR	3	1	0.00	1.00	$78.92	1804 ALHAMBRA RD
5320-016-021	SFR	3	1	0.00	1.00	$78.92	1800 ALHAMBRA RD
5320-016-022	SFR	3	1	0.00	1.00	$78.92	2073 MILAN AVE
5320-016-024	MFR	3	2	0.00	1.60	$126.28	2063 MILAN AVE
5320-016-026	SFR	3	1	0.00	1.00	$78.92	2039 MILAN AVE
5320-016-027	SFR	3	1	0.00	1.00	$78.92	2035 MILAN AVE
5320-017-001	SFR	3	1	0.00	1.00	$78.92	1972 MARENGO AVE
5320-017-002	SFR	3	1	0.00	1.00	$78.92	1968 MARENGO AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-017-003	SFR	3	1	0.00	1.00	$78.92	1964 MARENGO AVE
5320-017-004	SFR	3	1	0.00	1.00	$78.92	1956 MARENGO AVE
5320-017-005	SFR	3	1	0.00	1.00	$78.92	1952 MARENGO AVE
5320-017-006	SFR	3	1	0.00	1.00	$78.92	1950 MARENGO AVE
5320-017-007	SFR	3	1	0.00	1.00	$78.92	1944 MARENGO AVE
5320-017-008	SFR	3	1	0.00	1.00	$78.92	1940 MARENGO AVE
5320-017-009	SFR	3	1	0.00	1.00	$78.92	1934 MARENGO AVE
5320-017-010	SFR	3	1	0.00	1.00	$78.92	1930 MARENGO AVE
5320-017-011	SFR	3	1	0.00	1.00	$78.92	1924 MARENGO AVE
5320-017-012	SFR	3	1	0.00	1.00	$78.92	1920 MARENGO AVE
5320-017-013	SFR	3	1	0.00	1.00	$78.92	1916 MARENGO AVE
5320-017-014	SFR	3	1	0.00	1.00	$78.92	1914 MARENGO AVE
5320-017-015	SFR	3	1	0.00	1.00	$78.92	1908 MARENGO AVE
5320-017-016	SFR	3	1	0.00	1.00	$78.92	1942 STRATFORD AVE
5320-017-017	SFR	3	1	0.00	1.00	$78.92	1945 STRATFORD AVE
5320-017-018	SFR	3	1	0.00	1.00	$78.92	1951 STRATFORD AVE
5320-017-019	SFR	3	1	0.00	1.00	$78.92	1955 STRATFORD AVE
5320-017-020	SFR	3	1	0.00	1.00	$78.92	1961 STRATFORD AVE
5320-017-021	SFR	3	1	0.00	1.00	$78.92	1973 STRATFORD AVE
5320-017-022	SFR	3	1	0.00	1.00	$78.92	1977 STRATFORD AVE
5320-017-023	SFR	3	1	0.00	1.00	$78.92	1980 STRATFORD AVE
5320-017-024	SFR	3	1	0.00	1.00	$78.92	1970 STRATFORD AVE
5320-017-025	SFR	3	1	0.00	1.00	$78.92	1964 STRATFORD AVE
5320-017-026	SFR	3	1	0.00	1.00	$78.92	1960 STRATFORD AVE
5320-017-029	SFR	3	1	0.00	1.00	$78.92	1948 STRATFORD AVE
5320-018-001	MFR	1	8	0.00	6.40	$621.56	1731 HUNTINGTON DR
5320-018-003	MFR	1	11	0.00	8.80	$854.66	1721 HUNTINGTON DR
5320-018-004	MFR	1	8	0.00	6.40	$621.56	1717 HUNTINGTON DR
5320-018-006	MFR	1	6	0.00	4.80	$466.18	1709 HUNTINGTON DR
5320-018-008	SFR	3	1	0.00	1.00	$78.92	1915 LEMAN ST
5320-018-010	SFR	3	1	0.00	1.00	$78.92	1919 LEMAN ST
5320-018-011	SFR	3	1	0.00	1.00	$78.92	1923 LEMAN ST
5320-018-015	SFR	4	1	0.00	1.00	$71.26	1960 WINDING LN
5320-018-016	SFR	4	1	0.00	1.00	$71.26	1970 WINDING LN
5320-018-017	SFR	4	1	0.00	1.00	$71.26	1980 WINDING LN
5320-018-018	SFR	4	1	0.00	1.00	$71.26	1990 WINDING LN
5320-018-019	SFR	4	1	0.00	1.00	$71.26	2000 WINDING LN
5320-018-024	VAC	3	0	0.05	0.25	$19.74	
5320-018-026	MFR	3	1	0.00	0.80	$63.14	1907 LEMAN ST A
5320-018-027	MFR	3	1	0.00	0.80	$63.14	1909 LEMAN ST B
5320-018-028	MFR	3	1	0.00	0.80	$63.14	1911 LEMAN ST C
5320-019-001	SFR	3	1	0.00	1.00	$78.92	1927 LEMAN ST
5320-019-002	SFR	3	1	0.00	1.00	$78.92	1931 LEMAN ST
5320-019-003	MFR	3	2	0.00	1.60	$126.28	1935 LEMAN ST
5320-019-004	SFR	3	1	0.00	1.00	$78.92	1945 LEMAN ST
5320-019-005	SFR	3	1	0.00	1.00	$78.92	1949 LEMAN ST
5320-019-006	SFR	3	1	0.00	1.00	$78.92	1951 LEMAN ST
5320-019-007	SFR	3	1	0.00	1.00	$78.92	1957 LEMAN ST
5320-019-008	SFR	3	1	0.00	1.00	$78.92	1955 MILAN AVE
5320-019-009	SFR	3	1	0.00	1.00	$78.92	1957 MILAN AVE
5320-019-010	MFR	3	2	0.00	1.60	$126.28	1961 MILAN AVE
5320-019-015	SFR	3	1	0.00	1.00	$78.92	1965 MILAN AVE
5320-019-016	SFR	3	1	0.00	1.00	$78.92	1971 MILAN AVE
5320-020-001	MFR	1	8	0.00	6.40	$621.56	1827 HUNTINGTON DR
5320-020-002	MFR	3	3	0.00	2.40	$189.40	1915 MILAN AVE
5320-020-003	MFR	1	7	0.00	5.60	$543.88	1811 HUNTINGTON DR
5320-020-004	MFR	1	4	0.00	3.20	$310.78	1809 HUNTINGTON DR G
5320-020-005	MFR	3	3	0.00	2.40	$189.40	1914 LEMAN ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-020-006	MFR	1	5	0.00	4.00	$388.48	1801 HUNTINGTON DR
5320-020-007	SFR	3	1	0.00	1.00	$78.92	1918 LEMAN ST
5320-020-008	SFR	3	1	0.00	1.00	$78.92	1921 MILAN AVE
5320-020-009	SFR	3	1	0.00	1.00	$78.92	1920 LEMAN ST
5320-020-010	SFR	3	1	0.00	1.00	$78.92	1925 MILAN AVE
5320-020-011	SFR	3	1	0.00	1.00	$78.92	1924 LEMAN ST
5320-020-012	MFR	3	2	0.00	1.60	$126.28	1930 LEMAN ST
5320-020-013	SFR	3	1	0.00	1.00	$78.92	1935 MILAN AVE
5320-020-014	SFR	3	1	0.00	1.00	$78.92	1941 MILAN AVE
5320-020-015	SFR	3	1	0.00	1.00	$78.92	1943 MILAN AVE
5320-021-001	SFR	3	1	0.00	1.00	$78.92	1849 SPRUCE ST
5320-021-002	SFR	3	1	0.00	1.00	$78.92	1811 MILAN AVE
5320-021-003	SFR	3	1	0.00	1.00	$78.92	1823 MILAN AVE
5320-021-004	MFR	1	5	0.00	4.00	$388.48	1744 HUNTINGTON DR
5320-021-005	SFR	3	1	0.00	1.00	$78.92	1839 SPRUCE ST
5320-021-006	SFR	3	1	0.00	1.00	$78.92	1837 SPRUCE ST
5320-021-007	MFR	1	12	0.00	9.60	$932.36	1740 HUNTINGTON DR
5320-021-008	MFR	3	2	0.00	1.60	$126.28	1831 SPRUCE ST
5320-021-009	C/I	1	0	0.40	2.33	$226.19	1730 HUNTINGTON DR
5320-021-010	SFR	3	1	0.00	1.00	$78.92	1823 SPRUCE ST
5320-021-011	SFR	3	1	0.00	1.00	$78.92	1821 SPRUCE ST
5320-021-012	SFR	3	1	0.00	1.00	$78.92	1817 SPRUCE ST
5320-021-014	MFR	1	11	0.00	8.80	$854.66	1718 HUNTINGTON DR
5320-021-015	SFR	3	1	0.00	1.00	$78.92	1800 MARENGO AVE
5320-021-016	SFR	3	1	0.00	1.00	$78.92	1806 MARENGO AVE
5320-021-017	SFR	3	1	0.00	1.00	$78.92	1811 SPRUCE ST
5320-021-018	SFR	3	1	0.00	1.00	$78.92	1812 MARENGO AVE
5320-021-020	MFR	3	4	0.00	3.20	$252.54	1814 MARENGO AVE
5320-021-021	MFR	1	6	0.00	4.80	$466.18	1700 HUNTINGTON DR
5320-021-023	MFR	1	14	0.00	11.20	$1,087.74	1708 HUNTINGTON DR
5320-021-024	MFR	1	12	0.00	9.60	$932.36	1720 HUNTINGTON DR
5320-021-025	MFR	1	12	0.00	9.60	$932.36	1724 HUNTINGTON DR
5320-022-001	SFR	3	1	0.00	1.00	$78.92	1703 MILAN AVE
5320-022-002	SFR	3	1	0.00	1.00	$78.92	1709 MILAN AVE
5320-022-004	SFR	3	1	0.00	1.00	$78.92	1725 MILAN AVE
5320-022-005	SFR	3	1	0.00	1.00	$78.92	1831 LAUREL ST
5320-022-006	SFR	3	1	0.00	1.00	$78.92	1830 SPRUCE ST
5320-022-007	SFR	3	1	0.00	1.00	$78.92	1825 LAUREL ST
5320-022-008	SFR	3	1	0.00	1.00	$78.92	1821 LAUREL ST
5320-022-009	SFR	3	1	0.00	1.00	$78.92	1822 SPRUCE ST
5320-022-011	SFR	3	1	0.00	1.00	$78.92	1702 MARENGO AVE
5320-022-013	SFR	3	1	0.00	1.00	$78.92	1718 MARENGO AVE
5320-022-015	SFR	3	1	0.00	1.00	$78.92	1722 MARENGO AVE
5320-022-017	SFR	3	1	0.00	1.00	$78.92	1812 SPRUCE ST
5320-022-018	SFR	3	1	0.00	1.00	$78.92	1816 SPRUCE ST
5320-022-019	SFR	3	1	0.00	1.00	$78.92	1708 MARENGO AVE
5320-023-003	SFR	3	1	0.00	1.00	$78.92	1611 MILAN AVE
5320-023-008	SFR	3	1	0.00	1.00	$78.92	1833 OAK ST
5320-023-010	SFR	3	1	0.00	1.00	$78.92	1828 LAUREL ST
5320-023-012	SFR	3	1	0.00	1.00	$78.92	1819 OAK ST
5320-023-013	SFR	3	1	0.00	1.00	$78.92	1600 MARENGO AVE
5320-023-014	SFR	3	1	0.00	1.00	$78.92	1610 MARENGO AVE
5320-023-016	SFR	3	1	0.00	1.00	$78.92	1620 MARENGO AVE
5320-023-017	SFR	3	1	0.00	1.00	$78.92	1816 LAUREL ST
5320-023-018	SFR	3	1	0.00	1.00	$78.92	1818 LAUREL ST
5320-023-022	SFR	3	1	0.00	1.00	$78.92	1840 LAUREL ST
5320-023-024	SFR	3	1	0.00	1.00	$78.92	1825 OAK ST
5320-023-025	SFR	3	1	0.00	1.00	$78.92	1601 MILAN AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-023-026	SFR	3	1	0.00	1.00	$78.92	1617 MILAN AVE
5320-023-027	SFR	3	1	0.00	1.00	$78.92	1625 MILAN AVE
5320-023-029	SFR	3	1	0.00	1.00	$78.92	1614 MARENGO AVE
5320-023-030	SFR	3	1	0.00	1.00	$78.92	1824 LAUREL ST
5320-024-005	SFR	3	1	0.00	1.00	$78.92	1509 STRATFORD AVE
5320-024-006	SFR	3	1	0.00	1.00	$78.92	1510 MARENGO AVE
5320-024-007	MFR	3	2	0.00	1.60	$126.28	1810 OAK ST
5320-024-008	SFR	3	1	0.00	1.00	$78.92	1816 OAK ST
5320-024-009	SFR	3	1	0.00	1.00	$78.92	1514 MARENGO AVE
5320-024-010	SFR	3	1	0.00	1.00	$78.92	1518 MARENGO AVE
5320-024-011	SFR	3	1	0.00	1.00	$78.92	1522 MARENGO AVE
5320-024-012	SFR	3	1	0.00	1.00	$78.92	1808 OAK ST
5320-025-001	SFR	3	1	0.00	1.00	$78.92	1204 MARENGO AVE
5320-025-002	SFR	3	1	0.00	1.00	$78.92	1208 MARENGO AVE
5320-025-003	SFR	3	1	0.00	1.00	$78.92	1212 MARENGO AVE
5320-025-004	SFR	3	1	0.00	1.00	$78.92	1216 MARENGO AVE
5320-025-005	SFR	3	1	0.00	1.00	$78.92	1220 MARENGO AVE
5320-025-006	SFR	3	1	0.00	1.00	$78.92	1224 MARENGO AVE
5320-025-007	SFR	3	1	0.00	1.00	$78.92	1228 MARENGO AVE
5320-025-008	SFR	3	1	0.00	1.00	$78.92	1300 MARENGO AVE
5320-025-009	SFR	3	1	0.00	1.00	$78.92	1304 MARENGO AVE
5320-025-010	SFR	3	1	0.00	1.00	$78.92	1308 MARENGO AVE
5320-025-011	SFR	3	1	0.00	1.00	$78.92	1312 MARENGO AVE
5320-025-012	SFR	3	1	0.00	1.00	$78.92	1314 MARENGO AVE
5320-025-016	SFR	3	1	0.00	1.00	$78.92	1323 STRATFORD AVE
5320-025-017	SFR	3	1	0.00	1.00	$78.92	1319 STRATFORD AVE
5320-025-018	SFR	3	1	0.00	1.00	$78.92	1315 STRATFORD AVE
5320-025-019	SFR	3	1	0.00	1.00	$78.92	1311 STRATFORD AVE
5320-025-020	SFR	3	1	0.00	1.00	$78.92	1307 STRATFORD AVE
5320-025-021	SFR	3	1	0.00	1.00	$78.92	1305 STRATFORD AVE
5320-025-022	SFR	3	1	0.00	1.00	$78.92	1301 STRATFORD AVE
5320-025-023	SFR	3	1	0.00	1.00	$78.92	1225 STRATFORD AVE
5320-025-024	SFR	3	1	0.00	1.00	$78.92	1221 STRATFORD AVE
5320-025-025	SFR	3	1	0.00	1.00	$78.92	1217 STRATFORD AVE
5320-025-026	SFR	3	1	0.00	1.00	$78.92	1815 MONTEREY RD
5320-025-027	SFR	3	1	0.00	1.00	$78.92	1819 MONTEREY RD
5320-025-028	SFR	3	1	0.00	1.00	$78.92	1209 STRATFORD AVE
5320-025-029	SFR	3	1	0.00	1.00	$78.92	1213 STRATFORD AVE
5320-026-003	SFR	2	1	0.00	1.00	$104.09	1217 MILAN AVE
5320-026-004	SFR	2	1	0.00	1.00	$104.09	1227 MILAN AVE
5320-026-005	SFR	2	1	0.00	1.00	$104.09	1303 MILAN AVE
5320-026-006	SFR	2	1	0.00	1.00	$104.09	1311 MILAN AVE
5320-026-007	SFR	2	1	0.00	1.00	$104.09	1317 MILAN AVE
5320-026-015	SFR	3	1	0.00	1.00	$78.92	1212 STRATFORD AVE
5320-026-016	SFR	3	1	0.00	1.00	$78.92	1218 STRATFORD AVE
5320-026-018	SFR	3	1	0.00	1.00	$78.92	1224 STRATFORD AVE
5320-026-019	SFR	3	1	0.00	1.00	$78.92	1228 STRATFORD AVE
5320-026-020	SFR	3	1	0.00	1.00	$78.92	1306 STRATFORD AVE
5320-026-021	SFR	3	1	0.00	1.00	$78.92	1312 STRATFORD AVE
5320-026-022	SFR	3	1	0.00	1.00	$78.92	1314 STRATFORD AVE
5320-026-023	SFR	3	1	0.00	1.00	$78.92	1318 STRATFORD AVE
5320-026-024	SFR	3	1	0.00	1.00	$78.92	1322 STRATFORD AVE
5320-026-025	SFR	3	1	0.00	1.00	$78.92	1326 STRATFORD AVE
5320-026-026	SFR	3	1	0.00	1.00	$78.92	1332 STRATFORD AVE
5320-026-028	SFR	2	1	0.00	1.00	$104.09	1203 MILAN AVE
5320-026-029	SFR	3	1	0.00	1.00	$78.92	1845 MONTEREY RD
5320-026-030	SFR	2	1	0.00	1.00	$104.09	1209 MILAN AVE
5320-026-031	MFR	3	3	0.00	2.40	$189.40	1835 MONTEREY RD

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-026-032	SFR	3	1	0.00	1.00	$78.92	1831 MONTEREY RD
5320-026-033	SFR	2	1	0.00	1.00	$104.09	1325 MILAN AVE
5320-026-034	SFR	2	1	0.00	1.00	$104.09	1331 MILAN AVE
5320-026-035	SFR	3	1	0.00	1.00	$78.92	1220 STRATFORD AVE
5320-027-001	SFR	2	1	0.00	1.00	$104.09	1425 MILAN AVE
5320-027-002	SFR	2	1	0.00	1.00	$104.09	1429 MILAN AVE
5320-027-003	SFR	2	1	0.00	1.00	$104.09	1505 MILAN AVE
5320-027-004	SFR	2	1	0.00	1.00	$104.09	1507 MILAN AVE
5320-027-005	SFR	2	1	0.00	1.00	$104.09	1515 MILAN AVE
5320-027-006	SFR	2	1	0.00	1.00	$104.09	1517 MILAN AVE
5320-027-007	SFR	2	1	0.00	1.00	$104.09	1525 MILAN AVE
5320-027-008	SFR	3	1	0.00	1.00	$78.92	1826 OAK ST
5320-027-009	SFR	3	1	0.00	1.00	$78.92	1836 OAK ST
5320-027-010	SFR	3	1	0.00	1.00	$78.92	1512 STRATFORD AVE
5320-027-011	SFR	3	1	0.00	1.00	$78.92	1506 STRATFORD AVE
5320-027-012	SFR	3	1	0.00	1.00	$78.92	1500 STRATFORD AVE
5320-027-013	SFR	3	1	0.00	1.00	$78.92	1424 STRATFORD AVE
5320-027-014	MFR	3	2	0.00	1.60	$126.28	1422 STRATFORD AVE
5320-027-015	MFR	3	2	0.00	1.60	$126.28	1418 STRATFORD AVE
5320-027-016	MFR	3	2	0.00	1.60	$126.28	1414 STRATFORD AVE
5320-027-017	MFR	3	2	0.00	1.60	$126.28	1410 STRATFORD AVE
5320-027-018	SFR	3	1	0.00	1.00	$78.92	1406 STRATFORD AVE
5320-027-019	SFR	3	1	0.00	1.00	$78.92	1402 STRATFORD AVE
5320-027-022	SFR	2	1	0.00	1.00	$104.09	1405 MILAN AVE
5320-027-023	SFR	2	1	0.00	1.00	$104.09	1415 MILAN AVE
5320-027-024	SFR	2	1	0.00	1.00	$104.09	1421 MILAN AVE
5320-027-025	SFR	3	1	0.00	1.00	$78.92	1400 STRATFORD AVE
5320-028-002	SFR	4	1	0.00	1.00	$71.26	1219 CHELTEN WAY
5320-028-003	SFR	4	1	0.00	1.00	$71.26	1225 CHELTEN WAY
5320-028-004	SFR	4	1	0.00	1.00	$71.26	1301 CHELTEN WAY
5320-028-005	SFR	4	1	0.00	1.00	$71.26	1311 CHELTEN WAY
5320-028-006	SFR	3	1	0.00	1.00	$78.92	1315 CHELTEN WAY
5320-028-007	SFR	3	1	0.00	1.00	$78.92	1920 EDGEWOOD DR
5320-028-008	SFR	3	1	0.00	1.00	$78.92	1930 EDGEWOOD DR
5320-028-012	SFR	2	1	0.00	1.00	$104.09	1212 MILAN AVE
5320-028-013	SFR	2	1	0.00	1.00	$104.09	1228 MILAN AVE
5320-028-014	SFR	2	1	0.00	1.00	$104.09	1230 MILAN AVE
5320-028-015	SFR	2	1	0.00	1.00	$104.09	1300 MILAN AVE
5320-028-016	SFR	2	1	0.00	1.00	$104.09	1310 MILAN AVE
5320-028-017	SFR	2	1	0.00	1.00	$104.09	1318 MILAN AVE
5320-028-018	SFR	2	1	0.00	1.00	$104.09	1326 MILAN AVE
5320-028-019	SFR	2	1	0.00	1.00	$104.09	1400 MILAN AVE
5320-028-020	SFR	3	1	0.00	1.00	$78.92	1914 EDGEWOOD DR
5320-028-021	SFR	2	1	0.00	1.00	$104.09	1410 MILAN AVE
5320-028-022	SFR	4	1	0.00	1.00	$71.26	1215 CHELTEN WAY
5320-028-023	SFR	3	1	0.00	1.00	$78.92	1921 MONTEREY RD
5320-028-024	SFR	3	1	0.00	1.00	$78.92	1936 EDGEWOOD DR
5320-028-025	SFR	3	1	0.00	1.00	$78.92	1915 MONTEREY RD
5320-028-026	SFR	2	1	0.00	1.00	$104.09	1204 MILAN AVE
5320-029-003	SFR	3	1	0.00	1.00	$78.92	1935 EDGEWOOD DR
5320-029-004	SFR	3	1	0.00	1.00	$78.92	1929 EDGEWOOD DR
5320-029-005	SFR	3	1	0.00	1.00	$78.92	1923 EDGEWOOD DR
5320-029-006	SFR	3	1	0.00	1.00	$78.92	1921 EDGEWOOD DR
5320-029-007	SFR	3	1	0.00	1.00	$78.92	1915 EDGEWOOD DR
5320-029-008	SFR	2	1	0.00	1.00	$104.09	1414 MILAN AVE
5320-029-009	SFR	2	1	0.00	1.00	$104.09	1422 MILAN AVE
5320-029-010	SFR	2	1	0.00	1.00	$104.09	1500 MILAN AVE
5320-029-011	SFR	2	1	0.00	1.00	$104.09	1504 MILAN AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-029-012	SFR	2	1	0.00	1.00	$104.09	1508 MILAN AVE
5320-029-017	SFR	3	1	0.00	1.00	$78.92	1525 OAK MEADOW LN
5320-029-018	SFR	3	1	0.00	1.00	$78.92	1521 OAK MEADOW LN
5320-029-019	SFR	3	1	0.00	1.00	$78.92	1519 OAK MEADOW LN
5320-029-020	SFR	3	1	0.00	1.00	$78.92	1515 OAK MEADOW LN
5320-029-021	SFR	3	1	0.00	1.00	$78.92	1509 OAK MEADOW LN
5320-029-022	SFR	3	1	0.00	1.00	$78.92	1505 OAK MEADOW LN
5320-029-023	SFR	3	1	0.00	1.00	$78.92	1501 OAK MEADOW LN
5320-029-025	SFR	3	1	0.00	1.00	$78.92	1507 CHELTEN WAY
5320-029-026	SFR	3	1	0.00	1.00	$78.92	1501 CHELTEN WAY
5320-029-027	SFR	3	1	0.00	1.00	$78.92	1509 CHELTEN WAY
5320-029-028	SFR	3	1	0.00	1.00	$78.92	1525 CHELTEN WAY
5320-029-029	C/I	3	0	0.83	4.80	$378.58	1920 OAK ST
5320-029-030	SFR	3	1	0.00	1.00	$78.92	1524 OAK MEADOW LN
5320-029-031	SFR	1	1	0.00	1.00	$97.12	1512 MILAN AVE
5320-029-032	SFR	1	1	0.00	1.00	$97.12	1524 MILAN AVE
5320-030-001	SFR	3	1	0.00	1.00	$78.92	1600 MILAN AVE
5320-030-002	SFR	3	1	0.00	1.00	$78.92	1610 MILAN AVE
5320-030-007	SFR	3	1	0.00	1.00	$78.92	1620 MILAN AVE
5320-030-009	SFR	3	1	0.00	1.00	$78.92	1626 MILAN AVE
5320-030-010	SFR	3	1	0.00	1.00	$78.92	1630 MILAN AVE
5320-030-011	SFR	3	1	0.00	1.00	$78.92	1708 MILAN AVE
5320-030-014	SFR	2	1	0.00	1.00	$104.09	1601 FLETCHER AVE
5320-030-015	SFR	2	1	0.00	1.00	$104.09	1611 FLETCHER AVE
5320-030-016	SFR	2	1	0.00	1.00	$104.09	1615 FLETCHER AVE
5320-030-017	SFR	2	1	0.00	1.00	$104.09	1619 FLETCHER AVE
5320-030-018	SFR	2	1	0.00	1.00	$104.09	1623 FLETCHER AVE
5320-030-019	SFR	2	1	0.00	1.00	$104.09	1625 FLETCHER AVE
5320-030-020	SFR	2	1	0.00	1.00	$104.09	1631 FLETCHER AVE
5320-030-021	SFR	2	1	0.00	1.00	$104.09	1703 FLETCHER AVE
5320-030-023	SFR	2	1	0.00	1.00	$104.09	1705 FLETCHER AVE
5320-030-024	SFR	2	1	0.00	1.00	$104.09	1711 FLETCHER AVE
5320-030-029	SFR	2	1	0.00	1.00	$104.09	1715 FLETCHER AVE
5320-030-030	SFR	3	1	0.00	1.00	$78.92	1923 OAK ST
5320-030-033	SFR	3	1	0.00	1.00	$78.92	1712 MILAN AVE
5320-030-038	MFR	3	2	0.00	1.60	$126.28	1923 OAK ST
5320-030-039	SFR	3	1	0.00	1.00	$78.92	1917 OAK ST
5320-030-040	SFR	3	1	0.00	1.00	$78.92	1913 OAK ST
5320-031-001	SFR	2	1	0.00	1.00	$104.09	1717 FLETCHER AVE
5320-031-002	SFR	2	1	0.00	1.00	$104.09	1721 FLETCHER AVE
5320-031-003	SFR	2	1	0.00	1.00	$104.09	1727 FLETCHER AVE
5320-031-004	SFR	2	1	0.00	1.00	$104.09	1801 FLETCHER AVE
5320-031-005	MFR	2	2	0.00	1.60	$166.55	1805 FLETCHER AVE
5320-031-006	SFR	2	1	0.00	1.00	$104.09	1809 FLETCHER AVE
5320-031-007	SFR	2	1	0.00	1.00	$104.09	1813 FLETCHER AVE
5320-031-008	SFR	2	1	0.00	1.00	$104.09	1821 FLETCHER AVE
5320-031-011	C/I	1	0	0.32	1.88	$182.19	1932 HUNTINGTON DR
5320-031-012	MFR	1	2	0.00	1.60	$155.40	1922 HUNTINGTON DR
5320-031-013	MFR	1	4	0.00	3.20	$310.78	1916 HUNTINGTON DR
5320-031-014	C/I	1	0	0.33	1.89	$183.36	1910 HUNTINGTON DR
5320-031-015	MFR	1	10	0.00	8.00	$776.96	1900 HUNTINGTON DR B
5320-031-017	SFR	3	1	0.00	1.00	$78.92	1722 MILAN AVE
5320-031-019	SFR	3	1	0.00	1.00	$78.92	1730 MILAN AVE
5320-031-020	SFR	3	1	0.00	1.00	$78.92	1806 MILAN AVE
5320-031-021	SFR	3	1	0.00	1.00	$78.92	1808 MILAN AVE
5320-031-022	C/I	1	0	0.30	1.75	$170.35	1928 HUNTINGTON DR
5320-031-023	SFR	3	1	0.00	1.00	$78.92	1910 SPRUCE ST
5320-031-024	SFR	3	1	0.00	1.00	$78.92	1920 SPRUCE ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-031-025	SFR	3	1	0.00	1.00	$78.92	1921 SPRUCE ST
5320-031-026	SFR	3	1	0.00	1.00	$78.92	1911 SPRUCE ST
5320-031-029	SFR	3	1	0.00	1.00	$78.92	1718 MILAN AVE
5320-032-003	C/I	1	0	0.33	1.91	$185.01	1931 HUNTINGTON DR
5320-032-006	SFR	2	1	0.00	1.00	$104.09	1929 FLETCHER AVE
5320-032-007	SFR	2	1	0.00	1.00	$104.09	1931 FLETCHER AVE
5320-032-008	SFR	2	1	0.00	1.00	$104.09	1937 FLETCHER AVE
5320-032-009	SFR	2	1	0.00	1.00	$104.09	1941 FLETCHER AVE
5320-032-010	SFR	2	1	0.00	1.00	$104.09	1945 FLETCHER AVE
5320-032-011	SFR	2	1	0.00	1.00	$104.09	1949 FLETCHER AVE
5320-032-012	MFR	2	2	0.00	1.60	$166.55	1953 FLETCHER AVE
5320-032-013	SFR	2	1	0.00	1.00	$104.09	1957 FLETCHER AVE
5320-032-014	SFR	2	1	0.00	1.00	$104.09	1961 FLETCHER AVE
5320-032-015	SFR	2	1	0.00	1.00	$104.09	1965 FLETCHER AVE
5320-032-016	SFR	2	1	0.00	1.00	$104.09	1969 FLETCHER AVE
5320-032-017	MFR	2	2	0.00	1.60	$166.55	1973 FLETCHER AVE
5320-032-018	SFR	3	1	0.00	1.00	$78.92	1972 MILAN AVE
5320-032-019	SFR	3	1	0.00	1.00	$78.92	1968 MILAN AVE
5320-032-020	MFR	3	3	0.00	2.40	$189.40	1964 MILAN AVE
5320-032-021	MFR	3	3	0.00	2.40	$189.40	1960 MILAN AVE
5320-032-022	SFR	3	1	0.00	1.00	$78.92	1956 MILAN AVE
5320-032-023	SFR	3	1	0.00	1.00	$78.92	1954 MILAN AVE
5320-032-026	SFR	3	1	0.00	1.00	$78.92	1940 MILAN AVE
5320-032-027	SFR	3	1	0.00	1.00	$78.92	1938 MILAN AVE
5320-032-028	SFR	3	1	0.00	1.00	$78.92	1934 MILAN AVE
5320-032-029	MFR	3	2	0.00	1.60	$126.28	1930 MILAN AVE
5320-032-036	SFR	3	1	0.00	1.00	$78.92	1944 MILAN AVE
5320-032-039	C/I	1	0	2.47	7.95	$771.62	1919 HUNTINGTON DR
5320-033-001	SFR	2	1	0.00	1.00	$104.09	2001 FLETCHER AVE
5320-033-002	SFR	2	1	0.00	1.00	$104.09	2005 FLETCHER AVE
5320-033-003	SFV	2	0	0.00	0.25	$26.03	
5320-033-004	SFR	2	1	0.00	1.00	$104.09	2011 FLETCHER AVE
5320-033-005	SFR	2	1	0.00	1.00	$104.09	2019 FLETCHER AVE
5320-033-006	SFR	2	1	0.00	1.00	$104.09	2025 FLETCHER AVE
5320-033-007	SFR	2	1	0.00	1.00	$104.09	2029 FLETCHER AVE
5320-033-010	SFR	2	1	0.00	1.00	$104.09	2041 FLETCHER AVE
5320-033-011	SFR	2	1	0.00	1.00	$104.09	2049 FLETCHER AVE
5320-033-012	SFR	2	1	0.00	1.00	$104.09	2055 FLETCHER AVE
5320-033-013	SFR	2	1	0.00	1.00	$104.09	2061 FLETCHER AVE
5320-033-014	SFR	2	1	0.00	1.00	$104.09	2065 FLETCHER AVE
5320-033-015	SFR	2	1	0.00	1.00	$104.09	2071 FLETCHER AVE
5320-033-016	SFR	3	1	0.00	1.00	$78.92	1916 ALHAMBRA RD
5320-033-017	SFR	2	1	0.00	1.00	$104.09	2075 FLETCHER AVE
5320-033-018	MFR	3	2	0.00	1.60	$126.28	2074 MILAN AVE
5320-033-019	SFR	3	1	0.00	1.00	$78.92	1912 ALHAMBRA RD
5320-033-020	SFR	3	1	0.00	1.00	$78.92	2070 MILAN AVE
5320-033-021	SFR	3	1	0.00	1.00	$78.92	2066 MILAN AVE
5320-033-022	SFR	3	1	0.00	1.00	$78.92	2060 MILAN AVE
5320-033-023	SFR	3	1	0.00	1.00	$78.92	2056 MILAN AVE
5320-033-024	SFR	3	1	0.00	1.00	$78.92	2054 MILAN AVE
5320-033-025	SFR	3	1	0.00	1.00	$78.92	2048 MILAN AVE
5320-033-026	SFR	3	1	0.00	1.00	$78.92	2044 MILAN AVE
5320-033-027	SFR	3	1	0.00	1.00	$78.92	2040 MILAN AVE
5320-033-028	SFR	3	1	0.00	1.00	$78.92	2038 MILAN AVE
5320-033-029	SFR	3	1	0.00	1.00	$78.92	2032 MILAN AVE
5320-033-030	MFR	3	2	0.00	1.60	$126.28	2028 MILAN AVE
5320-033-031	SFR	3	1	0.00	1.00	$78.92	2024 MILAN AVE
5320-033-032	SFR	3	1	0.00	1.00	$78.92	2020 MILAN AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5320-033-033	MFR	3	2	0.00	1.60	$126.28	2018 MILAN AVE
5320-033-034	SFR	3	1	0.00	1.00	$78.92	2014 MILAN AVE
5320-033-035	MFR	3	2	0.00	1.60	$126.28	2008 MILAN AVE
5320-033-036	MFR	3	2	0.00	1.60	$126.28	2004 MILAN AVE
5320-033-037	MFR	3	2	0.00	1.60	$126.28	2000 MILAN AVE
5320-033-038	SFR	2	1	0.00	1.00	$104.09	2037 FLETCHER AVE
5321-001-001	SFR	3	1	0.00	1.00	$78.92	1305 GARFIELD AVE
5321-001-004	SFR	3	1	0.00	1.00	$78.92	1215 GARFIELD AVE
5321-001-005	SFR	3	1	0.00	1.00	$78.92	1205 GARFIELD AVE
5321-001-009	SFR	3	1	0.00	1.00	$78.92	2033 MONTEREY RD
5321-001-012	SFR	4	1	0.00	1.00	$71.26	2040 ASHBOURNE DR
5321-001-013	SFR	4	1	0.00	1.00	$71.26	2050 ASHBOURNE DR
5321-001-015	SFR	4	1	0.00	1.00	$71.26	1222 CHELTEN WAY
5321-001-016	SFR	4	1	0.00	1.00	$71.26	1300 CHELTEN WAY
5321-001-017	SFR	4	1	0.00	1.00	$71.26	2000 ASHBOURNE DR
5321-001-019	SFR	4	1	0.00	1.00	$71.26	1210 CHELTEN WAY
5321-001-020	SFV	4	0	0.00	0.25	$17.82	1200 CHELTEN WAY
5321-001-021	SFR	3	1	0.00	1.00	$78.92	2015 MONTEREY RD
5321-001-022	SFR	4	1	0.00	1.00	$71.26	2024 ASHBOURNE DR
5321-001-024	SFR	3	1	0.00	1.00	$78.92	1233 GARFIELD AVE
5321-001-025	SFR	3	1	0.00	1.00	$78.92	2045 MONTEREY RD
5321-002-002	SFR	4	1	0.00	1.00	$71.26	2019 ASHBOURNE DR
5321-002-005	SFR	4	1	0.00	1.00	$71.26	2055 ASHBOURNE DR
5321-002-007	SFR	3	1	0.00	1.00	$78.92	1401 WAYNE AVE
5321-002-010	SFR	3	1	0.00	1.00	$78.92	2000 EDGEWOOD DR
5321-002-012	SFR	3	1	0.00	1.00	$78.92	2008 EDGEWOOD DR
5321-002-013	SFR	3	1	0.00	1.00	$78.92	2016 EDGEWOOD DR
5321-002-014	SFR	3	1	0.00	1.00	$78.92	2022 EDGEWOOD DR
5321-002-015	SFR	3	1	0.00	1.00	$78.92	2028 EDGEWOOD DR
5321-002-016	SFR	3	1	0.00	1.00	$78.92	2040 EDGEWOOD DR
5321-002-017	SFR	3	1	0.00	1.00	$78.92	2042 EDGEWOOD DR
5321-002-018	SFR	3	1	0.00	1.00	$78.92	2044 EDGEWOOD DR
5321-002-019	SFR	3	1	0.00	1.00	$78.92	2048 EDGEWOOD DR
5321-002-020	SFR	3	1	0.00	1.00	$78.92	2052 EDGEWOOD DR
5321-002-021	SFR	3	1	0.00	1.00	$78.92	2056 EDGEWOOD DR
5321-002-022	SFR	3	1	0.00	1.00	$78.92	2060 EDGEWOOD DR
5321-002-024	SFR	4	1	0.00	1.00	$71.26	2065 ASHBOURNE DR
5321-002-025	SFR	4	1	0.00	1.00	$71.26	2075 ASHBOURNE DR
5321-002-026	SFR	3	1	0.00	1.00	$78.92	1313 GARFIELD AVE
5321-002-027	SFR	3	1	0.00	1.00	$78.92	1339 GARFIELD AVE
5321-002-029	SFR	4	1	0.00	1.00	$71.26	2041 ASHBOURNE DR
5321-002-030	SFR	4	1	0.00	1.00	$71.26	2045 ASHBOURNE DR
5321-002-031	SFR	3	1	0.00	1.00	$78.92	2007 ASHBOURNE DR
5321-003-001	SFR	3	1	0.00	1.00	$78.92	1950 OAK ST
5321-003-002	SFR	3	1	0.00	1.00	$78.92	1510 CHELTEN WAY
5321-003-003	SFR	3	1	0.00	1.00	$78.92	1500 CHELTEN WAY
5321-003-004	SFR	3	1	0.00	1.00	$78.92	1428 CHELTEN WAY
5321-003-005	SFR	3	1	0.00	1.00	$78.92	2061 EDGEWOOD DR
5321-003-006	SFR	3	1	0.00	1.00	$78.92	2053 EDGEWOOD DR
5321-003-007	SFR	3	1	0.00	1.00	$78.92	2051 EDGEWOOD DR
5321-003-010	SFR	3	1	0.00	1.00	$78.92	2039 EDGEWOOD DR
5321-003-011	SFR	3	1	0.00	1.00	$78.92	2035 EDGEWOOD DR
5321-003-012	SFR	3	1	0.00	1.00	$78.92	2029 EDGEWOOD DR
5321-003-013	SFR	3	1	0.00	1.00	$78.92	2056 AMHERST DR
5321-003-014	SFR	3	1	0.00	1.00	$78.92	2052 AMHERST DR
5321-003-015	SFR	3	1	0.00	1.00	$78.92	2048 AMHERST DR
5321-003-016	SFR	3	1	0.00	1.00	$78.92	2044 AMHERST DR
5321-003-017	SFR	3	1	0.00	1.00	$78.92	2040 AMHERST DR

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5321-003-018	SFR	3	1	0.00	1.00	$78.92	2036 AMHERST DR
5321-003-019	SFR	3	1	0.00	1.00	$78.92	2032 AMHERST DR
5321-003-020	SFR	3	1	0.00	1.00	$78.92	2028 AMHERST DR
5321-003-021	SFR	3	1	0.00	1.00	$78.92	2024 AMHERST DR
5321-003-022	SFR	3	1	0.00	1.00	$78.92	2020 AMHERST DR
5321-003-023	SFR	3	1	0.00	1.00	$78.92	2016 AMHERST DR
5321-003-024	SFR	3	1	0.00	1.00	$78.92	2012 AMHERST DR
5321-003-025	SFR	3	1	0.00	1.00	$78.92	2025 EDGEWOOD DR
5321-003-026	SFR	3	1	0.00	1.00	$78.92	2043 EDGEWOOD DR
5321-004-001	SFR	3	1	0.00	1.00	$78.92	2006 OAK ST
5321-004-002	SFR	3	1	0.00	1.00	$78.92	2002 OAK ST
5321-004-003	SFR	3	1	0.00	1.00	$78.92	1988 OAK ST
5321-004-004	SFR	3	1	0.00	1.00	$78.92	1984 OAK ST
5321-004-005	SFR	3	1	0.00	1.00	$78.92	1980 OAK ST
5321-004-006	SFR	3	1	0.00	1.00	$78.92	1976 OAK ST
5321-004-007	SFR	3	1	0.00	1.00	$78.92	1974 OAK ST
5321-004-008	SFR	3	1	0.00	1.00	$78.92	1968 OAK ST
5321-004-009	SFR	3	1	0.00	1.00	$78.92	1964 OAK ST
5321-004-010	SFR	3	1	0.00	1.00	$78.92	1960 OAK ST
5321-004-011	SFR	3	1	0.00	1.00	$78.92	2017 AMHERST DR
5321-004-012	SFR	3	1	0.00	1.00	$78.92	2021 AMHERST DR
5321-004-013	SFR	3	1	0.00	1.00	$78.92	2025 AMHERST DR
5321-004-014	SFR	3	1	0.00	1.00	$78.92	2029 AMHERST DR
5321-004-015	SFR	3	1	0.00	1.00	$78.92	2033 AMHERST DR
5321-004-016	SFR	3	1	0.00	1.00	$78.92	2037 AMHERST DR
5321-004-017	SFR	3	1	0.00	1.00	$78.92	2041 AMHERST DR
5321-004-018	SFR	3	1	0.00	1.00	$78.92	2045 AMHERST DR
5321-004-019	SFR	3	1	0.00	1.00	$78.92	2049 AMHERST DR
5321-004-020	SFR	3	1	0.00	1.00	$78.92	2053 AMHERST DR
5321-004-021	SFR	3	1	0.00	1.00	$78.92	2057 AMHERST DR
5321-005-005	SFR	3	1	0.00	1.00	$78.92	2030 OAK ST
5321-005-007	SFR	3	1	0.00	1.00	$78.92	2024 OAK ST
5321-005-009	SFR	3	1	0.00	1.00	$78.92	2016 OAK ST
5321-005-011	SFR	3	1	0.00	1.00	$78.92	1508 WAYNE AVE
5321-005-013	SFR	3	1	0.00	1.00	$78.92	1502 WAYNE AVE
5321-005-014	SFR	3	1	0.00	1.00	$78.92	1432 WAYNE AVE
5321-005-015	SFR	3	1	0.00	1.00	$78.92	1428 WAYNE AVE
5321-005-016	SFR	3	1	0.00	1.00	$78.92	1422 WAYNE AVE
5321-005-017	SFR	3	1	0.00	1.00	$78.92	1414 WAYNE AVE
5321-005-018	SFR	3	1	0.00	1.00	$78.92	1410 WAYNE AVE
5321-005-019	SFR	3	1	0.00	1.00	$78.92	1408 WAYNE AVE
5321-005-020	SFR	3	1	0.00	1.00	$78.92	1400 WAYNE AVE
5321-005-021	SFR	3	1	0.00	1.00	$78.92	1403 GARFIELD AVE
5321-005-022	SFR	3	1	0.00	1.00	$78.92	1407 GARFIELD AVE
5321-005-028	SFR	3	1	0.00	1.00	$78.92	2036 OAK ST
5321-005-030	SFR	3	1	0.00	1.00	$78.92	1423 GARFIELD AVE
5321-005-032	C/I	3	0	4.40	10.74	$847.84	1515 GARFIELD AVE
5321-006-001	SFR	2	1	0.00	1.00	$104.09	1961 OAK ST
5321-006-002	SFR	2	1	0.00	1.00	$104.09	1609 BUSHNELL AVE
5321-006-004	SFR	2	1	0.00	1.00	$104.09	1615 BUSHNELL AVE
5321-006-005	SFR	2	1	0.00	1.00	$104.09	1621 BUSHNELL AVE
5321-006-006	SFR	2	1	0.00	1.00	$104.09	1623 BUSHNELL AVE
5321-006-007	SFR	2	1	0.00	1.00	$104.09	1625 BUSHNELL AVE
5321-006-008	SFR	2	1	0.00	1.00	$104.09	1633 BUSHNELL AVE
5321-006-009	SFR	2	1	0.00	1.00	$104.09	1701 BUSHNELL AVE
5321-006-010	SFR	2	1	0.00	1.00	$104.09	1705 BUSHNELL AVE
5321-006-011	SFR	2	1	0.00	1.00	$104.09	1711 BUSHNELL AVE
5321-006-012	SFR	2	1	0.00	1.00	$104.09	1721 BUSHNELL AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5321-006-013	SFR	2	1	0.00	1.00	$104.09	1727 BUSHNELL AVE
5321-006-014	SFR	2	1	0.00	1.00	$104.09	1726 FLETCHER AVE
5321-006-015	SFR	2	1	0.00	1.00	$104.09	1720 FLETCHER AVE
5321-006-016	SFR	2	1	0.00	1.00	$104.09	1716 FLETCHER AVE
5321-006-017	SFR	2	1	0.00	1.00	$104.09	1714 FLETCHER AVE
5321-006-018	SFR	2	1	0.00	1.00	$104.09	1710 FLETCHER AVE
5321-006-019	SFR	2	1	0.00	1.00	$104.09	1708 FLETCHER AVE
5321-006-020	SFR	2	1	0.00	1.00	$104.09	1700 FLETCHER AVE
5321-006-021	SFR	2	1	0.00	1.00	$104.09	1632 FLETCHER AVE
5321-006-022	SFR	2	1	0.00	1.00	$104.09	1626 FLETCHER AVE
5321-006-023	SFR	2	1	0.00	1.00	$104.09	1616 FLETCHER AVE
5321-006-024	SFR	2	1	0.00	1.00	$104.09	1947 OAK ST
5321-006-026	SFR	2	1	0.00	1.00	$104.09	1955 OAK ST
5321-007-001	SFR	2	1	0.00	1.00	$104.09	1803 BUSHNELL AVE
5321-007-002	SFR	2	1	0.00	1.00	$104.09	1807 BUSHNELL AVE
5321-007-003	SFR	2	1	0.00	1.00	$104.09	1809 BUSHNELL AVE
5321-007-004	SFR	2	1	0.00	1.00	$104.09	1815 BUSHNELL AVE
5321-007-005	SFR	2	1	0.00	1.00	$104.09	1817 BUSHNELL AVE
5321-007-006	SFR	2	1	0.00	1.00	$104.09	1821 BUSHNELL AVE
5321-007-011	MFR	2	2	0.00	1.60	$166.55	1806 FLETCHER AVE
5321-007-012	SFR	2	1	0.00	1.00	$104.09	1812 FLETCHER AVE
5321-007-013	MFR	2	4	0.00	3.20	$333.09	1814 FLETCHER AVE
5321-007-014	C/I	1	0	0.32	1.87	$181.62	1826 FLETCHER AVE
5321-007-016	MFR	2	2	0.00	1.60	$166.55	1800 FLETCHER AVE
5321-007-018	MFR	1	1	0.00	0.80	$77.70	1946 HUNTINGTON DR
5321-007-019	MFR	1	1	0.00	0.80	$77.70	1948 HUNTINGTON DR
5321-007-020	MFR	1	1	0.00	0.80	$77.70	1950 HUNTINGTON DR
5321-007-021	MFR	1	1	0.00	0.80	$77.70	1952 HUNTINGTON DR
5321-007-022	MFR	1	1	0.00	0.80	$77.70	1954 HUNTINGTON DR
5321-007-023	MFR	1	1	0.00	0.80	$77.70	1956 HUNTINGTON DR
5321-007-024	MFR	1	1	0.00	0.80	$77.70	1958 HUNTINGTON DR
5321-007-025	MFR	1	1	0.00	0.80	$77.70	1960 HUNTINGTON DR
5321-007-026	MFR	1	1	0.00	0.80	$77.70	1843 BUSHNELL AVE
5321-007-027	MFR	1	1	0.00	0.80	$77.70	1825 BUSHNELL AVE
5321-007-028	MFR	1	1	0.00	0.80	$77.70	1827 BUSHNELL AVE
5321-007-029	MFR	1	1	0.00	0.80	$77.70	1829 BUSHNELL AVE
5321-007-030	MFR	1	1	0.00	0.80	$77.70	1831 BUSHNELL AVE
5321-007-031	MFR	1	1	0.00	0.80	$77.70	1833 BUSHNELL AVE
5321-007-032	MFR	1	1	0.00	0.80	$77.70	1835 BUSHNELL AVE
5321-007-033	MFR	1	1	0.00	0.80	$77.70	1837 BUSHNELL AVE
5321-007-034	MFR	1	1	0.00	0.80	$77.70	1839 BUSHNELL AVE
5321-007-035	MFR	1	1	0.00	0.80	$77.70	1841 BUSHNELL AVE
5321-008-004	SFR	2	1	0.00	1.00	$104.09	1810 BUSHNELL AVE
5321-008-005	SFR	2	1	0.00	1.00	$104.09	1814 BUSHNELL AVE
5321-008-006	SFR	2	1	0.00	1.00	$104.09	1818 BUSHNELL AVE
5321-008-007	SFR	2	1	0.00	1.00	$104.09	1820 BUSHNELL AVE
5321-008-011	SFR	2	1	0.00	1.00	$104.09	1807 WAYNE AVE
5321-008-012	SFR	2	1	0.00	1.00	$104.09	1807 WAYNE AVE
5321-008-013	SFR	2	1	0.00	1.00	$104.09	1813 WAYNE AVE
5321-008-014	SFR	2	1	0.00	1.00	$104.09	1817 WAYNE AVE
5321-008-015	MFR	2	3	0.00	2.40	$249.81	1821 WAYNE AVE
5321-008-016	MFR	1	4	0.00	3.20	$310.78	1974 HUNTINGTON DR
5321-008-017	MFR	1	6	0.00	4.80	$466.18	1825 WAYNE AVE
5321-008-018	SFR	2	1	0.00	1.00	$104.09	1806 BUSHNELL AVE
5321-008-019	SFR	2	1	0.00	1.00	$104.09	1800 BUSHNELL AVE
5321-008-020	SFR	2	1	0.00	1.00	$104.09	1722 BUSHNELL AVE
5321-008-021	SFR	2	1	0.00	1.00	$104.09	1716 BUSHNELL AVE
5321-008-022	SFR	2	1	0.00	1.00	$104.09	1712 BUSHNELL AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5321-008-023	SFR	2	1	0.00	1.00	$104.09	1710 BUSHNELL AVE
5321-008-024	SFR	2	1	0.00	1.00	$104.09	1704 BUSHNELL AVE
5321-008-025	SFR	2	1	0.00	1.00	$104.09	1700 BUSHNELL AVE
5321-008-026	SFR	2	1	0.00	1.00	$104.09	1628 BUSHNELL AVE
5321-008-027	SFR	2	1	0.00	1.00	$104.09	1624 BUSHNELL AVE
5321-008-028	SFR	2	1	0.00	1.00	$104.09	1622 BUSHNELL AVE
5321-008-029	SFR	2	1	0.00	1.00	$104.09	1618 BUSHNELL AVE
5321-008-030	SFR	2	1	0.00	1.00	$104.09	1616 BUSHNELL AVE
5321-008-031	SFR	2	1	0.00	1.00	$104.09	1610 BUSHNELL AVE
5321-008-032	SFR	2	1	0.00	1.00	$104.09	1606 BUSHNELL AVE
5321-008-033	SFR	2	1	0.00	1.00	$104.09	1973 OAK ST
5321-008-034	SFR	2	1	0.00	1.00	$104.09	1981 OAK ST
5321-008-035	MFR	2	2	0.00	1.60	$166.55	1983 OAK ST
5321-008-036	SFR	2	1	0.00	1.00	$104.09	1991 OAK ST
5321-008-037	SFR	2	1	0.00	1.00	$104.09	1617 WAYNE AVE
5321-008-038	SFR	2	1	0.00	1.00	$104.09	1621 WAYNE AVE
5321-008-039	SFR	2	1	0.00	1.00	$104.09	1625 WAYNE AVE
5321-008-040	SFR	2	1	0.00	1.00	$104.09	1631 WAYNE AVE
5321-008-041	SFR	2	1	0.00	1.00	$104.09	1701 WAYNE AVE
5321-008-043	SFR	2	1	0.00	1.00	$104.09	1705 WAYNE AVE
5321-008-044	SFR	2	1	0.00	1.00	$104.09	1715 WAYNE AVE
5321-008-045	SFR	2	1	0.00	1.00	$104.09	1719 WAYNE AVE
5321-008-046	SFR	2	1	0.00	1.00	$104.09	1721 WAYNE AVE
5321-008-047	SFR	2	1	0.00	1.00	$104.09	1801 WAYNE AVE
5321-008-049	MFR	1	1	0.00	0.80	$77.70	1962 HUNTINGTON DR
5321-008-050	MFR	1	1	0.00	0.80	$77.70	1964 HUNTINGTON DR
5321-008-051	MFR	1	1	0.00	0.80	$77.70	1966 HUNTINGTON DR
5321-008-052	MFR	1	1	0.00	0.80	$77.70	1968 HUNTINGTON DR
5321-008-053	MFR	1	1	0.00	0.80	$77.70	1970 HUNTINGTON DR
5321-008-054	MFR	1	1	0.00	0.80	$77.70	1972 HUNTINGTON DR
5321-008-055	MFR	1	1	0.00	0.80	$77.70	1832 BUSHNELL AVE
5321-008-056	MFR	1	1	0.00	0.80	$77.70	1830 BUSHNELL AVE
5321-008-057	MFR	1	1	0.00	0.80	$77.70	1828 BUSHNELL AVE
5321-008-058	MFR	1	1	0.00	0.80	$77.70	1826 BUSHNELL AVE
5321-008-059	MFR	1	1	0.00	0.80	$77.70	1824 BUSHNELL AVE 11
5321-008-060	MFR	1	1	0.00	0.80	$77.70	1822 BUSHNELL AVE
5321-008-063	SFR	2	1	0.00	1.00	$104.09	1703 WAYNE AVE
5321-010-001	SFR	2	1	0.00	1.00	$104.09	1726 WAYNE AVE
5321-010-002	SFR	2	1	0.00	1.00	$104.09	1720 WAYNE AVE
5321-010-003	SFR	2	1	0.00	1.00	$104.09	1716 WAYNE AVE
5321-010-004	SFR	2	1	0.00	1.00	$104.09	1714 WAYNE AVE
5321-010-005	SFR	2	1	0.00	1.00	$104.09	1710 WAYNE AVE
5321-010-006	SFR	2	1	0.00	1.00	$104.09	1706 WAYNE AVE
5321-010-007	SFR	2	1	0.00	1.00	$104.09	1702 WAYNE AVE
5321-010-008	SFR	2	1	0.00	1.00	$104.09	1700 WAYNE AVE
5321-010-009	SFR	2	1	0.00	1.00	$104.09	1628 WAYNE AVE
5321-010-010	SFR	2	1	0.00	1.00	$104.09	1624 WAYNE AVE
5321-010-011	SFR	2	1	0.00	1.00	$104.09	1618 WAYNE AVE
5321-010-012	SFR	2	1	0.00	1.00	$104.09	1616 WAYNE AVE
5321-010-013	SFR	2	1	0.00	1.00	$104.09	1608 WAYNE AVE
5321-010-014	SFR	2	1	0.00	1.00	$104.09	2001 OAK ST
5321-010-015	SFR	3	1	0.00	1.00	$78.92	2007 OAK ST
5321-010-016	SFR	2	1	0.00	1.00	$104.09	2035 OAK ST
5321-010-017	SFR	3	1	0.00	1.00	$78.92	2021 OAK ST
5321-010-018	SFR	3	1	0.00	1.00	$78.92	2015 OAK ST
5321-010-019	SFR	2	1	0.00	1.00	$104.09	1609 CAMDEN PKWY
5321-010-020	SFR	2	1	0.00	1.00	$104.09	1615 CAMDEN PKWY
5321-010-021	SFR	2	1	0.00	1.00	$104.09	1619 CAMDEN PKWY

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5321-010-022	SFR	2	1	0.00	1.00	$104.09	1629 CAMDEN PKWY
5321-010-023	SFR	2	1	0.00	1.00	$104.09	1701 CAMDEN PKWY
5321-010-024	SFR	2	1	0.00	1.00	$104.09	1707 CAMDEN PKWY
5321-010-026	SFR	2	1	0.00	1.00	$104.09	1711 CAMDEN AVE
5321-010-027	SFR	2	1	0.00	1.00	$104.09	1717 CAMDEN AVE
5321-010-028	SFR	2	1	0.00	1.00	$104.09	1723 CAMDEN AVE
5321-010-029	SFR	2	1	0.00	1.00	$104.09	1725 CAMDEN AVE
5321-011-001	SFR	2	1	0.00	1.00	$104.09	1800 WAYNE AVE
5321-011-002	SFR	2	1	0.00	1.00	$104.09	1806 WAYNE AVE
5321-011-003	SFR	2	1	0.00	1.00	$104.09	1812 WAYNE AVE
5321-011-004	SFR	2	1	0.00	1.00	$104.09	1814 WAYNE AVE
5321-011-005	SFR	2	1	0.00	1.00	$104.09	1818 WAYNE AVE
5321-011-006	MFR	1	6	0.00	4.80	$466.18	1822 WAYNE AVE
5321-011-007	MFR	1	5	0.00	4.00	$388.48	2008 HUNTINGTON DR
5321-011-008	MFR	1	12	0.00	9.60	$932.36	2012 HUNTINGTON DR 2
5321-011-009	SFR	2	1	0.00	1.00	$104.09	1819 CAMDEN AVE
5321-011-010	SFR	2	1	0.00	1.00	$104.09	1815 CAMDEN AVE
5321-011-011	SFR	2	1	0.00	1.00	$104.09	1811 CAMDEN AVE
5321-011-012	SFR	2	1	0.00	1.00	$104.09	1807 CAMDEN AVE
5321-011-013	SFV	2	0	0.00	0.25	$26.03	1803 CAMDEN AVE
5321-012-001	SFR	2	1	0.00	1.00	$104.09	2014 CAMDEN PKWY
5321-012-002	SFR	2	1	0.00	1.00	$104.09	2018 CAMDEN PKWY
5321-012-003	SFR	2	1	0.00	1.00	$104.09	2022 CAMDEN PKWY
5321-012-004	SFR	2	1	0.00	1.00	$104.09	2026 CAMDEN PKWY
5321-012-005	SFR	2	1	0.00	1.00	$104.09	1721 COURT AVE
5321-012-006	SFR	2	1	0.00	1.00	$104.09	1722 CAMDEN AVE
5321-012-007	SFR	2	1	0.00	1.00	$104.09	1727 COURT AVE
5321-012-008	C/I	1	0	0.33	1.94	$188.41	2044 HUNTINGTON DR
5321-012-010	SFR	2	1	0.00	1.00	$104.09	1809 COURT AVE
5321-012-011	SFR	2	1	0.00	1.00	$104.09	1805 COURT AVE
5321-012-012	SFR	2	1	0.00	1.00	$104.09	1801 COURT AVE
5321-012-013	SFR	2	1	0.00	1.00	$104.09	1800 CAMDEN AVE
5321-012-014	SFR	2	1	0.00	1.00	$104.09	1806 CAMDEN AVE
5321-012-015	SFR	2	1	0.00	1.00	$104.09	1810 CAMDEN AVE
5321-012-016	MFR	2	2	0.00	1.60	$166.55	1812 CAMDEN AVE
5321-012-017	C/I	2	0	0.16	1.00	$104.09	2036 HUNTINGTON DR
5321-012-018	MFR	1	8	0.00	6.40	$621.56	1822 CAMDEN AVE
5321-013-001	MFR	3	2	0.00	1.60	$126.28	1725 LA SENDA PL
5321-013-002	SFR	3	1	0.00	1.00	$78.92	1721 LA SENDA PL
5321-013-003	SFR	3	1	0.00	1.00	$78.92	1717 LA SENDA PL
5321-013-004	MFR	3	2	0.00	1.60	$126.28	1713 LA SENDA PL
5321-013-005	MFR	3	2	0.00	1.60	$126.28	1707 LA SENDA PL
5321-013-006	SFR	3	1	0.00	1.00	$78.92	1705 LA SENDA PL
5321-013-007	SFR	3	1	0.00	1.00	$78.92	1703 LA SENDA PL
5321-013-008	C/I	3	0	0.72	4.19	$330.52	1605 GARFIELD AVE
5321-013-009	MFR	3	2	0.00	1.60	$126.28	2067 OAK ST
5321-013-010	SFR	3	1	0.00	1.00	$78.92	2065 OAK ST
5321-013-019	SFR	2	1	0.00	1.00	$104.09	1700 CAMDEN PKWY
5321-013-026	SFR	2	1	0.00	1.00	$104.09	1628 CAMDEN PKWY
5321-013-027	SFR	2	1	0.00	1.00	$104.09	1618 CAMDEN PKWY
5321-013-028	SFR	2	1	0.00	1.00	$104.09	1614 CAMDEN PKWY
5321-013-029	SFR	2	1	0.00	1.00	$104.09	1608 CAMDEN PKWY
5321-013-031	SFR	2	1	0.00	1.00	$104.09	1602 CAMDEN PKWY
5321-013-032	SFR	3	1	0.00	1.00	$78.92	2061 OAK ST
5321-013-035	SFV	3	0	0.00	0.25	$19.74	
5321-014-001	SFV	1	0	0.00	0.25	$24.29	
5321-014-002	MFR	3	3	0.00	2.40	$189.40	1749 LA SENDA PL
5321-014-003	MFR	3	3	0.00	2.40	$189.40	1745 LA SENDA PL

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5321-014-004	MFR	3	2	0.00	1.60	$126.28	1741 LA SENDA PL
5321-014-005	MFR	3	2	0.00	1.60	$126.28	1737 LA SENDA PL
5321-014-006	MFR	3	2	0.00	1.60	$126.28	1733 LA SENDA PL
5321-014-007	MFR	3	2	0.00	1.60	$126.28	1731 LA SENDA PL
5321-014-008	SFR	3	1	0.00	1.00	$78.92	1706 CAMDEN PKWY
5321-014-009	SFR	2	1	0.00	1.00	$104.09	1714 COURT AVE
5321-014-010	SFR	2	1	0.00	1.00	$104.09	1718 COURT AVE
5321-014-011	SFR	2	1	0.00	1.00	$104.09	1724 COURT AVE
5321-014-012	SFR	1	1	0.00	1.00	$97.12	2070 HUNTINGTON DR
5321-014-013	SFR	2	1	0.00	1.00	$104.09	1800 COURT AVE
5321-014-017	SFR	1	1	0.00	1.00	$97.12	1806 COURT AVE
5321-014-018	SFV	1	0	0.00	0.25	$24.29	
5321-015-004	MFR	1	5	0.00	4.00	$388.48	2124 HUNTINGTON DR
5321-015-005	C/I	1	0	0.13	1.00	$97.12	2120 HUNTINGTON DR
5321-015-006	MFR	1	3	0.00	2.40	$233.08	2114 HUNTINGTON DR
5321-015-007	MFR	1	4	0.00	3.20	$310.78	2100 HUNTINGTON DR
5321-015-008	SFR	3	1	0.00	1.00	$78.92	1730 LA SENDA PL
5321-015-009	MFR	3	2	0.00	1.60	$126.28	1724 LA SENDA PL
5321-015-010	MFR	3	2	0.00	1.60	$126.28	1720 LA SENDA PL
5321-015-011	MFR	3	2	0.00	1.60	$126.28	1714 LA SENDA PL
5321-015-012	SFR	3	1	0.00	1.00	$78.92	1712 LA SENDA PL
5321-015-013	SFR	3	1	0.00	1.00	$78.92	1708 LA SENDA PL
5321-015-014	MFR	3	2	0.00	1.60	$126.28	1704 LA SENDA PL
5321-015-015	MFR	3	2	0.00	1.60	$126.28	1701 GARFIELD AVE
5321-015-016	SFR	3	1	0.00	1.00	$78.92	1707 GARFIELD AVE
5321-015-017	SFR	3	1	0.00	1.00	$78.92	1709 GARFIELD AVE
5321-015-018	SFV	3	0	0.00	0.25	$19.74	1713 GARFIELD AVE
5321-015-020	C/I	1	0	0.33	1.91	$185.60	2140 HUNTINGTON DR
5321-015-021	C/I	1	0	0.20	1.14	$111.10	2130 HUNTINGTON DR
5321-016-019	MFR	2	2	0.00	1.60	$166.55	2074 FLETCHER AVE
5321-016-020	MFR	2	2	0.00	1.60	$166.55	1938 ALHAMBRA RD
5321-016-021	SFR	2	1	0.00	1.00	$104.09	2066 FLETCHER AVE
5321-016-022	SFR	2	1	0.00	1.00	$104.09	2056 FLETCHER AVE
5321-016-023	SFR	2	1	0.00	1.00	$104.09	2054 FLETCHER AVE
5321-016-024	SFR	2	1	0.00	1.00	$104.09	2050 FLETCHER AVE
5321-016-025	SFR	2	1	0.00	1.00	$104.09	2044 FLETCHER AVE
5321-016-026	SFR	2	1	0.00	1.00	$104.09	2040 FLETCHER AVE
5321-016-027	SFR	2	1	0.00	1.00	$104.09	2036 FLETCHER AVE
5321-016-028	SFR	2	1	0.00	1.00	$104.09	2032 FLETCHER AVE
5321-016-029	SFR	2	1	0.00	1.00	$104.09	2026 FLETCHER AVE
5321-016-030	SFR	2	1	0.00	1.00	$104.09	2024 FLETCHER AVE
5321-016-031	SFR	2	1	0.00	1.00	$104.09	2020 FLETCHER AVE
5321-016-032	SFR	2	1	0.00	1.00	$104.09	2016 FLETCHER AVE
5321-016-033	SFR	2	1	0.00	1.00	$104.09	2012 FLETCHER AVE
5321-016-034	MFR	2	2	0.00	1.60	$166.55	2006 FLETCHER AVE
5321-016-054	MFR	2	3	0.00	2.40	$249.81	601 N BUSHNELL AVE
5321-016-055	MFR	2	2	0.00	1.60	$166.55	2002 FLETCHER AVE
5321-017-002	MFR	1	8	0.00	6.40	$621.56	2019 HUNTINGTON DR
5321-017-003	MFR	1	8	0.00	6.40	$621.56	2035 HUNTINGTON DR
5321-017-004	SFR	3	1	0.00	1.00	$78.92	2032 PINE ST
5321-017-006	SFV	1	0	0.00	0.25	$24.29	
5321-017-008	C/I	1	0	0.16	1.00	$97.12	2045 HUNTINGTON DR
5321-017-009	MFR	1	10	0.00	8.00	$776.96	2051 HUNTINGTON DR
5321-017-010	SFR	3	1	0.00	1.00	$78.92	2042 PINE ST
5321-017-011	SFR	3	1	0.00	1.00	$78.92	2046 PINE ST
5321-017-012	C/I	1	0	0.14	1.00	$97.12	2005 HUNTINGTON DR
5321-017-013	SFR	3	1	0.00	1.00	$78.92	2038 PINE ST
5321-018-001	SFR	3	1	0.00	1.00	$78.92	2100 PINE ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5321-018-002	SFR	3	1	0.00	1.00	$78.92	2104 PINE ST
5321-018-003	SFR	3	1	0.00	1.00	$78.92	2108 PINE ST
5321-018-004	MFR	3	2	0.00	1.60	$126.28	2112 PINE ST
5321-018-005	SFR	3	1	0.00	1.00	$78.92	2122 PINE ST
5321-018-006	MFR	4	10	0.00	8.00	$570.08	2111 HUNTINGTON DR
5321-018-007	SFR	4	1	0.00	1.00	$71.26	1813 OLIVE AVE
5321-018-008	SFR	4	1	0.00	1.00	$71.26	1817 OLIVE AVE
5321-018-009	SFR	4	1	0.00	1.00	$71.26	1821 OLIVE AVE
5321-018-010	SFR	4	1	0.00	1.00	$71.26	1825 OLIVE AVE
5321-018-011	SFR	1	1	0.00	1.00	$97.12	2107 HUNTINGTON DR
5321-018-012	SFR	1	1	0.00	1.00	$97.12	2101 HUNTINGTON DR
5321-018-013	SFR	1	1	0.00	1.00	$97.12	2107 HUNTINGTON DR A
5321-018-014	SFR	1	1	0.00	1.00	$97.12	2107 HUNTINGTON DR B
5321-018-015	SFR	1	1	0.00	1.00	$97.12	2101 HUNTINGTON DR A
5321-018-016	SFR	1	1	0.00	1.00	$97.12	2107 HUNTINGTON DR C
5321-018-017	SFR	1	1	0.00	1.00	$97.12	2101 HUNTINGTON DR B
5321-018-020	SFR	1	1	0.00	1.00	$97.12	2105 HUNTINGTON DR A
5321-018-025	MFR	1	2	0.00	1.60	$155.40	2103 HUNTINGTON DR
5321-018-026	MFR	1	2	0.00	1.60	$155.40	2105 HUNTINGTON DR
5321-019-003	SFR	3	1	0.00	1.00	$78.92	2188 PINE ST
5321-019-004	C/I	1	0	0.38	2.20	$213.76	1833 ATLANTIC BLVD
5321-019-009	VAC	1	0	0.17	0.25	$24.29	2185 HUNTINGTON DR
5321-019-012	SFR	3	1	0.00	1.00	$78.92	2130 PINE ST
5321-019-013	MFR	3	3	0.00	2.40	$189.40	2136 PINE ST
5321-019-014	SFR	4	1	0.00	1.00	$71.26	1828 OLIVE AVE
5321-019-015	MFR	4	2	0.00	1.60	$114.02	1824 OLIVE AVE
5321-019-016	SFR	4	1	0.00	1.00	$71.26	1820 OLIVE AVE
5321-019-017	SFR	4	1	0.00	1.00	$71.26	1816 OLIVE AVE
5321-019-018	SFR	4	1	0.00	1.00	$71.26	1812 OLIVE AVE
5321-019-019	SFR	4	1	0.00	1.00	$71.26	1808 OLIVE AVE
5321-019-020	MFR	4	2	0.00	1.60	$114.02	1804 OLIVE AVE
5321-019-021	MFR	4	3	0.00	2.40	$171.02	1800 OLIVE AVE
5321-019-022	C/I	1	0	2.92	8.60	$834.94	1745 GARFIELD AVE
5321-019-023	C/I	1	0	0.35	2.03	$196.86	1833 ATLANTIC BLVD
5321-038-001	MFR	2	2	0.00	1.60	$166.55	1972 FLETCHER AVE
5321-038-002	SFR	2	1	0.00	1.00	$104.09	1970 FLETCHER AVE
5321-038-003	SFR	2	1	0.00	1.00	$104.09	1968 FLETCHER AVE
5321-038-004	MFR	2	2	0.00	1.60	$166.55	1960 FLETCHER AVE
5321-038-005	SFR	2	1	0.00	1.00	$104.09	1954 FLETCHER AVE
5321-038-006	SFR	2	1	0.00	1.00	$104.09	1952 FLETCHER AVE
5321-038-007	SFR	2	1	0.00	1.00	$104.09	1948 FLETCHER AVE
5321-038-008	SFR	2	1	0.00	1.00	$104.09	1946 FLETCHER AVE
5321-038-009	SFR	2	1	0.00	1.00	$104.09	1940 FLETCHER AVE
5321-038-010	SFR	2	1	0.00	1.00	$104.09	1936 FLETCHER AVE
5321-038-011	SFR	2	1	0.00	1.00	$104.09	1932 FLETCHER AVE
5321-038-012	SFR	2	1	0.00	1.00	$104.09	1928 FLETCHER AVE
5321-038-013	SFR	2	1	0.00	1.00	$104.09	1924 FLETCHER AVE
5321-038-014	SFR	2	1	0.00	1.00	$104.09	1920 FLETCHER AVE
5321-038-015	SFR	2	1	0.00	1.00	$104.09	1918 FLETCHER AVE
5321-038-016	C/I	1	0	0.31	1.79	$173.74	1941 HUNTINGTON DR
5321-038-017	C/I	1	0	0.33	1.91	$185.01	1949 HUNTINGTON DR
5321-038-035	VAC	1	0	0.08	0.25	$24.29	
5324-010-043	MFR	2	6	0.00	4.80	$499.63	1018 GARFIELD AVE
5324-010-046	SFR	2	1	0.00	1.00	$104.09	1012 GARFIELD AVE
5324-010-047	SFR	2	1	0.00	1.00	$104.09	1010 GARFIELD AVE
5324-010-050	SFR	2	1	0.00	1.00	$104.09	1006 GARFIELD AVE
5324-010-051	SFR	2	1	0.00	1.00	$104.09	2101 MISSION ST
5324-010-052	SFR	2	1	0.00	1.00	$104.09	2111 MISSION ST

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5324-012-024	SFR	3	1	0.00	1.00	$78.92	1935 MARINO TER
5324-012-025	SFR	2	1	0.00	1.00	$104.09	1144 GARFIELD AVE
5324-012-026	SFR	2	1	0.00	1.00	$104.09	1134 GARFIELD AVE
5324-012-027	SFR	3	1	0.00	1.00	$78.92	2120 MONTEREY RD
5324-012-028	SFR	2	1	0.00	1.00	$104.09	1148 GARFIELD AVE
5324-012-032	SFR	2	1	0.00	1.00	$104.09	1114 GARFIELD AVE
5324-012-033	SFR	2	1	0.00	1.00	$104.09	1104 GARFIELD AVE
5324-012-034	SFR	2	1	0.00	1.00	$104.09	1108 GARFIELD AVE
5324-012-035	SFR	2	1	0.00	1.00	$104.09	1044 GARFIELD AVE
5324-012-036	SFR	2	1	0.00	1.00	$104.09	1040 GARFIELD AVE
5324-012-037	SFR	2	1	0.00	1.00	$104.09	1036 GARFIELD AVE
5324-012-039	SFR	2	1	0.00	1.00	$104.09	1128 GARFIELD AVE
5324-012-040	SFR	2	1	0.00	1.00	$104.09	1120 GARFIELD AVE
5324-012-042	SFR	2	1	0.00	1.00	$104.09	1028 GARFIELD AVE
5324-012-043	SFR	2	1	0.00	1.00	$104.09	1032 GARFIELD AVE
5324-018-003	MFR	3	6	0.00	4.80	$378.82	306 GARFIELD AVE
5324-018-004	MFR	3	6	0.00	4.80	$378.82	308 GARFIELD AVE
5324-018-012	MFR	3	2	0.00	1.60	$126.28	300 GARFIELD AVE
5324-018-013	MFR	3	7	0.00	5.60	$441.96	1812 HARDISON PL 4
5324-018-014	MFR	3	13	0.00	10.40	$820.76	1818 HARDISON PL
5324-018-016	MFR	3	10	0.00	8.00	$631.36	1810 HARDISON PL
5324-018-017	MFR	3	13	0.00	10.40	$820.76	302 GARFIELD AVE
5324-018-018	MFR	3	4	0.00	3.20	$252.54	440 GARFIELD AVE
5324-019-009	SFR	2	1	0.00	1.00	$104.09	622 GARFIELD AVE
5324-019-010	SFR	2	1	0.00	1.00	$104.09	626 GARFIELD AVE
5324-019-011	SFR	2	1	0.00	1.00	$104.09	1900 MILL RD
5324-019-012	SFR	3	1	0.00	1.00	$78.92	1904 MILL RD
5324-019-013	SFR	3	1	0.00	1.00	$78.92	1906 MILL RD
5324-019-014	MFR	3	2	0.00	1.60	$126.28	1910 MILL RD
5324-019-015	SFR	3	1	0.00	1.00	$78.92	1912 MILL RD
5324-019-016	SFR	3	1	0.00	1.00	$78.92	1916 MILL RD
5324-019-017	MFR	3	2	0.00	1.60	$126.28	1920 MILL RD
5324-019-018	SFR	3	1	0.00	1.00	$78.92	1926 MILL RD
5324-019-019	SFR	3	1	0.00	1.00	$78.92	1928 MILL RD
5324-019-023	MFR	3	5	0.00	4.00	$315.68	1938 MILL RD
5324-019-024	MFR	3	3	0.00	2.40	$189.40	1934 MILL RD
5324-019-025	MFR	3	5	0.00	4.00	$315.68	1930 MILL RD
5324-019-029	MFR	3	1	0.00	0.80	$63.14	540 GARFIELD AVE
5324-019-030	MFR	3	1	0.00	0.80	$63.14	538 GARFIELD AVE
5324-019-031	MFR	3	1	0.00	0.80	$63.14	536 GARFIELD AVE
5324-019-032	MFR	3	1	0.00	0.80	$63.14	534 GARFIELD AVE
5324-019-033	MFR	3	1	0.00	0.80	$63.14	528 GARFIELD AVE
5324-019-034	MFR	3	1	0.00	0.80	$63.14	530 GARFIELD AVE
5324-019-035	MFR	3	1	0.00	0.80	$63.14	532 GARFIELD AVE
5324-019-036	MFR	3	1	0.00	0.80	$63.14	552 GARFIELD AVE #B
5324-019-037	MFR	3	1	0.00	0.80	$63.14	550 GARFIELD AVE
5324-019-038	MFR	3	1	0.00	0.80	$63.14	548 GARFIELD AVE
5324-019-039	MFR	3	1	0.00	0.80	$63.14	546 GARFIELD AVE
5324-019-040	MFR	3	1	0.00	0.80	$63.14	574 GARFIELD AVE
5324-019-041	MFR	3	1	0.00	0.80	$63.14	576 GARFIELD AVE
5324-019-042	MFR	3	1	0.00	0.80	$63.14	578 GARFIELD AVE
5324-019-043	MFR	3	1	0.00	0.80	$63.14	580 GARFIELD AVE
5324-019-044	MFR	3	1	0.00	0.80	$63.14	582 GARFIELD AVE
5324-019-045	MFR	3	1	0.00	0.80	$63.14	566 GARFIELD AVE
5324-019-046	MFR	3	1	0.00	0.80	$63.14	568 GARFIELD AVE
5324-019-047	MFR	3	1	0.00	0.80	$63.14	570 GARFIELD AVE
5324-019-048	MFR	3	1	0.00	0.80	$63.14	572 GARFIELD AVE
5324-019-049	MFR	3	1	0.00	0.80	$63.14	590 GARFIELD AVE

Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5324-019-050	MFR	3	1	0.00	0.80	$63.14	592 GARFIELD AVE
5324-019-051	MFR	3	1	0.00	0.80	$63.14	594 GARFIELD AVE
5324-019-052	MFR	3	1	0.00	0.80	$63.14	596 GARFIELD AVE
5324-019-053	MFR	3	1	0.00	0.80	$63.14	598 GARFIELD AVE
5324-019-054	MFR	3	1	0.00	0.80	$63.14	584 GARFIELD AVE
5324-019-055	MFR	3	1	0.00	0.80	$63.14	586 GARFIELD AVE
5324-019-056	MFR	3	1	0.00	0.80	$63.14	588 GARFIELD AVE
5324-019-057	MFR	3	1	0.00	0.80	$63.14	600 GARFIELD AVE
5324-019-058	MFR	3	1	0.00	0.80	$63.14	602 GARFIELD AVE
5324-019-059	MFR	3	1	0.00	0.80	$63.14	604 GARFIELD AVE
5324-019-060	MFR	3	1	0.00	0.80	$63.14	606 GARFIELD AVE
5324-019-061	MFR	3	1	0.00	0.80	$63.14	616 GARFIELD AVE
5324-019-062	MFR	3	1	0.00	0.80	$63.14	618 GARFIELD AVE
5324-019-063	MFR	3	1	0.00	0.80	$63.14	620 GARFIELD AVE
5324-019-064	MFR	3	1	0.00	0.80	$63.14	608 GARFIELD AVE
5324-019-065	MFR	3	1	0.00	0.80	$63.14	610 GARFIELD AVE
5324-019-066	MFR	3	1	0.00	0.80	$63.14	612 GARFIELD AVE
5324-019-067	MFR	3	1	0.00	0.80	$63.14	614 GARFIELD AVE
5324-019-068	MFR	3	1	0.00	0.80	$63.14	560 GARFIELD AVE
5324-019-069	MFR	3	1	0.00	0.80	$63.14	562 GARFIELD AVE
5324-019-070	MFR	3	1	0.00	0.80	$63.14	564 GARFIELD AVE
5324-019-071	MFR	3	1	0.00	0.80	$63.14	554 GARFIELD AVE
5324-019-072	MFR	3	1	0.00	0.80	$63.14	556 GARFIELD AVE
5324-019-073	MFR	3	1	0.00	0.80	$63.14	558 GARFIELD AVE
5324-019-074	MFR	3	1	0.00	0.80	$63.14	544 GARFIELD AVE
5324-019-078	MFR	3	1	0.00	0.80	$63.14	516 GARFIELD AVE A
5324-019-079	MFR	3	1	0.00	0.80	$63.14	516 GARFIELD AVE B
5324-019-080	MFR	3	1	0.00	0.80	$63.14	516 GARFIELD AVE C
5324-019-081	MFR	3	1	0.00	0.80	$63.14	518 GARFIELD AVE A
5324-019-082	MFR	3	1	0.00	0.80	$63.14	518 GARFIELD AVE B
5324-019-083	MFR	3	1	0.00	0.80	$63.14	520 GARFIELD AVE A
5324-019-084	MFR	3	1	0.00	0.80	$63.14	520 GARFIELD AVE B
5324-019-085	MFR	3	1	0.00	0.80	$63.14	522 GARFIELD AVE A
5324-019-086	MFR	3	1	0.00	0.80	$63.14	522 GARFIELD AVE B
5324-019-087	MFR	3	1	0.00	0.80	$63.14	524 GARFIELD AVE A
5324-019-088	MFR	3	1	0.00	0.80	$63.14	524 GARFIELD AVE B
5324-019-089	MFR	3	1	0.00	0.80	$63.14	526 GARFIELD AVE A
5324-019-090	MFR	3	1	0.00	0.80	$63.14	526 GARFIELD AVE B
5324-019-091	MFR	3	1	0.00	0.80	$63.14	1820 HARDISON PL A
5324-019-092	MFR	3	1	0.00	0.80	$63.14	1820 HARDISON PL B
5324-019-093	MFR	3	1	0.00	0.80	$63.14	504 GARFIELD AVE B
5324-019-094	MFR	3	1	0.00	0.80	$63.14	504 GARFIELD AVE A
5324-019-095	MFR	3	1	0.00	0.80	$63.14	502 GARFIELD AVE B
5324-019-096	MFR	3	1	0.00	0.80	$63.14	502 GARFIELD AVE A
5324-019-097	MFR	3	1	0.00	0.80	$63.14	500 GARFIELD AVE B
5324-019-098	MFR	3	1	0.00	0.80	$63.14	500 GARFIELD AVE A
5324-019-099	MFR	3	1	0.00	0.80	$63.14	506 GARFIELD AVE A
5324-019-100	MFR	3	1	0.00	0.80	$63.14	506 GARFIELD AVE B
5324-019-101	MFR	3	1	0.00	0.80	$63.14	506 GARFIELD AVE C
5324-019-102	MFR	3	1	0.00	0.80	$63.14	508 GARFIELD AVE A
5324-019-103	MFR	3	1	0.00	0.80	$63.14	508 GARFIELD AVE B
5324-019-104	MFR	3	1	0.00	0.80	$63.14	510 GARFIELD AVE A
5324-019-105	MFR	3	1	0.00	0.80	$63.14	510 GARFIELD AVE B
5324-019-106	MFR	3	1	0.00	0.80	$63.14	514 GARFIELD AVE C
5324-019-107	MFR	3	1	0.00	0.80	$63.14	514 GARFIELD AVE B
5324-019-108	MFR	3	1	0.00	0.80	$63.14	514 GARFIELD AVE A
5324-019-109	MFR	3	1	0.00	0.80	$63.14	512 GARFIELD AVE C
5324-019-110	MFR	3	1	0.00	0.80	$63.14	512 GARFIELD AVE B

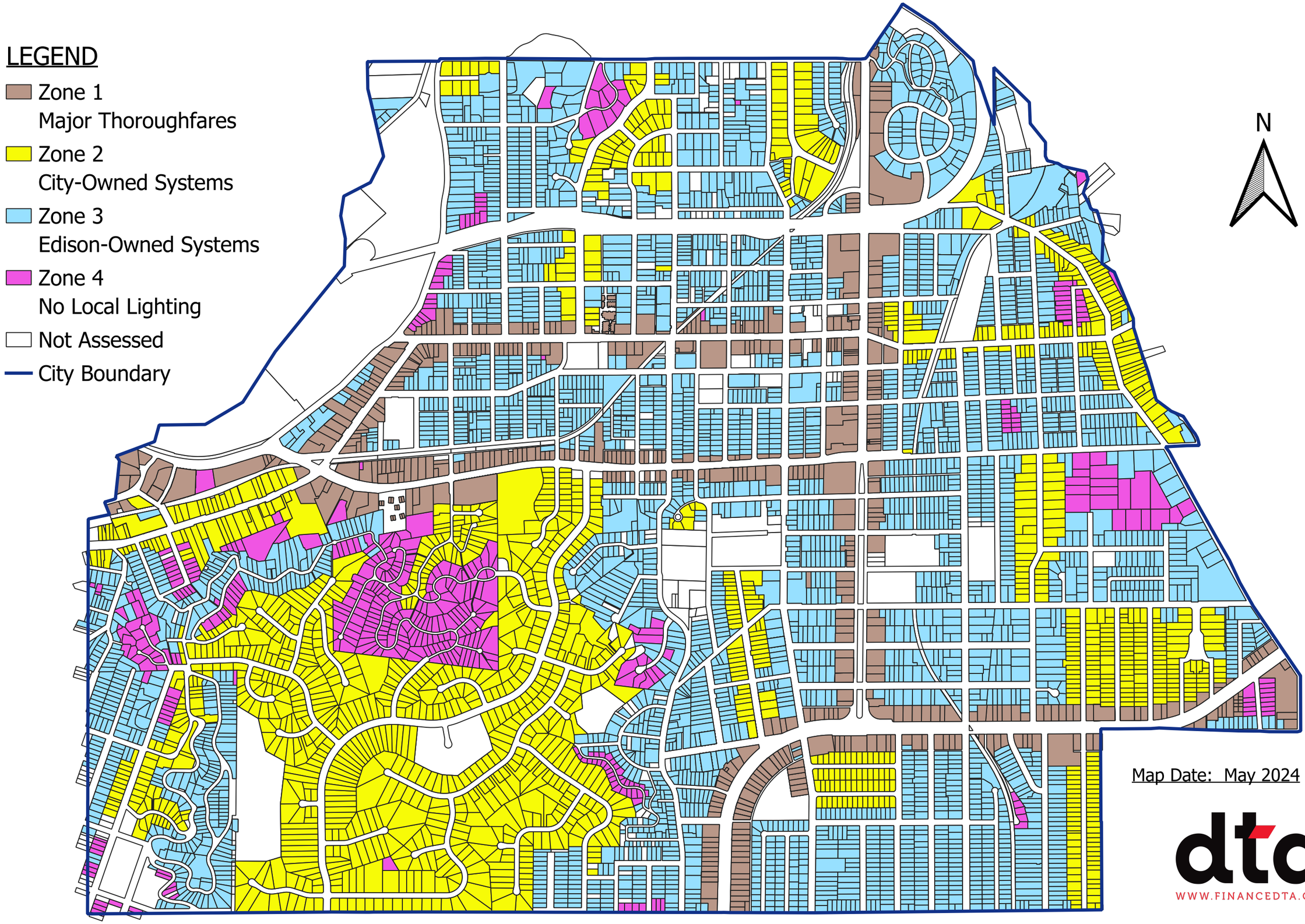
Formatted APN	Land Use	Zone	Units	Acres	EDUs	Assessment	Property Address
5324-019-111	MFR	3	1	0.00	0.80	$63.14	512 GARFIELD AVE A
5324-020-032	SFV	4	0	0.00	0.25	$17.82	
5324-020-041	MFR	3	3	0.00	2.40	$189.40	1950 MILL RD
5324-024-003	SFR	3	1	0.00	1.00	$78.92	1915 MILL RD
5324-024-004	SFR	2	1	0.00	1.00	$104.09	706 GARFIELD AVE
5324-024-013	MFR	3	2	0.00	1.60	$126.28	1929 MILL RD
5324-024-017	SFR	2	1	0.00	1.00	$104.09	720 GARFIELD AVE
5324-024-018	SFR	2	1	0.00	1.00	$104.09	722 GARFIELD AVE
5324-024-020	SFR	2	1	0.00	1.00	$104.09	738 GARFIELD AVE
5324-024-021	SFR	2	1	0.00	1.00	$104.09	740 GARFIELD AVE
5324-024-022	SFR	2	1	0.00	1.00	$104.09	802 GARFIELD AVE
5324-024-023	SFR	2	1	0.00	1.00	$104.09	804 GARFIELD AVE
5324-024-024	SFR	2	1	0.00	1.00	$104.09	810 GARFIELD AVE
5324-024-025	SFR	2	1	0.00	1.00	$104.09	814 GARFIELD AVE
5324-024-026	SFR	2	1	0.00	1.00	$104.09	818 GARFIELD AVE
5324-024-027	SFR	2	1	0.00	1.00	$104.09	822 GARFIELD AVE
5324-024-028	SFR	2	1	0.00	1.00	$104.09	826 GARFIELD AVE
5324-024-029	SFR	2	1	0.00	1.00	$104.09	832 GARFIELD AVE
5324-024-030	SFR	2	1	0.00	1.00	$104.09	836 GARFIELD AVE
5324-024-031	SFR	2	1	0.00	1.00	$104.09	844 GARFIELD AVE
5324-024-032	SFR	2	1	0.00	1.00	$104.09	846 GARFIELD AVE
5324-024-033	SFR	2	1	0.00	1.00	$104.09	850 GARFIELD AVE
5324-024-035	SFR	2	1	0.00	1.00	$104.09	858 GARFIELD AVE
5324-024-036	SFR	2	1	0.00	1.00	$104.09	862 GARFIELD AVE
5324-024-040	SFR	2	1	0.00	1.00	$104.09	852 GARFIELD AVE
5324-024-041	SFR	2	1	0.00	1.00	$104.09	726 GARFIELD AVE
5324-024-042	SFR	2	1	0.00	1.00	$104.09	700 GARFIELD AVE
5324-024-043	SFR	3	1	0.00	1.00	$78.92	2112 MISSION ST
5324-024-046	SFV	4	0	0.00	0.25	$17.82	
5324-024-047	SFR	2	1	0.00	1.00	$104.09	2120 MISSION ST
5324-024-048	SFR	3	1	0.00	1.00	$78.92	1921 MILL RD
5324-024-049	SFR	3	1	0.00	1.00	$78.92	1947 MILL RD
5324-024-051	SFR	2	1	0.00	1.00	$104.09	712 GARFIELD AVE
5324-024-052	SFR	3	1	0.00	1.00	$78.92	1925 MILL RD
5324-024-053	SFR	3	1	0.00	1.00	$78.92	1933 MILL ROAD
5324-024-054	SFR	3	1	0.00	1.00	$78.92	1935 MILL ROAD
5324-024-055	SFR	3	1	0.00	1.00	$78.92	1937 MILL ROAD
5324-024-056	SFR	3	1	0.00	1.00	$78.92	1939 MILL ROAD
5324-024-057	SFR	3	1	0.00	1.00	$78.92	1941 MILL ROAD
5716-021-007	SFR	3	1	0.00	1.00	$78.92	307 SAN PASQUAL AVE
5716-022-034	SFR	3	1	0.00	1.00	$78.92	6703 SAN RAMON DR
5716-022-035	SFR	3	1	0.00	1.00	$78.92	319 SAN PASCUAL AVE
5716-022-036	SFR	3	1	0.00	1.00	$78.92	317 SAN PASQUAL AVE
5716-022-038	SFR	3	1	0.00	1.00	$78.92	315 SAN PASQUAL AVE
5320-008-030	SFV	3	0	0.00	0.25	$19.74	
5315-008-047	C/I	1	0	0.40	2.32	$225.61	
Total	**6,943**	**Parcels**	**10,901**	**125.09**	**10,298.86**	**$898,156.00**	

APPENDIX B

City of South Pasadena LLMD

ASSESSMENT DIAGRAM

Street Lighting & Landscape Maintenance District



Map Date: May 2024

dta
WWW.FINANCEDTA.COM



www.FinanceDTA.com

18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

City Council Agenda Report

ITEM NO. 20

DATE: July 17, 2024

FROM: Sheila Pautsch, Acting City Manager

PREPARED BY: Ben Jarvis, Interim Senior Planner

SUBJECT: **CONSIDERATION OF A RESOLUTION OF INTENTION TO AMEND SOUTH PASADENA MUNICIPAL CODE (SPMC) CHAPTER 2 (ADMINISTRATION) AND CHAPTER 36 (ZONING), PURSUANT TO THE PROCEDURES SET FORTH IN SPMC 36.620 (AMENDMENTS) TO REVISE SECTIONS OF THE ZONING CODE FOR CONSISTENCY WITH STATE HOUSING LAW AND TO IMPLEMENT POLICIES OF THE CITY'S GENERAL PLAN AND HOUSING ELEMENT GOALS AND PROGRAMS**

Recommendation

It is recommended that the City Council initiate a Zoning Text Amendment pursuant to SPMC 36.620.030 (Initiation of Amendments) and direct staff to prepare an ordinance that includes, but is not limited to, the following amendments to the Zoning Code:

1. Chapter 2 (Administration) and Section 36.620.030 (Initiation of Amendments): potentially revise the Municipal Code to allow the Community Development Director to initiate Zoning Text and Zoning Map amendments;
2. Section 2.65 (Certificate of Appropriateness—Alteration and Demolition), Section 36.350.200 (Residential Uses--Accessory Dwelling Units), and Section 36.410.040 (Design Review): potentially revise the Municipal Code to simplify the ADU approval process by allowing Chair Review or Staff Review for simple projects instead of CHC/DRB approval;
3. Section 36.300.030.D (Table 3-1 Note), Section 36.300.070 (Screening), and Section 36.300.080 (Mechanical Equipment): revise code language to make the Municipal Code internally consistent;
4. Section 36.310.040 (Number of Parking Spaces Required) (Table 3-6): update code language to remove the Second Unit reference and potentially replace the term with Accessory Dwelling Unit;
5. Section 36.320.030 (Sign Permit Requirements): streamline and simplify the sign-approval process;
6. Section 36.350.200 (Residential Uses—Accessory Dwelling Units (ADUs)): revise language to in the Municipal Code to be consistent with updated State ADU regulations;
7. Section 36.410.040 (Design Review): potentially revise code language to simplify the development review process;
8. Section 36.420.040 (Time Limits and Extensions): potentially extend the expiration date of all Entitlements to 24 months; and
9. Various sections in Article 5, including Sections 36.500.050 (Advisory Agency),

36.500.060 (Authority for Subdivision Decisions), Section 36.500.070 (Type of Subdivision Approval Required): to streamline development projects and to revise the SPMC to be consistent with State Law.

10. Section 36.630 (Public Hearings): Consider requiring a project site to be posted with a Public Hearing Notice sign.
11. Section 36.700.020 (Definitions): update the list of definitions to include routine changes.

Executive Summary

Staff is seeking City Council direction to initiate amendments to Chapters 2 and 36 of the South Pasadena Municipal Code in an effort to streamline the development review process, simplify code language, and to reflect recent changes in State Law, consistent with the goals, policies, and programs of the City's General Plan and Housing Element.

Background

City codes and development review practices are periodically reviewed to ensure that regulations remain fresh, relevant, and consistent with State Law. With the adoption of the Housing Element and General Plan, the City has committed to removing barriers to housing development and to support the production of affordable housing, adopting various code changes supporting the implementation of the Housing Element and streamlining the City's development review process.

Housing Element Program 3.f supports the development of Accessory Dwelling Units (ADUs) and requires the City to update its ADU Ordinance to remain in compliance with State Law (Government Code Sections 63310-66342). Housing Element Program 3.n (Zoning Changes) identifies the need to update the City's development standards, process, and procedures to address constraints and to improve the City's review process. As the City has moved forward with implementing Housing Element programs and policies of the General Plan, the State of California has continued to adopt new housing regulations. In order for certain sections of the South Pasadena Municipal Code (SPMC) to remain consistent with State Law, amendments are needed.

The Zoning Code (SPMC 36.620.30, Initiation of Amendments) sets forth procedures for Zoning Text Amendment (ZTA) initiation. The Planning Commission or City Council may initiate the process through a Resolution of Intention (ROI). Once initiated through the ROI, staff prepares the amendments and schedules Public Hearings for the Planning Commission, which makes a recommendation to the City Council (SPMC 36.620.040—Hearings and Notice). The City Council then considers the Planning Commission's recommendation on the proposed amendments in a Public Hearing, and potentially approves the project. Should the City Council adopt the Resolution of Intention, staff would then proceed with drafting the code amendments and commence with the formal adoption process.

Analysis

City staff has identified areas where language in the SPMC could be improved. Some of the revisions are straight-forward and are in response to changing regulation at the State level, such as the recent change to Accessory Dwelling Unit (ADU) regulations that were relocated within the Government Code. Other amendments involve routine updates to the City's code, such as removing references to Second Units (which are now known as ADUs), or changes to the Definitions section to reflect new terms that have come into use or to clarify definitions that are confusing or that could be written more effectively. An example of this would be revising the definition of a building's gross-square footage or Floor Area Ratio (FAR) to specifically

include words like stairwells, hallways, and elevator shafts. While the Municipal Code infers that such items are included in the gross building area and FAR calculations, they are not expressly called out, resulting in questions from applicants. Revising the code language to better explain what is included in FAR and gross building area will make the Municipal Code easier to understand and will address common questions before they are asked.

Staff is also looking at ways to streamline the development review process in an effort to remove barriers to housing production. There is also the need to revise certain sections of the SPMC to ensure that ministerial approval for eligible affordable housing projects is consistent with State Law. Upon Council direction, staff will review the City's approval procedures to see what can be done to improve the development review process to better serve residents and businesses. One option may include allowing the Community Development Director to initiate Zoning Code and Zoning Map amendments, which would save time and allow staff to be more responsive to the needs of the community. This would be particularly useful for the periodic text revisions that are necessary to reflect changes to State Law, code references, and in response to community suggestions.

Housing Element Program 3.d (Enable Parcel Assemblage) supports the concept of merging smaller parcels into larger ones that would be easier to develop. This is in keeping with the City's effort to streamline development procedures. The SPMC could be updated to streamline the subdivision/condominium map process for eligible projects.

A draft Resolution of Intention is attached. The Resolution represents the starting point of the amendment process, not the amendments themselves. Should the City Council direct staff to move forward with the project, staff will prepare the amendments and take them to the community for review and feedback. Public participation is an important component of the code amendment process because the Municipal Code affects everyone in the community. Having community buy-in is vital to keeping the Zoning Code relevant and practical. Once public input is received, the proposed amendments would be finalized and submitted to the City Attorney for review. The Planning Commission would then consider the amendments and make a recommendation to the City Council. That recommendation would then be presented to the City Council for consideration and a decision. This process also provides the opportunity for the Planning Commission and City Council to suggest other amendments that may be timely.

Alternatives (if applicable)
The City Council may give direction per the recommended action, choose to broaden or narrow the scope of the proposed amendments, or provide other direction.

Fiscal Impact
There are no direct fiscal impacts associated with this item. Indirect costs would include staff time to review and draft the amendments, time associated with the public workshop, the Public Hearings, and other meetings, as well as ancillary legal costs associated with the City Attorney reviewing the proposed amendments. A filing fee of $75 will be required when the Notice of Exemption is filed with the Los Angeles County Clerk/Recorder.

Key Performace Indicators and Strategic Plan
This item supports Priority 5 of the City's Strategic Plan: Plan for Affordable Housing to Comply with State Mandates and Respond to Community Needs. This item also supports Priority 6 of the City's Strategic Plan: Enhance Customer Service through Innovation

to More Effectively Respond to Community Priorities.

Commission Review and Recommendation
The Planning Commission has not reviewed the Resolution of Intention. Should the City Council adopt the Resolution of Intention, the Planning Commission will conduct a future Public Hearing on the proposed amendments and then make a recommendation to the City Council.

Public Notification
Public noticing for a Resolution of Intention is not required. The Public will be involved in this project through a future public workshop as well as Public Hearings before the Planning Commission and the City Council. Public Hearings will be noticed as required by SPMC Section 36.620.040 (Hearings and Notice).

Environmental Analysis
The proposed amendments are considered routine and are not expected to have any impact on the environment. As such, they would qualify for the Common Sense exemption from the California Environmental Quality Act (CEQA) (CEQA Section 15061(b)(3)) that pertains to projects where "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment…" Given that the proposed amendments would be administrative in nature, are not tied to a specific project, would not create any direct or indirect environmental impacts, and would not change the CEQA process for future projects, Section 15061(b)(3) would therefore apply and the proposed amendments would not be subject to CEQA review.

Next Steps
Should the City Council initiate the Zoning Text Amendment, staff would draft the amendments, conduct public outreach efforts, and return to the City Council in winter 2024/2025 for adoption.

Attachment:
Attachment No. 1 - DRAFT CC Resolution of Intent for ZTA 7-19-24.docx
Attachment No. 2 - Draft PowerPoint Presentation 7-17-24.pptx

RESOLUTION NUMBER 24-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DECLARING ITS INTENTION TO AMEND SOUTH PASADENA MUNCIPAL CODE (SPMC) CHAPTER 2 (ADMINISTRATION) AND CHAPTER 36 (ZONING), PURSUANT TO THE PROCEDURES SET FORTH IN SPMC 36.620 (AMENDMENTS) TO REVISE SECTIONS OF THE ZONING CODE FOR CONSISTENCY WITH STATE HOUSING LAW AND TO IMPLEMENT POLICIES OF THE CITY'S GENERAL PLAN AND HOUSING ELEMENT GOALS AND PROGRAMS AS SHOWN IN EXHIBIT A

WHEREAS, the State of California and the City of South Pasadena acknowledge that there is a shortage of housing in the state and region that necessitates adoption of policies and zoning ordinance requirements in order to facilitate more streamlined development of both temporary and permanent housing; and

WHEREAS, the City of South Pasadena's Accessory Development Unit (ADU) development standards as set forth in Ordinance No. 2356, adopted on May 5, 2021, are no longer consistent with State ADU regulations as found in Government Code Sections 63310-66342; and

WHEREAS, the City of South Pasadena, in an effort to reduce barriers to housing production seeks to streamline and simplify the development process; and

WHEREAS, the existing South Pasadena Municipal Code (SPMC) may only be amended upon initiation by the Planning Commission or City Council as stipulated in SPMC Section 36.620 (Amendments), thereby creating an additional step in amending the SPMC particularly in cases where City staff has identified routine text revisions whether they be standard clean-ups or necessary revisions to comply with updated State regulations and codes; and

WHEREAS, The City of South Pasadena's General Plan Policy P5.8 calls for the City to support the reduction of governmental and regulatory constraints, and advocate for the production of affordable housing; and

WHEREAS, Housing Element Goal 3 calls for the City to increase housing production, Program 3.f supports the allowance and facilitation of Accessory Dwelling Units (ADUs), and Program 3.n calls for zoning changes to support housing production and Housing Element programs;

WHEREAS, the South Pasadena Municipal Code Section 36.620 (Amendments) requires that an amendment to the Zoning Code be initiated either by application or by resolution of either the City Council or the Planning Commission;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Pursuant to South Pasadena Municipal Code Section 36.620.030.A.1.a, the City Council does hereby announce its intention to amend the text of the Zoning Ordinance as set forth in Exhibit A, attached to this Resolution, to facilitate housing, to ensure consistency with State Law, and to implement the goals, policies, and programs contained in both the General Plan and the 6th Cycle General Plan Housing Element.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

DRAFT

PASSED, APPROVED, AND ADOPTED ON this 17th day of July 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Evelyn G. Zneimer, Mayor

ATTEST:

_____

Amber Tardif, Deputy City Clerk

APPROVED AS TO FORM:

_____

Roxanne Diaz, City Attorney

DRAFT

EXHIBIT A
POTENTIAL AMENDMENTS TO THE TEXT OF THE ZONING ORDINANCE

TOPIC	DESCRIPTION	SPMC SECTIONS TO BE REVIEWED AND/OR AMENDED, INCLUDING BUT MAY NOT BE LIMITED TO:
Zoning Code and Zoning Map Amendment Initiation	Potentially revise the Municipal Code to allow the Community Development Director to initiate Zoning Text and Zoning Map amendments.	Chapter 2 Section 36.620.030
Historic Resources Evaluation (HRE)/ADU/CHC/DRB Streamlining	Potentially revise the Municipal Code to simplify the ADU approval process by allowing Chair Review or Staff Review for simple projects instead of CHC/DRB approval.	Section 2.65 Section 36.350.200 Section 36.410.040
Equipment Setbacks	Revise code language to make the Municipal Code internally consistent.	36.300.030.D (Table 3-1 Note) Section 36.300.070.C Section 36.300.080.A
Second Unit Parking	Update code language to remove the Second Unit reference and potentially replace the term with Accessory Dwelling Unit.	Section 36.310.040 (Table 3-6)
Sign Approval Streamlining	Streamline and simplify the sign-approval process.	36.320.030
Accessory Dwelling Units	Revise language in the Municipal Code to be consistent with updated State ADU regulations.	36.350.200
Development Streamlining	Potentially revise code language to simplify the development review process.	36.410.040
Expiration Dates for Entitlements	Potentially extend the expiration date of all Entitlements to 24 months	Section 36.420.040
Development Streamlining	Potentially revise subdivision procedures and the ministerial approval process for eligible affordable housing projects.	Article 5 (Subdivisions) (Various Sections)
Public Hearing Signs	Consider requiring a project site to be posted with a Public Hearing Notice sign.	36.630
Definitions	Update the list of definitions to include routine changes.	36.700

DRAFT

Item __
Resolution of Intention to Initiate a Zoning Text Amendment

July 17, 2024

Prepared By: Community Development Department

Background

- City codes and development review practices are reviewed periodically to ensure regulations remain relevant and consistent with State Law.
- A Resolution of Intent (ROI) is required to initiate a Zoning Text Amendment. An ROI may be adopted by either the Planning Commission or the City Council.

Analysis

- **Staff has identified areas where Code language could be improved:**
  - **Accessory Dwelling Unit regulations**
  - **Project streamlining**
  - **Routine, periodic text revisions**
- **The Resolution of Intent is the <u>start</u> of the Zoning Text Amendment process.**

Potential Amendments

Staff seeks City Council direction through an ROI to explore and analyze potential Zoning Text Amendments regarding:

- **Amendment Streamlining (SPMC Chapter 2 and §36.620.030)**
- **Project and Sign Streamlining (SPMC Chapters 2 and 36)**
- **Development Standards/Code Consistency (SPMC Chapter 36)**
- **General revisions to ADU regulations (SPMC §36.350.200)**
- **Entitlement Expiration Dates (SPMC §36.420.040)**
- **Other routine updates, such as Definitions (SPMC §36.700.020).**

Strategic Plan

The amendments would support the following priorities of the City's Strategic Plan:

- **Priority 5: Plan for Affordable Housing to Comply with State Mandates and Respond to Community Needs; and**
- **Priority 6: Enhance Customer Service through Innovation to More Effectively Respond to Community Priorities.**

Planning Commission

- **Planning Commission review is not required for this item at this time.**
- **Should the City Council initiate the Zoning Text Amendment process, the Planning Commission will consider the item later this year and make a recommendation to the City Council.**

Public Noticing

- **Public Noticing is not required for a Resolution of Intention.**
- **The community will have a chance to provide input and feedback at a community workshop that will be scheduled later this year.**
- **At least two Public Hearings are anticipated.**

Environmental

- **The potential amendments are anticipated to qualify for the "Common Sense" exemption under the California Environmental Quality Act (CEQA) (CEQA §15061(b)(3).**
- **No CEQA review is required.**
- **Tribal consultation is not required.**

Next Steps

Should the City Council adopt the ROI and direct staff to move forward with the project, the following is anticipated:

- **Summer/Fall 2024: Draft the preliminary amendments.**
- **Fall 2024: Conduct public outreach.**
- **Winter 2024/2025: City Council considers the amendments.**

Recommendation

It is recommended the City Council:

Adopt a Resolution of Intention to amend South Pasadena Municipal Code Chapter 2 (Administration) and 36 (Zoning), pursuant to the procedures set forth in SPMC 36.620 (Amendments) to revise sections of the Zoning Code for consistency with State Housing Law and to implement policies of the City's General Plan and Housing Element Goals and Programs as shown in Exhibit A.

Questions & Discussion

City Council Agenda Report

ITEM NO. 21

DATE: July 17, 2024

FROM: Sheila Pautsch, Acting City Manager

PREPARED BY: Lucy Hakobian, Deputy Community Services Director

SUBJECT: **CONSIDERATION OF THE APPROPRIATION OF FUNDS IN THE AMOUNT OF $285,205 FOR THE PARK COMPREHENSIVE PLAN AND AWARD A CONTRACT TO RHA LANDSCAPE ARCHITECTS-PLANNERS, INC. FOR THE DEVELOPMENT OF THE PARKS COMPREHENSIVE PLAN**

Recommendation

It is recommended that the City Council consider:

1. Appropriating $285,205 for the Parks Comprehensive Plan from the Park Impact Fees (PIF) Fund Balance to the Capital Improvement Project Account No 400-9000-9005-9367; and
2. Award a Contract to RHA Landscape Architects-Planners, Inc. for the development of the Parks Comprehensive Plan in the amount of $285,205.

Executive Summary

In Fiscal Year 2023/2024, City Council approved $150,000 for the development of the Parks Comprehensive Plan (PCP) in the 5-Year Capital Improvement Projects funded by the Park Impact Fees. The Community Services Department (Department) was seeking through a Request for Proposal (RFP) an experienced consulting firm to develop a Plan focused on establishing a set of goals, policies and standards for City's parks. The objective of this Plan is to have an assessment of all city parks including citywide evaluation and inventory, recreation trail and open space, park amenities, deficiencies and opportunities.

Background

The Department is charged with providing parks and recreation programs and services to promote a healthy lifestyle and community connections, which are important values in our community. The Departments' offerings also play an important role in maintaining South Pasadena's quality of life. The Department is seeking a systemwide approach to evaluating existing parks including all on-site amenities, and identifying potential open space and facility demands to develop goals, policies and guidelines along with achievable strategies to meet the needs of the community. The Plan will be the planning tool staff will reference when making future recommendations for growth and implementation strategies, and will guide decision making with regard to policy, operations, maintenance, and capital improvements.

On May 6, 2024, an RFP to solicit professional services for the development of the Plan for the City was released on PlanetBids. On June 6, 2024, proposals were received from the following five (5) consulting firms: RHA Landscape Architects-Planners Inc. (RHA), RJM

Design Group, KTUA, OLIN, and SWA. All proposals were reviewed by city staff from the Department. Proposals were ranked based on several criteria including project understanding, experience, project approach, knowledge of the local area, and cost estimates.

Analysis

RHA , RJM Design Group and KTUA were ranked the top three consultants and were invited to an interview on June 24, 2024. The interviews were conducted by a panel comprising of Ted Gerber, the City's Public Works Director; Matt Chang, the City's Planning Manager; and Pam Yugar, Director of Community Services with the City of Pico Rivera. The table below provides the proposal amount and the average ranking score, and does not include a contingency:

Company	Proposal Amount	Ranking Score
RHA Landscape Architects-Planners, Inc.	$285,205	91.66
RJM Design Group	$256,715	83
KTUA	$220,000-$255,200	86

Based on the interviews, RHA received the highest ranking. RHA is a multi-disciplinary landscape architectural planning and design firm that has a successful history and a proven record of over 38 years completing parks comprehensive plans for various agencies. While all three consultants provided excellent proposals and presentations, the panel determined that one proposal came closer to the goals outlined in the RFP. That consultant, RHA, was distinguished from the other firms by the following:

- Vast experience in developing similar parks comprehensive plans for cities and agencies in Southern California;
- A consultant team with expertise in the key areas necessary for the project including parks and recreation management, planning, and development of community surveys and community engagement;
- A likeable team that is flexible in developing a creative process to engage our residents and develop a plan that embodies the unique history and characteristics of our community.

The staff therefore recommends that RHA be selected to develop the Plan. RHA and his team have a deep understanding of park comprehensive planning. Their qualifications and experiences are exemplary and will meet the needs of the project. RHA has assembled a team of experts who are local and national including Next Practice Partners (NPP) and ETC Institute (ETC). RHA in conjunction with NPP have experience with 150+ Park Master Plans, and market research firm ETC, to provide the best expertise to this critical project. NPP and ETC have teamed up on more than 100 similar parks and recreation projects. The team has worked on multiple Plans including the cities of Pasadena, Temple City, Chino, Carlsbad, San Clemente, San Bernardino, Fresno, Benicia, just to name a few.

RHA has completed projects with the City of South Pasadena which include the Dog Park and the Arroyo Seco Bicycle and Pedestrian Trail. Both projects were successfully designed, planned and executed by RHA team.

Fiscal Impact

As part of the FY 2023-24 budget, the City Council had approved funds in the amount of $150,000 for the development of a Parks Comprehensive Plan in the 5-Year Capital Improvement Projects (CIP) from PIF. The total project amount is $285,205. An additional $135,205 is needed for this project. Currently, $150,000 has been allocated for this project, and this amount will not cover the cost of the Plan. Staff is recommending the use of the Special Projects Reserve Account for this one time project for the total amount of $285,205. That reserve has approximately $3,207,408. The $150,000 currently allocated from the PIF can be retained for use of the pocket park construction costs or future park projects.

Attachment:
Attachment No. 1 - RHA Landscape Architect.pdf
Attachment No. 2 - Professional Services Agreement.docx
Attachment No. 3 - Parks Comprehensive Plan PowerPoint.pptx

RHA Landscape Architects-Planners
& Next Practice Partners



REQUEST FOR PROPOSAL
PARKS COMPREHENSIVE PLAN

Honoring the past while planning for the future

Prepared For:
City of South Pasadena

June 6, 2024

To,

City of South Pasadena

815 Mission Street

Attn: Lucy Hakobian
Community Services Deputy Director

Ref: Parks Comprehensive Plan RFP Response

South Pasadena

South Pasadena – A small town feel in the heart of Los Angeles. From the original Native American inhabitants to the citrus boom in the late 1800's to the establishment of the Cawston Ostrich Farm and the Raymond Hotel to the city's incorporation in 1888, South Pasadena has a wealth of history. Chartered at roughly 3.42 square miles, the flatlands and hillsides comprise some of the finest real estate on the west side of the San Gabriel Valley.

The timing for a Parks Comprehensive Plan could not be better as the city looks to its past for inspiration while looking to the future to create an inclusive community for all current and future residents. Our team is dedicated to studying the rich history, documenting the present, and collaborating with residents to shape a vision for the future. We recognize the unique quality of life that South Pasadena offers, and our goal is to preserve and enhance it for generations to come.

Our Experience

We are excited to submit our proposal to partner with the City on this transformational project. The team of RHA - Next Practice Partners has a vision to build a more inclusive and innovative world for all and we have assembled a team that shares our values and our mission.

Our team, led by Doug Grove and Neelay Bhatt, has experience with 150+ Park System Master, Strategic and Business Plans from Anchorage, AK to Allentown, PA, and extensive experience in California, specifically Southern California. Our team members have lived and grown up in California and are multicultural and multilingual. Our experiences range from companies such as Disney and Target to national gold medal and award-winning park agencies such as Broward County, FL, Carmel-Clay, IN, Carlsbad, CA, Durango, CO, Gurnee Park District, IL among others.

Our Team

We have assembled a team of experts who are local and national. RHA Landscape Architects-Planners in Riverside is our local team member with national planning leaders, Next Practice Partners and statistically valid survey experts, ETC Institute in Indianapolis and Kansas City respectively. This helps us provide the best of local, regional and national expertise to this critical project. We are currently working on master plans for San Bernardino, Beaumont, Norco, JCSD, Redlands and Vista.

Our Approach

Our team is committed to making this the most inclusive planning process for a Parks Comprehensive Plan so that everyone in South Pasadena who wishes to participate has a chance to share their vision for the future.

We will align with the city's Vision Statement *"We are a culturally and economically diverse, and fiercely independent community that cherishes creativity, education and our small town character, committed to building a more just and environmentally and financially sustainable future."*

The plan will also align with City's Core Values;

- Honesty and Integrity
- Teamwork
- Outstanding customer-friendly service
- Responsiveness
- Open and accessible government
- Community participation
- Fiscal responsibility.

With a combination of our team members, your staff, and the community leaders, we will craft an inclusive approach that meets people where they are and incorporates cutting edge technology and innovative practices in this process. We look forward to hearing from you and welcome an opportunity to further share our approach to building this critical piece of the City's future and provide the diverse community with a new vision to look forward to.

Gratefully,

Doug Grove
President
RHA Landscape Architects-Planners, Inc

6840 Indiana Avenue, Suite 100, Riverside, California 92506

Email: dougg@rhala.com / Web: www.rhala.com

Cell: 951-202-2163

Neelay Bhatt
Founder and CEO
Next Practice Partners, LLC.

Email: Neelay.Bhatt@BeNextPractice.com / Web: www.BeNextPractice.com

Cell: 740 591 0225

CHAPTER ONE – **OUR TEAM**

RHA LANDSCAPE ARCHITECTS-PLANNERS INC.

RHA is headed by two principals: Doug Grove, RLA, ASLA, LEED AP, the firm's president, and Greg Meek, RLA, CPSC. We use a "team" approach under the direction of the firm's principals and its associates. The staff of eight people includes four licensed landscape architects as well as support designers.

Located in Riverside, California and established in 1979, RHA Landscape Architects-Planners offers a wide range of landscape architectural and planning services to assist public agencies and private developers in the design of variety of public spaces and facilities including but not limited to:

- Parks and Recreation Master Plans
- Regional, Community, and Neighborhood Parks
- Government Centers
- Public Office Buildings and Administration Facilities
- Preservation of Natural and Historic sites

RHA has completed hundreds of parks and recreation planning projects in California over the past 44 years.

System-wide Master Plans include:

• Parks, Trails, & Open Space Master Plan	City of Benicia
• Parks & Facilities Master Plan	City of Chino
• Park & Recreation Master Plan	City of Carlsbad
• Park, Facilities, & Recreation MP	Pleasant Hill Rec. & Park District
• Park & Recreation Master Plan	City of San Clemente
• Parks & Recreation Master Plan	City of Cathedral City
• Park & Open Space Master Plan	City of Temple City
• Needs Assessment & Action Plan	City of Carlsbad
• Needs Assessment/Park & Recreation Master Plan	Town of Ladera Ranch
• Pico Rivera Golf Course Master Plan	City of Pico Rivera
• Park & Recreation Master Plan	City of San Jacinto
• California Citrus State Historic Park General Plan	City of Riverside/State of California
• Ten Year Master Plan of Parks & Recreation	Rim of the World RPD

NEXT PRACTICE PARTNERS

Next Practice Partners, LLC. is a team committed to building a more inclusive and innovative future for all through planning, training, and technology services.

Master Planning + Strategic Planning+ Business Planning

We believe innovation is not a by-product, but the very essence of a planning process. We also ensure that inclusion is not optional but an integral part of our approach. This combination of innovation and inclusion fuels our approach to Master Planning, Strategic Planning, and Business Planning.

We are committed to helping users see their values and unmet needs reflected in the plans and developing plans that aren't just pretty pictures (that are unrealistic) but rather living documents that are financially and environmentally sustainable.

Our team's background with CAPRA visitors, fluency in 6 languages, and our proprietary digital technologies help us provide the most inclusive community engagement possible. In addition, we center empathy and equity at the core of our process through our focus on listening, storytelling, and the user experience.



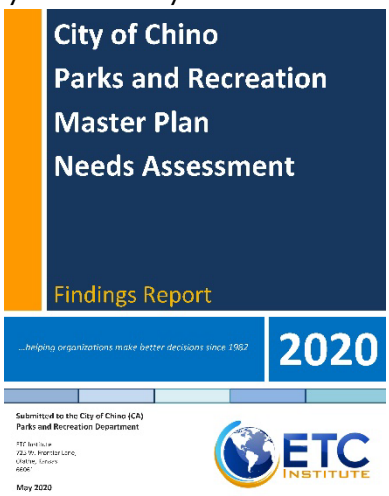
Your plan will benefit from our experience on 150+ plans from Anchorage, Alaska to Allentown, Pennsylvania so that your roadmap for the future balances strategic goals and human capital along with infrastructure priorities and political realities.

The Company is newly founded in July 2022 and is headquartered in Carmel, Indiana. Our project team members have close to 100 years of experience in the parks, recreation, and sports industries in addition to working with national Gold Medal agencies. The staff profiled on the following pages will be directly involved in this Master Plan. The Founder & CEO has been a national leader in the parks and recreation industry space having served on the Board of the National Recreation and Park Association, spoken at multiple national conferences and even keynoted the California Recreation and Park Society conference and consulted with parks and recreation / community services agencies all over California and nationwide.

Partnership: The Next Practice Partners team members and RHA have teamed on 10+ similar parks and recreation projects.

ETC INSTITUTE

ETC Institute is a 102-person market research firm that specializes in the design and administration of market research for governmental organizations. Their major areas of emphasis include citizen satisfaction surveys, park and recreation surveys, community planning surveys, business surveys, transportation surveys, employee surveys, voter opinion surveys, focus groups, and stakeholder interviews. Since 1982, ETC Institute has completed research projects for organizations in 49 states. ETC Institute has designed and administered more than 3,500 statistically valid surveys and our team of professional researchers has moderated more than 1,000 focus groups and 2,000 stakeholder meetings.



During the past five years alone, ETC Institute has administered surveys in more than 700 cities and counties across the United States.

Core services of the firm involve conducting statistically valid surveys and related market research. ETC Institute has conducted more than 600 surveys for parks and recreation systems in 46 states across the country for a wide variety of projects including parks and recreation master plans, strategic plans and feasibility studies.

Established in 1992, the principals and associates of ETC Institute helped secure funding for more than $2 billion of parks and recreation projects.

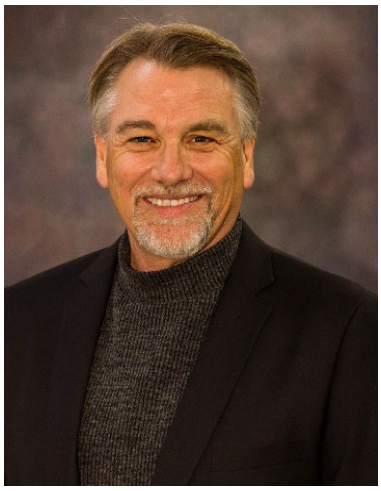
Partnership: The Next Practice Partners team members and ETC Institute have teamed on more than 100 similar parks and recreation projects.

MEET THE PRINCIPALS

DOUG GROVE, RLA, ASLA, LEED AP

President

RHA Landscape Architects-Planners



Education
BS/1985/Landscape Architecture/ Cal State Polytechnic University, Pomona

Active Registration

1987/Landscape Architect/2799/State of California

LEED Accredited Professional – United States Green Building Council (USGBC)

Mr. Grove is a Principal Landscape Architect and LEED Accredited Professional with RHA LANDSCAPE ARCHITECTS-PLANNERS, INC. He graduated from California State Polytechnic University, Pomona in 1985 and holds a Bachelor of Science degree in Landscape Architecture. He has more than twenty-eight years of experience as a professional Landscape Architect. He brings to the firm a wide range of experience in the public works sector having been personally involved in the design and project management of hundreds of park projects as well as housing development, streetscape, institutional and commercial projects.

Mr. Grove serves on the California Park and Recreation Society (CPRS) State Board of Directors as the President Elect. He also serves on the Board of Directors for the California Turf and Landscape Foundation at the University of California, Riverside and the Building Industry Association (BIA) Riverside County as Secretary. He is a past President of the CPRS State Development and Operations Section and a past Board Member for the United States Green Building Council – Inland Empire (USGBC-IE).

Doug is also an avid mountain biker and spends his free time exploring parks and trails throughout California, Oregon, and Utah.

Relevant past projects include:

- Benicia Parks, Trails, and Open Space Master Plan
- Chino Parks and Facilities Master Plan
- Carlsbad Parks and Recreation Master Plan
- Pleasant Hill Recreation and Park District Parks and Recreation Master Plan
- San Clemente Parks and Recreation Master Plan
- Temple City Parks and Open Space Master Plan
- Carlsbad Needs Assessment and Comprehensive Action Plan
- Ladera Ranch Needs Assessment/Park and Recreation Master Plan, Ladera Ranch
- San Jacinto Park and Recreation Master Plan, San Jacinto

NEELAY BHATT

Founder & CEO

Next Practice Partners

Education

Exec. Education / 2018 / Sr. Executives in State and Local Government / Harvard University

MSA 2005 / Masters in Sports Administration / Ohio University

MBA / 2004 / Masters in Business Administration / Ohio University

PG / 2003 / Post Graduate Diploma in Advertising & Public Relations / University of Mumbai

BA/2002/Psychology and Economics / University of Mumbai



Mr. Bhatt's career on five continents includes Disney, The Super Bowl, The Olympics, and years of consulting, public speaking, and training. He champions "Ideas Worth Spreading" as the curator for TEDxCollegePark, TEDxIndianapolis, and TEDxIndianapolisWomen, and his service as a trustee for the National Recreation and Park Association sought to ensure "no child was left indoors."

As the Founder & CEO of Next Practice Partners, he combines inclusion and innovation to help agencies prepare for "what's next" through planning, training, and technology solutions. Over his 25-year journey, he has developed business and operations plans for Los Angeles County serving 12 million people, trained Olympic Governing bodies, and co-created the world's largest municipal customer service and leadership training initiative for Chicago Park District's 3000 employees.

His Master and Strategic planning work with Atlanta, Broward County, Charlotte-Mecklenburg County, Indianapolis, Las Vegas, and San Diego, among others have recommended facility development and infrastructure improvements totaling over $2.5 billion, shaping a more equitable and accessible future for all. In addition, he has extensively worked all over California including City of San Diego, City of Carlsbad, City of San Clemente, Los Angeles County, Riverside County, City of Chino, City of Pasadena, Temple City, City of San José, City of Fremont, City of Gilroy and many others.

As a first-generation immigrant raised by three women and a father who always showed up, he hopes to model the same for his two kids. These life experiences are woven into his keynotes on next practices and trends, the art of storytelling, and magical customer service, and have inspired executives, professionals, startups, and students from Charlotte to China and from Switzerland to New Zealand.

JASON ELISSALDE

Senior Project Manager

Education
BA/2001/Communication and Media Studies/ Cal State University, Sacramento

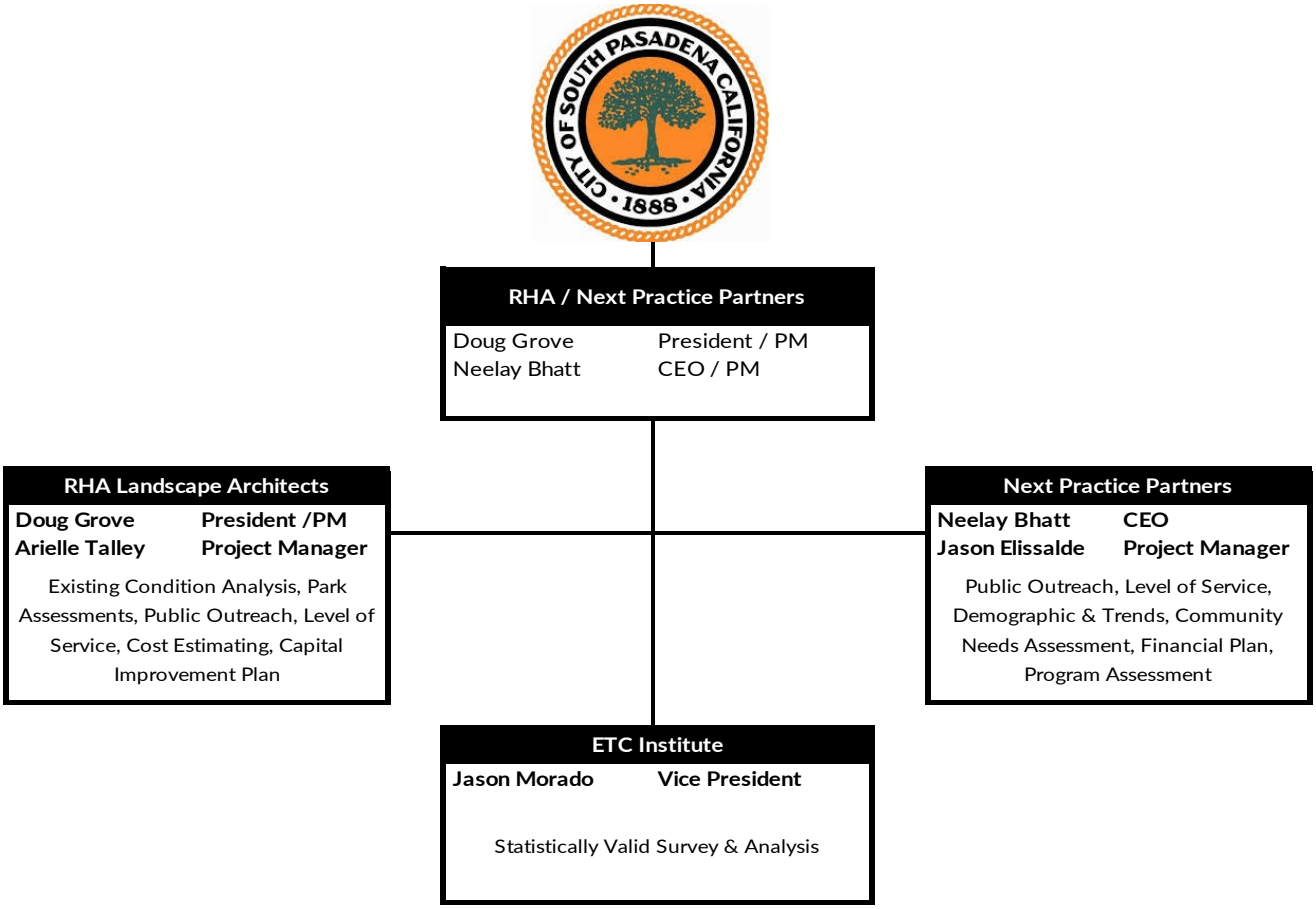


Mr. Elissalde has 25 years of experience in training, development, and management both in the private and public sectors. Within his work in the public sector with organizations such as Enterprise Rent-A-Car, and Target; Jason would lead multiple teams and processes; receiving awards and commendations for his work in customer service, operational excellence, data analytics, and fiscal growth.

He would finally find his “Why” in his seven-plus years at Willamalane Park and Recreation District, where he was a key part of their National Gold Medal-winning team and take the lead in their, now, successful CAPRA accreditation process. He championed the District’s workplace culture, with a focus on staff development and a “mission” focused approach to problem-solving, goal setting, and personal accountability.

A consultant, a CAPRA accreditation visitor, and a passionate Disney fan (ask him about his Tinker Bell story someday) committed to being an ally for those not in the room, he routinely speaks nationally on workplace culture, change management, purpose-driven leadership, and the importance of developing an emotional connection to the work we do and the communities we serve.

PROJECT ORGANIZATIONAL CHART



CHAPTER TWO – PROJECT EXPERIENCE

Note: The Next Practice Partners team personnel worked on these projects during their prior employment experience.

CITY OF CARLSBAD, CALIFORNIA

What: Parks and Recreation Master Plan, Park Master Plans and Feasibility Studies and Parks and Recreation Master Plan Update

Who: The Next Practice Partners team along with RHA and ETC Institute

Scope:

- Community Input (Focus Groups, Key Leadership Meetings, Public Forums, Statistically reliable survey)
- Customized crowdsourcing project website (www.carlsbadparksplan.com)
- Demographic and Recreation Trends Analysis
- Park and Facility Assessment / Recreation Program Assessment
- Internal Operational Assessment
- Funding and Revenue Strategies
- Level of Service Standards / GIS Mapping
- Capital Improvement Plan and Priority Rankings
- Detailed Strategic Action Plan



Duration: Multiple Plans from 2013 – Ongoing

Outcomes: Short term, midterm, and ongoing recommendations for day-to-day operational tactics and two signature "ideas".

1. Development of dedicated pickleball courts, expansion of 3 Community Parks and a Senior Center; increase program participation and greater equity of access.
2. The Department became one of 5 agencies in California to obtain national accreditation through CAPRA (Council for Accreditation of Parks and Recreation Agencies).
3. Currently, the Next Practice Team is updating the 2021 Parks and Recreation Master Plan.

Website: http://carlsbadparksplan.com/pdf/carlsbad-parks-and-recreation-department-master-plan.pdf

References: Mr. Kyle Lancaster, Parks & Recreation Director, 799 Pine Avenue, Carlsbad, CA 92008; (760) 434-2941; Kyle.Lancaster@carlsbadca.gov

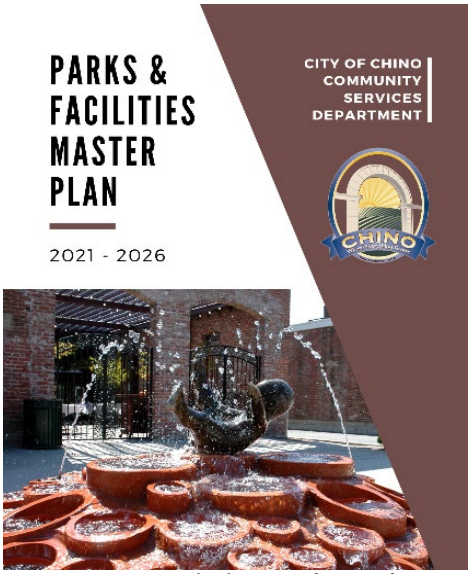
CITY OF CHINO, CALIFORNIA

What: Parks and Facilities Master Plan

Who: The Next Practice Partners team with RHA, ETC Institute, and WLC Architects

Scope:

- Community Input (Focus Groups, Key Leadership Meetings, Public Forums, Statistically valid Survey)
- Crowdsourcing Project Website
- Demographic and Recreation Trends Analysis
- Park and Facility Assessment
- Recreation Program Assessment
- Funding and Revenue Strategies
- Level of Service Standards / GIS Mapping
- Capital Improvement Plan and Priority Rankings
- Visioning and Action Plan



Duration: 2019 – 2021

Outcomes:

Unanimous Council approval

Short term, midterm, and ongoing recommendations for improvements to existing parks and programs with full park assessments documented in GIS files

1. (Recommended) Dedicated marketing/branding support (including staff position)
2. (Recommended) Focus on long-term sustainability
3. (Recommended) Partner with the City to reenergize the Downtown area
4. (Recommended) Prioritize trail connectivity and increase equity of access
5. (Recommended) Upgrade existing facilities / amenities to enhance the user experience

Website: https://chinocreatescommunity.com/technical-reports.html

References: Ms. Linda Reich, City Manager; (909) 334-3491; lreich@cityofchino.org

Ms. Silvia Avalos, Community Services Director; (909) 334-3434; savalos@cityofchino.org

13220 Central Avenue, Chino, CA 91701

PLEASANT HILL RECREATION AND PARK DISTRICT, CALIFORNIA

What: Parks, Facilities and Recreation Master Plan

Who: The Next Practice Partners team with RHA, ETC Institute

Scope:

- Community Input (Focus Groups, Key Leadership Meetings, Public Forums, Statistically valid Survey)
- Crowdsourcing Project Website
- Demographic and Recreation Trends Analysis
- Park and Facility Assessment
- Recreation Program Assessment
- Funding and Revenue Strategies
- Level of Service Standards / GIS Mapping
- Capital Improvement Plan and Priority Rankings
- Visioning and Action Plan



Duration: 2018 – 2019

Outcomes:

Unanimous District Board approval
Short term, midterm, and ongoing recommendations for improvements to existing parks and programs

1. Address Winslow Center & School House Sites
2. Build a District Administration Center
3. Determine feasibility of an Aquatic - Multi-purpose Facility / Gym
4. Identify new funding source(s) / Bond
5. Upgrade existing parks
6. More classes for families
7. Time classes so parents can participate with youth / dual target programming
8. Offer childcare for evening programs
9. Seniors can teach classes to youth and young adults
10. Cultural events utilizing all generations

Website: www.pleasanthillrecbigpic.com

References: Ms. Michelle Lacy, General Manager; (925) 682-0896 x618; MLacy@PleasantHillRec.com

147 Gregory Lane, Pleasant Hill, CA 94523

CITY OF FREMONT, CALIFORNIA

What: Comprehensive Parks and Recreation Master Plan

Who: The Next Practice Partners team with WRT and ETC Institute

Scope:

- Community Input (Focus Groups, Key Leadership Meetings, Virtual Public Forums)
- Focus Group meeting in American Sign Language
- Multilingual Statistically Valid Survey
    - 5 languages
- Online Surveys (English and Spanish)
- Customized crowdsourcing project website
- Community Input App
- Demographic and Recreation Trends Analysis
- Park and Facility Assessment
- Recreation Program Assessment
- Maintenance Management Plan
- Funding and Revenue Strategies
- Level of Service Standards
- Equity Mapping
- Capital Improvement Plan and Priority Rankings
- CAPRA Submittal Review
- Visioning and Strategic Action Plan



Duration: Dec 2019 – Mar 2022

Outcomes: First Master Plan in the 21st Century: unanimously adopted 7-0 by Council

First ever stakeholder meeting held entirely in American Sign Language

Statistically Valid Surveys in 5 languages; Built multi-lingual website and ADA accessible website

4. (Recommended) 10 min walk access to a park for all.
5. (Recommended) Build Multi-generational, multi-use recreation center(s).
6. (Recommended) Update existing park amenities and diversify funding sources.
7. (Recommended) Increased staffing / contract support for future levels of service

Website: https://www.fremont.gov/government/departments/parks-planning-design/park-planning/parks-master-plan

References: Ms. Suzanne Wolf, Community Services Director, (408) 203 9203, swolf@fremont.gov

3300 Capitol Avenue, Bldg B, Fremont, CA 94538

BROWARD COUNTY, FLORIDA

What: Parks and Recreation System Master Plan

Who: The Next Practice Partners team with Chen Moore, Barth & Associates and ETC Institute

Scope:

- Pop. 2 million / Home to Everglades National Park /
- Large Hispanic and Caribbean population
- Community Input (Focus Groups, Key Leadership Meetings, Public Forums, Statistically valid and Online Survey)
- Customized crowdsourcing project website
- Demographic and Recreation Trends Analysis
- Park and Facility Assessment
- Recreation Program Assessment
- Signature Park Series Development
- Funding and Revenue Strategies
- Level of Service Standards / Equity Mapping
- Capital Improvement Plan and Priority Rankings
- Visioning Workshop
- Strategic Action Plan





Duration: November 2019 – May 2022

Outcomes: First ever system-wide Master Plan for the gold-medal winning agency

1. (Recommended) Create a world class and truly inclusive guest experience
2. (Recommended) Develop specialty parks and signature elements unique to Broward County (initial designs provided)
3. (Recommended) Ensure long-term financial sustainability with dedicated funding
4. (Recommended) Incorporate green initiatives, resilience, and environmental sustainability in all aspects of operations, especially return on investments
5. (Recommended) Pursue National (re)Accreditation and second Gold Medal Award.

Website: https://www.betterparksbetterbroward.com

References: Mr. Dan West, Parks & Recreation Director, (954) 826-2483; Dwest@broward.org
950 NW 38th Street, Oakland Park, FL 33309

CHAPTER THREE – WORK PLAN

HOW WILL WE DELIVER

3.1.1 FACILITATE THE MASTER PLAN PROCESS

Our team is committed to lead and partner with you on the entire plan process. We operate in a collaborative manner with ongoing communication and a transparent process. This will include:



1. Initial Kickoff Meeting
2. Bi-monthly project status meetings
3. Shared folders for collaborative work
4. Regular milestone presentations for key findings
5. Communication with Advisory Committee and Council / Commissions, as appropriate

3.1.2 REVIEW EXISTING DOCUMENTATION

We will review and familiarize ourselves with all background information and context provided by staff. This may include, but is not limited to the following:

- 2023 General Plan
- 2023 Downtown Specific Plan
- 2021-2026 Strategic Plan
- 2021-2029 Housing Element
- Capital Improvement Program Budget
- Fee Schedules
- City Council Goals
- Planning Projects & Specific Plans
- Other relevant background information

3.1.3 DEVELOP COMMUNITY OUTREACH / EDUCATION STRATEGY

The Consulting Team will work with the City to develop a comprehensive approach that is inclusive and innovative to promote the Plan, increase awareness, obtain input and, thus, create community buy-in. We will assist the City with creative ideas for marketing strategies that staff can implement to maximize greater community awareness and engagement.

A. **Public Engagement/Advocacy Strategy** – The Consulting Team with our internal and partner outreach experts will collaborate with staff to develop a comprehensive, multilingual, in-person and digital outreach and advocacy plan. The goal will be to ensure a fully transparent process and one where we engage the community where they are to ensure anyone who wants to participate in the planning process has an opportunity to do so.

B. **Project Storytelling –** We believe in the power of storytelling and will help craft a brand identity and story for the Master Plan that the staff and community can advocate and support.

C. **Develop Stakeholder List -** Ensuring a representative stakeholder mix is critical to the plan process. We will work with the City to identify key stakeholders and user groups that should be involved in the process.

3.1.4 DEVELOP COMMUNITY DEMOGRAPHICS & TRENDS

To develop a plan, it is essential to understand what the population and the trends for the future are. The Consulting Team will utilize the City of South Pasadena's projections and supplement using US Census information and census tract data from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends.

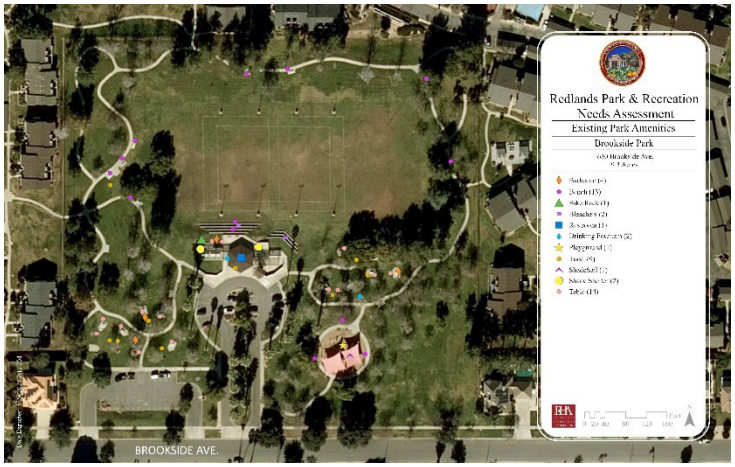
This will help identify the demographic makeup of the population being served, their recreation preferences, future changes in the demographics and participation trends. Ultimately, these are foundational data sets to help the city plan for a future based on population shifts, and what recreation trends are occurring.

The analysis uses US 2020 Census information, 2023 (estimates) and future projections for characteristics including age, income, race / ethnicity, gender, health metrics etc.

The ESRI Information will be supplemented by Sports & Fitness Industry Association's (SFIA) 2022 Study of Sports, Fitness and Leisure Participation, ESRI local market potential, and outdoor recreation trends from the Outdoor Foundation and Tree Equity analysis from American Forests.

3.1.5 INVENTORY & ASSESS EXISTING PARKS, TRAILS, & OPEN SPACE

The Consulting Team will compile a comprehensive inventory of all City parks, trails, and open space including year built and acreage. This will include confirmation of the location and size of existing parks and amenities, and functionality, accessibility, condition, comfort, and convenience. The analysis will list each location's amenities, its current condition, and estimated age. The Consulting Team will provide qualitative evaluation of amenities per park report (e.g., equal balance of amenities in each park) and develop a set of prioritized recommendations for improvements needed within existing parks. To begin, a park tour will be performed with City staff to assess and confirm the inventory and existing conditions. We will also review and ensure alignment with other City of South Pasadena plans to ensure synergies and interconnectivity between the various planning documents. The Consulting Team will provide a graphic and written site assessment of existing parks in the City.



Our team utilizes ArcGIS Online along with our High Accuracy GNSS Receiver to document all amenities in each park. This data will be provided to the city for use in future planning.

- Locations
- Size and boundary
- Use - Neighborhood or Regional
- History - Provided by City (history and past renovations)
- Current condition
- Parks - Inventory of all park and recreational amenities (playgrounds, playfields, ball courts, restrooms, parking capacity, etc.).
- Constraints - Identify the constraint that minimizes the parks'/facilities' ability to be maximized.
- Opportunities - Identify opportunities to expand or enhance recreational opportunities.
- Potential revenue sources - Identify areas of potential revenue from parks and recreation facilities, including any City easements.
- Evaluate opportunities to increase sustainability practices such as reducing turf, energy, and water consumption, etc.

3.1.6 ANALYSIS OF PROGRAMS & SERVICES

Recreation programs, events, and services are the key tools to bringing the community together, activating facilities and determining future spaces, be it parks or recreation facilities / complexes.

As the Department seeks to serve the South Pasadena community in the best way possible, this assessment reviews how well the offerings are aligned with community values, user demographics, program trends, underserved needs and envisions what future service delivery would look like.

Using staff input, existing data, and nationwide program trends, this process will provide strategies and recommendations for program offerings that are innovative and inclusive.

The eventual goal of this process is to help identify the unmet programmatic needs of the diverse community that the Department serves and the gaps in services currently offered that may be best fulfilled by other service providers.



3.1.7 ASSESS ORGANIZATIONAL CULTURE

The Consulting Team will evaluate the staff culture to determine organizational readiness and willingness to move forward on key recommendations that could come from the Plan.

The Consultant Team will organize and develop a staff and workforce engagement survey modeled after the Malcolm Baldridge Quality Assessment Survey titled "Are We Making Progress?" which rates the perceptions of individuals regarding leading issues in the workplace.

This survey assessment will be developed based on the survey instrument of the Baldridge National Quality Program, a program of the National Institute of Standards and Technology, which is a component of the U.S. Department of Commerce. The questions of the survey are designed to assess the nature and degree of engagement in performing the functions and meeting the vision of the organization.



3.1.8 CONDUCT PUBLIC OUTREACH & ENGAGEMENT

The community's input and their values shape our approach towards envisioning the future. We believe that the individuals impacted by the plan need to help shape what the plan includes. To that end, we will ensure the most robust public outreach approach shaped by the Public Engagement / Advocacy Outreach plan developed in the initial phase of the plan.

Specific tasks include but are not limited to:

A. **Key Leadership / Focus Group / Stakeholder Interviews** – The Consulting Team will engage stakeholders, key leaders and staff interviews and discussions through a combination of individual / small group discussions in person and online. We propose to conduct at least 24 interviews over a 2-day period to help identify priorities, unmet needs, and their vision for the future. The list of potential interviewees will be determined based on discussion with City staff and should include, but is not limited to:

- City Elected Officials
- City Staff
- Commissions
- Diverse Community Groups
- Key Business Leaders
- Key Partners
- Local school officials
- Faith based groups
- Users and non-users of the system
- Senior Groups
- Veterans
- Youth Groups
- Youth Sports organizations



B. **Multi-lingual Outreach** – Our team includes native speakers of multiple languages. and will work with other local experts to ensure a truly inclusive environment where language access is not a barrier to participation.





C. **Public Workshops** – These meetings are open to all and will be held in spaces to maximize community participation. These meetings will seek community feedback on parks, programs, events, and other needs in multiple ways and provide education on the Master Plan process and its importance to the community.

We propose to conduct eight (8) public workshops.

Seek Input:

- Two (2) initial in-person workshops
- Two (2) in person or virtual workshops to share the Master Plan's story and obtain initial feedback and ideas for the future.

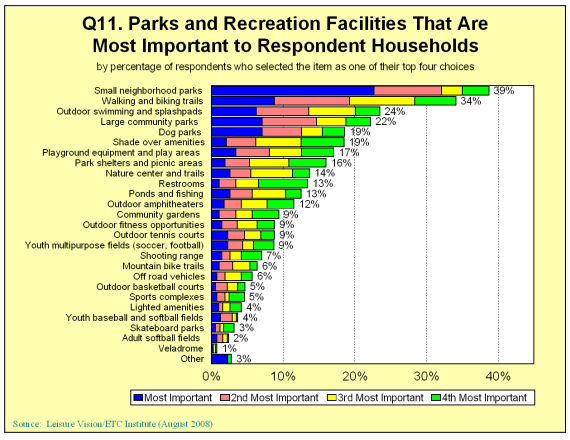
Share Findings and Draft Recommendations:

- Two (2) in-person workshops
- Two (2) in-person or virtual workshops

Each workshop will have options for live polling through the meeting platform or our digital tools to share input and see results in real time.

D. **Youth / Teen Engagement –** The Consulting Team will specifically engage youth through an online survey or meeting with Youth / Teen Advisory groups. These surveys and meetings will ensure the future generations in South Pasadena are involved in shaping their future.

E. **Multi-lingual Statistically-Valid Survey** – The Consulting Team will work with ETC Institute to perform a random, scientifically valid community-wide household survey to quantify knowledge, need, unmet need, priorities and support for system improvements that include facility, programming, and the park needs of the City. The survey will be administered by a combination of a mail/phone, will have options for respondents to answer in multiple languages besides English (as determined by the City staff) and will have a minimum sample size of 400 completed surveys at a 95% level of confidence and a confidence interval of +/- 4.9%. It will be developed in collaboration with



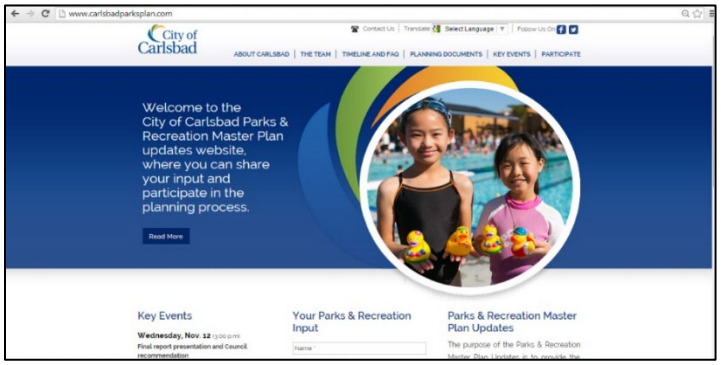
the City staff and is anticipated that 3-4 drafts of the survey will be needed for the final draft.

ETC Institute will ensure that the survey results will be statistically represent South Pasadena residents and that the results are statistically significant based on the City's population.

The mailed survey will include a cover letter (on City letterhead) that explains the importance of the survey, encourages participation, and includes an online link to complete the survey. All mailed surveys, including the cover letter, will be printed by ETC Institute. All attempts to contact respondents will be tracked to accurately calculate the number and rates for refusals, ineligible contact information, eligible contact information, and completed interviews.

F. **Bi-Lingual Electronic Survey** – The Consulting Team will also create a bilingual online survey administered in English and Spanish through www.surveymonkey.com. This survey will be promoted through the Project website and the City's website and promotional mediums to maximize outreach and response rates. These surveys would provide complementary insights to the input obtained from the other public engagement sources and help compare findings from the statistically valid survey.

G. **Multi-lingual ADA Accessible Digital Platform -** The Consulting Team will develop a customized multilingual, ADA Accessible digital platform that includes a project website, live streaming of meetings, social media engagement and location-based feedback. This will also share all project updates and milestones to ensure a transparent and collaborative process to engage the entire community, especially ones that may not participate in meetings. Examples can be viewed at www.BetterParksBetterBroward.com , www.carlsbadparksplan.com , www.chinocreatescommunity.com , and www.MySBParks.com



This multi-lingual website is key to reaching out to a younger millennial and Gen Z audience that may not traditionally show up at public meetings or respond to surveys.

3.1.9 ASSESS NEEDS & LEVELS OF SERVICE

The in-depth assessment and input collection during the discovery phase will help determine true community priorities and demand / unmet needs. Using information from the community input and the statistically valid survey, the Consulting team will determine the existing Levels of Service for

- **Access** – Assesses an overall 10 min walk access to a park and travel distances to parks and individual facilities such as playgrounds, athletic fields, recreation centers, etc.
- **Acreage** – Measures acreage in a ratio to the community's population (acres per 1,000).
- **Amenities** – Measures facility capacity in a ratio to the community's population and comparing against a standard or guideline.

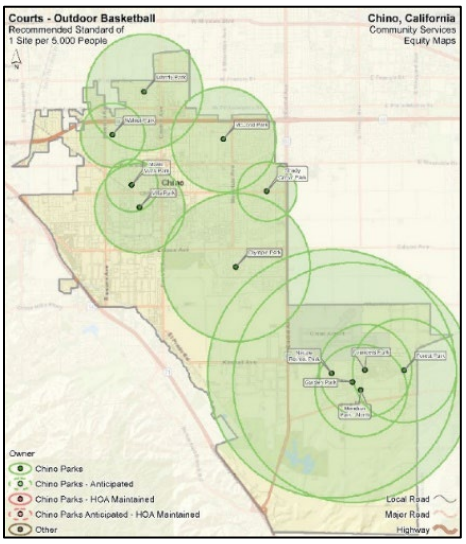
Based on community input, trends, NRPA and CPRS guidelines, staff input and our professional experience, we will develop a recommended Levels of Service standards that will influence strategies for parkland acquisition, park and trail development and enhancement and recreation facilities and programming.

3.1.10 DEVELOP EQUITY MAPPING & GAP ANALYSIS

The Consulting Team will utilize geographic information systems to develop maps that show the service area covered by each park type or amenity types.

This presents an objective tool to determine equity of access and determine true gaps and overlaps.

This will help the City staff take appropriate steps to build, acquire, expand, or divest offerings and ultimately maximize access to parks, trails, recreation amenities and facilities in an equitable manner.



3.1.11 CREATE MISSION, VISION, VALUES, GOALS, & OBJECTIVES

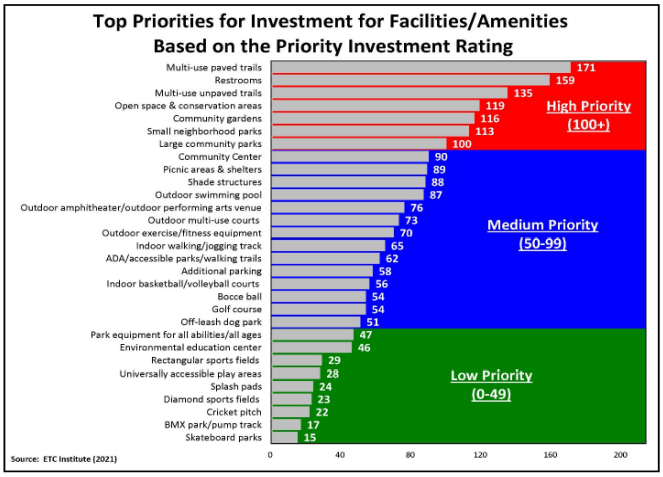
The Consulting Team will conduct a Visioning Workshop with staff and participants to co-create the core values and vision for the future. This will include

- Review top priorities needs
- View levels of service and equity of access
- Compare benchmark findings
- Determine Core Values and Guiding Principles
- Establish / update Department's Vision and Mission
- Share vision and strategies for
    - Culture and historic preservation
    - Equity and Inclusion
    - Environmental Stewardship and Fire Safety
    - Financial Sustainability
    - Parks and Trails
    - Programs and Events
    - Marketing and Storytelling

The outcome of this process will be a vision, key goals and strategies for the Department to plan for implementation. The Consulting team will facilitate the process with support from City staff to ensure maximum buy-in and co-creation of the vision.

3.1.12 DEVELOP PRIORITIES

We will utilize priority investment ratings from the community survey to provide recommendations and phasing for additions, renovation, redevelopments, replacements, decommissioning, maintenance, and improvements of existing and proposed parks, playgrounds, shelters, sport courts, parking lots, etc. based on research and needs.



A list of all implementation projects including proposed improvements and renovations will be provided along with identifying amenities that should and should not be replaced. Information from this assessment will be used to develop the Levels of Service standards and influence the Capital Improvement Plan for the master plan.

3.1.13 PREPARE CAPITAL IMPROVEMENT PLAN

We will prepare a detailed Capital Improvement Plan (CIP) that will identify all proposed improvement recommendations with associated costs.

The CIP will be a multi-page Excel document that will address improvement costs, funding needs, funding sources, priorities, and phasing.

3.1.14 DEVELOP FUNDING & REVENUE STRATEGIES

The Consulting Team will assess existing funding sources and provide creative California based funding strategies for acquisition, development, maintenance, and operations. These will be reviewed with staff to determine funding and revenue strategies that are viable and open to implementation.

3.1.15 PROGRAM ASSESSMENT

The Consulting Team will undertake a comprehensive assessment to develop a program plan for the Department. This will include:

- A comprehensive analysis and evaluation of senior and recreation programs and services offered in-house and through partnership agreements, including but not limited to:
- A SWOT Analysis (Strengths, weaknesses, opportunities, threats, services gaps, external providers of senior services/recreation, competition, community demographics, community needs, fee analysis, etc.
- Provide a clear plan for development of programming direction based on CAPRA standards and demand analysis.
- Provide analysis of required staffing levels to support recreation and senior services programming and administration.

3.1.16 DEVELOP DRAFT MASTER PLAN

Upon completion and review of the implementation priorities, funding and timelines, the Consulting Team will compile all information into a draft Master Plan document for the staff's review. Based on staff feedback, the Consulting Team will update the draft plan and then submit for City-wide review and presentations.

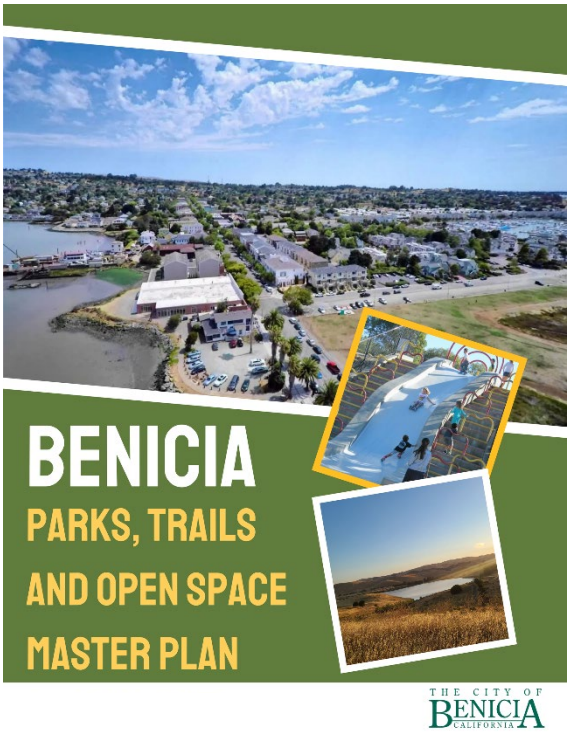
3.1.17 PRESENT DRAFT MASTER PLAN

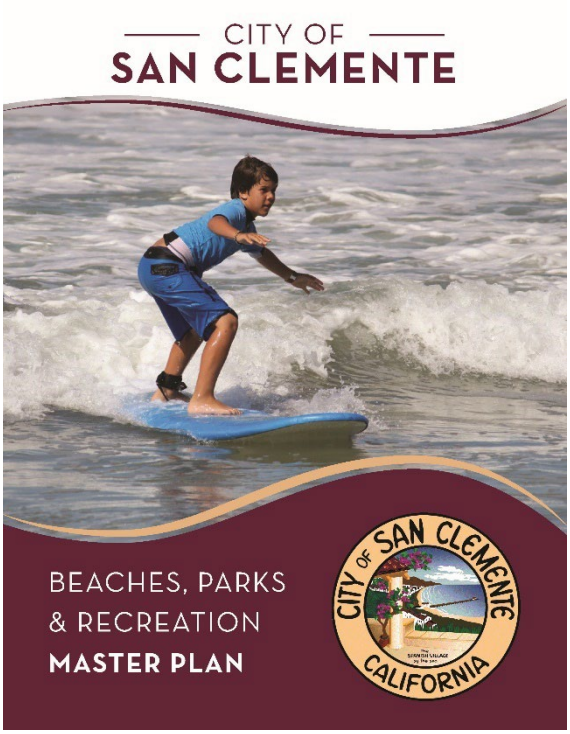
The Consulting Team will present the draft Master Plan to the Planning Commission and Public Works Commission as well as the community, staff, Project Steering Committee, City Manager and others, as determined by staff to ensure buy-in for the Plan's vision and recommendations, and final acceptance by the City Council.

It is envisioned that these presentations will be completed in a hybrid in-person, and virtual format.

3.1.18 DEVELOP & PRESENT FINAL MASTER PLAN

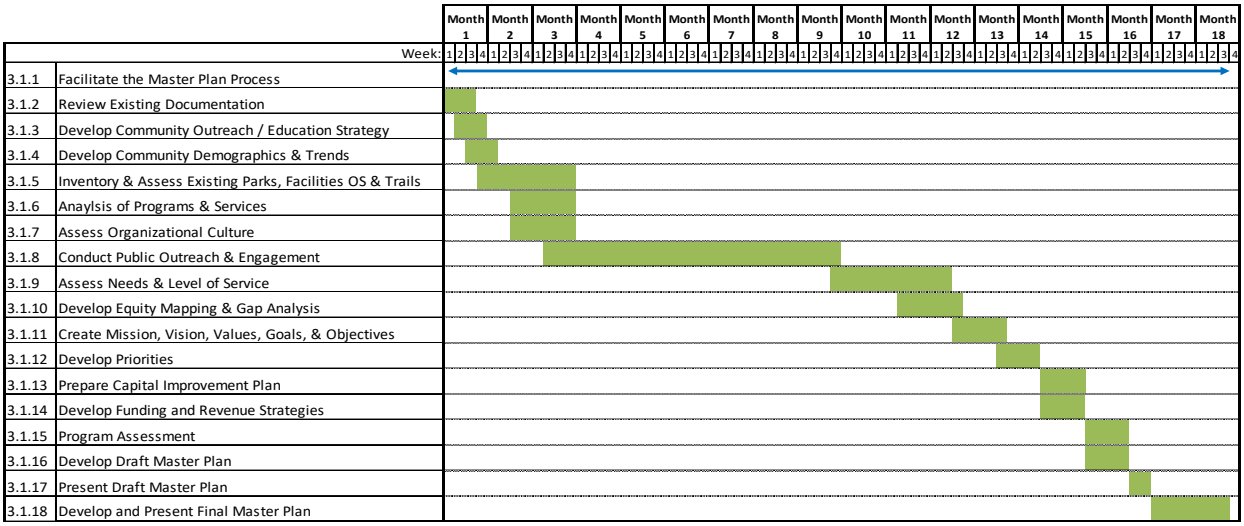
The Consulting Team will develop and present the final Master Plan based on feedback from the various groups and present to the City Council for final approval. The Consulting team will also develop a separate executive summary of the Master Plan report and all documents will be made available in digital format through the project website as well as shared with the staff in pdf copies and print, as required.





PROJECT SCHEDULE

These time frames are estimated based on our experience preparing similar plans for other agencies. We will make adjustments as needed to best fit South Pasadena's goals and schedule.



PROFESSIONAL SERVICES AGREEMENT FOR CONSULTANT SERVICES

(City of South Pasadena /RHA Landscape Architects-Planners, Inc)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of South Pasadena, a California municipal corporation ("City"), and RHA Landscape Architects-Planners, Inc ("Consultant").

2. RECITALS

2.1. City has determined that it requires the following professional services from a consultant: Park Comprehensive Plan.

2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

3. DEFINITIONS

3.1. "Scope of Services": Exhibit A

3.2. "Agreement Administrator": The Agreement Administrator for this project is Lucy Hakobian, Deputy Community Services Director. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant

3.3. "Approved Fee Schedule": Consultant's compensation rates are set forth in the fee schedule attached hereto as Exhibit B and incorporated herein by this reference. This

fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.4. "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is Two Hundred Eighty-Five Thousand Two Hundred and Five Dollars ($285,205).

3.5. "Commencement Date": July 17, 2024

3.6. "Termination Date": Upon completion of Plan

4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 18 ("Termination") below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

5. CONSULTANT'S DUTIES

5.1. **Services**. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

5.5. **Professional Standards.** Consultant shall perform all work to the standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of

Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.

5.7. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. RHA Landscape Architects-Planners, Inc shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

5.8. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.9. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.10. **Notification of Organizational Changes.** Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.

5.11. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or

as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

6. SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed and their billing rates identified in the Approved Fee Schedule, Exhibit B. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

6.4. **Compensation for Subcontractors.** City shall pay Consultant for work performed by its subcontractors, if any, only at Consultant's actual cost plus an approved mark-up as set forth in the Approved Fee Schedule, Exhibit B. Consultant shall be liable and accountable for any and all payments, compensation, and federal and state taxes to all subcontractors performing services under this Agreement. City shall not be liable for any payment, compensation, or federal and state taxes for any subcontractors.

7. COMPENSATION

7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount, the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification/position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.

7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

8. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Consultant shall defend, indemnify, and hold the City, tis elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

9. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material ("written products" herein) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

10. RELATIONSHIP OF PARTIES

10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not

represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

11. INDEMNIFICATION

11.1 **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officers, agents, employees and volunteers.

11.2 **Consultant to Indemnify City.** To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and defend City from and against any and all claims, losses, costs or expenses for any personal injury or property damage arising out of or in connection with Consultant's alleged negligence, recklessness or willful misconduct or other wrongful acts, errors or omissions of Consultant or failure to comply with any provision in this Agreement.

11.3 **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City.

11.4 **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.5 **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.

11.6 **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

11.7 **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.

11.8 **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

12. INSURANCE

12.1. **Insurance Required.** Consultant shall maintain insurance as described in this section and shall require all of its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:

- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must include the following reference: South Pasadena Parks Comprehensive Plan
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- City reserves the right to obtain a full certified copy of any Insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of the right to exercise later.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- Professional Liability Insurance: $2,000,000 per occurrence,

$2,000,000 aggregate

- General Liability:
  - General Aggregate: $2,000,000
  - Products Comp/Op Aggregate $2,000,000
  - Personal & Advertising Injury $2,000,000
  - Each Occurrence $2,000,000
  - Fire Damage (any one fire) $ 100,000
  - Medical Expense (any 1 person) $ 10,000

- Workers' Compensation:
  - Workers' Compensation Statutory Limits
  - EL Each Accident $1,000,000
  - EL Disease - Policy Limit $1,000,000
  - EL Disease - Each Employee $1,000,000

- Automobile Liability
  - Any vehicle, combined single limit $1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, non-owned, and hired automobiles and, trucks.

12.7. Pr**ofessional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed $50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of

the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of South Pasadena must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions and Worker's Compensation, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of the Consultant's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.11. **Notices.** Contractor shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of South

Pasadena, Attn: Community Services Department, 815 Mission Street, South Pasadena, CA 91030.

12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.

12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.

City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

12.16. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration of this Agreement.

13. MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

14. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City

Lucy Hakobian
City of South Pasadena
815 Mission Street
South Pasadena, CA 91030
Telephone: (626) 403-7392

If to Consultant

RHA Landscape Architects-Planners, Inc
Doug Grove
6840 Indiana Avenue
Riverside, CA 92506

With courtesy copy to:

Roxanne Diaz
South Pasadena City Attorney
Richards, Watson and Gershon
350 South Grand Avenue, 37th Floor
Los Angeles, CA 90071
Telephone: (213) 626-8484

15. SURVIVING COVENANTS

The parties agree that the covenants contained in paragraph 5.11 (Records), paragraph 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnity), paragraph 12.8 (Claims-Made Policies), paragraph 13.2 (Consultant Cooperation in Defense of Claims), and paragraph 18.1 (Confidentiality) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

16. TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach of this Agreement upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

17. INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

18. GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant

agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"City"	"Consultant"
City of South Pasadena	RHA Landscape Architects-Planners, Inc
By:_____ *Signature*	By:_____ *Signature*
Printed:_____	Printed:_____
Title:_____	Title:_____
Date:_____	Date:_____

Attest:

By:_____
Mark Perez
Deputy City Clerk

Date:_____

Approved as to form:

By:_____
Roxanne Diaz, City Attorney

Date:_____

Exhibit A
Scope of Work

The City of South Pasadena (City) has identified a need to develop a Parks Comprehensive Plan (PCP). The City is seeking a systemwide approach to evaluating existing parks including all on-site amenities, and identifying potential open space and facility demands to develop goals, policies, and guidelines along with achievable strategies to meet the needs of the community. The PCP will require a broad system assessment, including citywide evaluation and inventory to identify parks, recreation, trail and open space, park amenities, deficiencies, and opportunities.

The following description of the scope of services is not definitive and is intended as a guide to illustrate anticipated project parameters. Proposers are encouraged to present their own path to producing a comprehensive PCP based on best practices and areas generally covered in a Comprehensive Plan document. Proposed work plans should incorporate the use of technology (i.e., electronic surveys, use of web for Comprehensive Plan progress, online meeting software, and use of infographics) for effective communication and maximum stakeholder involvement while minimizing Comprehensive Plan costs.

Public Process

1. Identify, describe, and implement a comprehensive strategy and methodology for citizen involvement in the Comprehensive Plan development process.
2. Assure residents, user groups, associations, and other stakeholders, approved by the City are provided an opportunity to participate in the development of this plan.
3. Conduct at least three (3) public community meetings and a minimum of five (5) focus groups (participants to be determined) and individual stakeholder interviews.
4. Facilitate the community outreach efforts to ensure engagement from the community.
5. Act as professional facilitators to gather specific information about services, use, preferences and any agency strengths, weaknesses, opportunities, and threats.
6. Provide well-organized and directed activities, techniques and formats that will ensure that a positive, open, and proactive public participation process is achieved.
7. Provide written records and summaries of the results of all public processes and communication strategies.
8. Provide methods to receive input from as many people as possible, including users and non-users of the services and facilities.

Statistically Valid Survey

Provide a citywide statistically valid community needs assessment survey with a return rate that accurately represents a sampling of the community population to identify community needs and issues on the recreation and park programs and facilities. This survey will be used as a baseline to determine needs, desires, and willingness to pay.

Demographic Trends

Review and interpret demographic trends and characteristics of the City of South Pasadena.

Existing and Future Parks - Analysis of Level of Service

1. Utilize information gathered from surveys, interviews, and analysis from community stakeholders, staff, and city council to evaluate incomplete projects and the extent to which the goals have been accomplished or may no longer be relevant.
2. Compile an inventory and assessment of the existing recreation programs and services, parks, trails, and open space in GIS. The assessment should include a comparative analysis to communities of similar size and density regionally and using the nationally accepted standards as well as the National Recreation & Parks Association (NRPA) and Commission for Accreditation of Park and Recreation Agencies (CAPRA) standards. The analysis should consider the capacity of each amenity found within the system (playgrounds, ball fields, tennis courts, lighting, irrigation, hardscape/landscape, trails, natural areas, special facilities., etc.) functionality, accessibility, condition, comfort, and convenience. Evaluation criteria should be based on the expressed values of the community. The analysis will also include the identification of the best possible providers of community and recreation services and recommendations for minimizing duplication and enhancing possibilities for partnerships where appropriate.
3. Assess the current state of parks, projected usage, and other impacts to formulate a plan for necessary maintenance, repairs, and enhancements including budget and staffing levels to accomplish this.
4. Analyze current park usage policies and fees for consistency, relevance, and effectiveness.

City Staff Interviews

Meet with City Staff to seek input on departmental procedures and needs. The City is interested in effectively incorporating insights from city staff within multiple departments.

Capital Improvement Program

Outline priorities for maintenance, repair, and rehabilitation of existing parks, trails, and open space infrastructure, as well as opportunities for enhancement, expansion, and the introduction of new infrastructure. Consultant should provide cost estimates for all project recommendations. All recommendations should also reflect incremental staffing required above current maintenance staff levels. Existing infrastructure that should not be replaced should be identified. Incorporate capital projects into short-term (five-year) and long-term (twenty-year) capital improvement programs.

Rank and Prioritize Demand and Opportunity

1. Prioritize recommendations for needs regarding land acquisition, development of new parks in alignment with connectivity to the trails for accessibility to active transportation routes to all parks.
2. Develop a set of prioritized recommendations for the maintenance and renovation of parks.
3. Develop a set of prioritized recommendations for the development, maintenance, and renovations of parks per community needs.

Analysis of Programs and Services

1. Provide an assessment and analysis of the Community Services Department’s current level of recreation programs, services, and maintenance in relation to present and future goals, objectives, and directives.

2. Evaluate and determine necessary staffing levels, allocations of staff to specific divisions or programs, and budget to accommodate future needs.
3. Provide recommendations for minimizing duplications or enhancing possibilities for collaborative partnerships where appropriate.

Progress Reporting

The Consultant and the City's Project Manager shall hold progress meetings as often as necessary, but in no case less than twice per month until the final plan is approved by the City Council for the purpose of progress reporting. The consultant shall supply the Project Manager with at least one (1) copy of all completed or partially completed reports, studies, forecasts, maps, or plans as deemed necessary by the Project Manager at least three (3) working days before each progress meeting. The Project Manager shall schedule the meetings, as necessary, at key times during the development of the Comprehensive Plan.

Action Plan

1. Collect and analyze demographic information.
2. Collect and analyze information on participation, needs, desires, operations, programming, and land use trends and Level of Service recommendations.
3. Identify areas of service shortfalls and projected impact of future trends.
4. Provide usable and workable definitions and recommendations for designated park and open space with acreages and parameters defined as appropriate.
5. Develop recommendations for operations, staffing, maintenance, programming, and funding.
6. Provide a clear plan for development of programming direction based on CAPRA standards and demand analysis.
7. Develop a definitive program for acquisition and development of parkland, recreation facilities, open space, trails, and parks maintenance and administration of facilities for the future.
8. Develop design guidelines for development and usage of parks in relation to acreage size.
9. Identify opportunities for available funding and acquisition alternatives.
10. Develop an action plan which includes strategies, priorities, and an analysis of budget.
11. Support and funding mechanisms for the short-term, mid-term and long term for the park system, open space, trails, and recreation programs and services.

Development of Final Plans and Supporting Materials

1. The PCP must include written goals, plans, objectives and policy statements that articulate a clear vision and framework for the City in relation to accessibility of quality parks, routes of active transportation to parks, maintenance sustainability of parks, and programming offered at parks.
2. A summary of existing conditions, inventories, and level of service analysis.
3. Charts, graphs, maps, and other data as needed to support the plan and its presentation to the appropriate audiences.
4. A Financial Plan.
5. An Action Plan.
6. Consultant shall attend a minimum of two (2) meetings with the City Council: one at the time of the presentation of the draft PCP, and one at the adoption as well as one (1) public

meeting with the Planning Commission and one (1) Public Works Commission or suitable alternative committee, at the time of adoption of the Comprehensive Plan.

Final Comprehensive Plan

1. A color version of the final Park Comprehensive Plan document consisting of five (5) printed and bound color copies and an electronic copy in a format compatible with the City's software.
2. A color version of the final Executive Summary consisting of five (5) printed and bound color copies and an electronic copy in a format compatible with the City's software.
3. All data, information, material, and work produced in final text, maps, and graphics including all digital files shall become the sole property of the City.

Exhibit B
Approved Fee Schedule

TASK	RHA Landscape Architects-Planners, Inc.			Next Practice Partners				TOTAL
	$200	$175	$135	$200	$175	$150	$125	
FACILITATE MASTER PLAN PROCESS								
Kick-off Meeting	7	6		24	8			$ 8,650
Project Management and Progress Reporting	28			16	16			$ 11,600
Subtotal Hours	35	6	-	40	24	-	-	105
Subtotal Dollars	$ 7,000	$ 1,050	$ -	$ 8,000	$ 4,200	$ -	$ -	
TOTAL	$8,050			$12,200				$ 20,250
EXISTING CONDITIONS ANALYSIS								
Review Existing Documentation		7		8	8			$ 4,225
Develop Community Outreach / Education Strategy	2			12	4			$ 3,500
Develop Community Demographics and Trends				8	36		36	$ 12,400
Inventory and Assess Existing Parks, Trails, and Open Space	10		190					$ 27,650
Assess Organizational Culture				8	40		32	$ 12,600
Analysis of Programs and Services	2			16	40		24	$ 13,600
Subtotal Hours	14	7	190	52	128	-	92	483
Subtotal Dollars	$ 2,800	$ 1,225	$ 25,650	$ 10,400	$ 22,400	$ -	$ 11,500	
TOTAL	$29,675			$44,300				$ 73,975
PUBLIC OUTREACH AND ENGAGEMENT								
Key Leadership / Focus Group / Stakeholder Interviews	20			16	8			$ 8,600
Multi-Lingual Outreach (removed)								$ -
Public Workshops (8)	32			24	16			$ 14,000
Youth / Teen Engagement (removed)								$ -
Multi-lingual Statistically-Valid Survey	2			16			160	$ 23,600
Bi-Lingual Electronic Survey					18		40	$ 8,150
Multi-lingual ADA Accessible Digital Platform							130	$ 16,250
Subtotal Hours	54	-	-	56	42	-	330	482
Subtotal Dollars	$ 10,800	$ -	$ -	$ 11,200	$ 7,350	$ -	$ 41,250	
TOTAL	$10,800			$59,800				$ 70,600

TASK	RHA Landscape Architects-Planners, Inc.			Next Practice Partners				TOTAL
	$200	$175	$135	$200	$175	$150	$125	
ACTION PLAN								
Assess Needs and Levels of Service	6			36			48	$ 14,400
Develop Equity Mapping and Gap Analysis	4			12		28	40	$ 12,400
Create Vision, Mission, Values and Objectives	6			20	24			$ 9,400
Develop Priorities	6			16		16		$ 6,800
Prepare Capital Improvement Plan	55		4					$ 11,540
Program Assessment				30	40		40	$ 18,000
Develop Funding and Revenue Strategies	2		2	16	24		24	$ 11,070
Subtotal Hours	79	-	6	130	88	44	152	499
Subtotal Dollars	$ 15,800	$ -	$ 810	$ 26,000	$ 15,400	$ 6,600	$ 19,000	
TOTAL	$16,610			$67,000				$ 83,610
DRAFT AND FINAL COMPREHENSIVE PLAN								
Develop Draft Master Plan	22			12			16	$ 8,800
Present Draft Master Plan (1 City Council Meeting)	22			20			24	$ 11,400
Planning Commission and Public Works Commission (2 meetings)	12			8				$ 4,000
Develop and Present Final Master Plan (1 City Council Meeting)	22		22	16			16	$ 12,570
Subtotal Hours	78	-	22	56	-	-	56	212
Subtotal Dollars	$ 15,600	$ -	$ 2,970	$ 11,200	$ -	$ -	$ 7,000	
TOTAL	$18,570			$18,200				$ 36,770
TOTAL HOURS	260	13	218	334	282	44	630	1,781
TOTAL FEES	$ 52,000	$ 2,275	$ 29,430	$ 66,800	$ 49,350	$ 6,600	$ 78,750	
TOTAL DOLLARS	$83,705			$201,500				**$ 285,205**

Parks Comprehensive Plan

July 17, 2024

Prepared By: Community Services Department

Background

- Council approved $150,000 for the development of the Parks Comprehensive Plan in the 5-Year Capital Improvement Projects funded by the Park Impact Fees

- Staff seeking experienced consulting firm through a Request for Proposal

- The objective of this Plan is to have an assessment of all city parks including citywide evaluation and inventory, recreation trai and open space, park amenities, deficiencies and opportunities

Timeline

- RFP was prepared and publicized on May 6, 2024
- Five proposals were received on June 6, 2024
- Interviews were conducted on June 24, 2024
- Three proposers were interviewed

Interviews

- The panel consisted of Public Works Director Ted Gerber; Planning Manager Matt Chang; and Community Services Director from the City of Pico Rivera Pam Yugar

Company	Average Score
RHA Landscape Architects-Planners, Inc.	91.66
RJM Design Group	83
KTUA	86

Proposals

Company	Proposal Amount
RHA Landscape Architects-Planners, Inc.	$285,205
RJM Design	$256,715
KTUA	$220,000-$255,200

The proposal amount does not include any contingencies.

Recommendation

- After review of the proposals and interviews, the panel and staff recommend RHA Landscape Architects-Planners, Inc. for a total amount of $285,205

- 38 years of experience completing parks comprehensive plans

- Consultant team with expertise in the areas of parks and recreation management, planning, and development of community surveys and community engagement

Recommendation

- Staff is recommending the use of Special Projects Reserve Account for this project to cover the total cost of $285,205.

- The approved funds from FY 2023/24 in the amount of $150,000 can be retained for the use of the pocket park construction costs or future park projects

Questions?

City Council Agenda Report

ITEM NO. 22

DATE: July 17, 2024

FROM: Sheila Pautsch, Acting City Manager

PREPARED BY: Angelica Frausto-Lupo, Community Development Director

SUBJECT: **CONSIDERATION TO RECEIVE, DISCUSS, AND PROVIDE DIRECTION TO STAFF REGARDING THE COMMUNITY DEVELOPMENT DEPARTMENT ORGANIZATIONAL ASSESSMENT**

Recommendation

It is recommended that the City Council receive and discuss the Community Development department assessment and recommendations completed by Interim Executive, Inc. and provide direction to staff on continuing to contract the building and safety services.

Executive Summary

An independent, high-level review and assessment of the Community Development Department was conducted between February and May 2024. The assessment's objective was to identify possible areas for change and provide the City with suggested recommendations for consideration and implementation to improve service. As part of the assessment, Interim Executive was asked to review the existing building and safety services contract and determine the viability of creating an internal Building division. The City Council is being asked to receive a presentation on the assessment, discuss recommendations, and provide direction on whether to consider further exploration of bringing the building and safety services in-house by hiring permanent city staff or continue to contract the building and safety services.

Background

Over the last two years, the City Manager's Office has encouraged each department to plan for and complete organizational assessments. Community Development included an appropriation of $25,000 in the Fiscal Year 2023-24 Adopted Budget and in February 2024, contracted Interim Executive, Inc. to conduct the assessment of the department for a total not-to-exceed amount of $20,613. The assessment is a high-level review of the department's operability given its structure, staffing, processes and workflow. The goal of the assessment was to identify ways for the department to improve its performance and service delivery with suggested recommendations for consideration and implementation.

Analysis

Interim Executive, Inc. Principal Officer Philip Lanzafame conducted the Community Development department assessment. Mr. Lanzafame has more than 30 years' experience in public service, the last 17 as a member of an innovative and collaborative executive team. Prior to his retirement in April 2022, Mr. Lanzafame was the Community Development Director

for the City of Glendale (CA) overseeing 150 staff members in six divisions including Administration, Building & Safety, Code Enforcement, Economic Development, Housing, and Planning (comprehensive, current, transportation, and historic preservation). In addition to Community Development, Mr. Lanzafame held executive posts in redevelopment, development services, and economic development. Post-retirement, Mr. Lanzafame has been assigned to senior level positions on an interim basis and has conducted special projects under contract for several local communities.

The assessment was conducted in five stages: 1) goal setting with the director; 2) data and information collection; 3) review and analysis of information; 4) recommendations; and 5) reporting (i.e., final report and presentation to City Council). As part of the assessment effort, Mr. Lanzafame reviewed existing policies and procedures, conducted one-on-one interviews with Community Development staff, City Manager, Deputy City Manager, City Council, and community members. Additionally, Mr. Lanzafame held a community input session and conducted an online survey. The scope of work also included analysis of the viability of creating an in-house Building and Safety division.

The assessment found the Community Development department's structure and responsibilities are like most community development agencies. Within the last two years, the department has experienced several performance accomplishments, and the assessment identified several areas of sound practice that should be continued. However, after review and analysis, Interim Executive identified 25 recommendations and 10 suggestions for improved service and production. Among the most critical are:

- A series of adjustments to the zoning code related to planning entitlement review thresholds to allow for more administrative Chair, Director, and professional staff reviews.
- Create an Over-the-Counter experience in Planning and Building for minor projects and improvements allowing applicants to gain approval on the same day.
- Fully utilize Accela to its complete functionality as a management tool for all planning and building review, case management, and customer information portal.
- Acknowledge an Advanced Planning function in the Planning Division either through direct staffing or retention of a third-party Planning firm.

With respect to the viability of creating an internal Building and Safety division in lieu of contracting the service, the assessment found that the addition of an in-house Building division is theoretically viable but would be practically difficult to create and maintain due to the personnel costs and limited staffing to fulfill the appropriate service levels. However, the City may consider a hybrid approach and authorize the hiring of an in-house permanent Building Official to manage the Building Division and building contract services.

Staff recommends the City continue to contract the building and safety services to a qualified firm. However, should the City Council provide direction to further explore bringing the building services in-house, staff recommends a hybrid approach to save on personnel costs. The hybrid approach could include hiring a permanent Building Official while continuing to contract out the Permit Technicians, Building Inspectors, and Plan Check Engineers. Moreover, staff recommends that the fully burdened cost of hiring a Building Official to be researched and presented to the City Council before the fiscal year 2025-26 budget process begins.

Alternatives (if applicable)

There are two alternatives to continue to contract the building and safety services to a qualified firm. The City Council can direct staff to further explore bringing the building and safety services in-house which would include hiring at least four staff, i.e., a Building Official, Permit Technician, Plan Check Engineer, and Building Inspector. The other alternative is a hybrid approach that would include the hiring of a permanent city-staff Building Official while continuing to contract out the Permit Technicians, Building Inspectors, and Plan Check Engineers.

Fiscal Impact
The Fiscal Year 2023-24 Adopted Budget included an appropriation of $25,000 for the Community Development department assessment. The contract amount with Interim Executive, Inc. was $20,613. Should the City choose to implement the recommendation or alternatives, there will be an additional fiscal impact.

Key Performace Indicators and Strategic Plan
This item aligns with Strategic Plan Priority 6, Enhance Customer Service through Innovation to More Effectively Respond to Community Priorities.

Commission Review and Recommendation
This item was not reviewed by a commission or board.

Public Notification
The public was made aware of this item through its inclusion in the legally publicly noticed agenda, posted physically at City Hall and also on the City's website.

Attachment:
Attachment No. 1 - CD Organizational Assessment PPT Presentation.pdf
Attachment No. 2 - CD Organizational Assessment by Interim Executive Inc Fnl.pdf

Organizational Assessment

Community Development

July 17, 2024

Prepared By: Interim Executive, Inc.

City of SOUTH PASADENA

Introduction

- Methodology
- Background
- Areas of Excellence
- Recommendations/Suggestions
- Viability of a Building Division

Methodology

- Goal Setting
- Data & Information
- Analysis
- Recommendations

Background

- Department Stability
- 2019-2021 Loss of Key Staff
- Not Meeting Expectations of the Community
- Building a New Team

Background

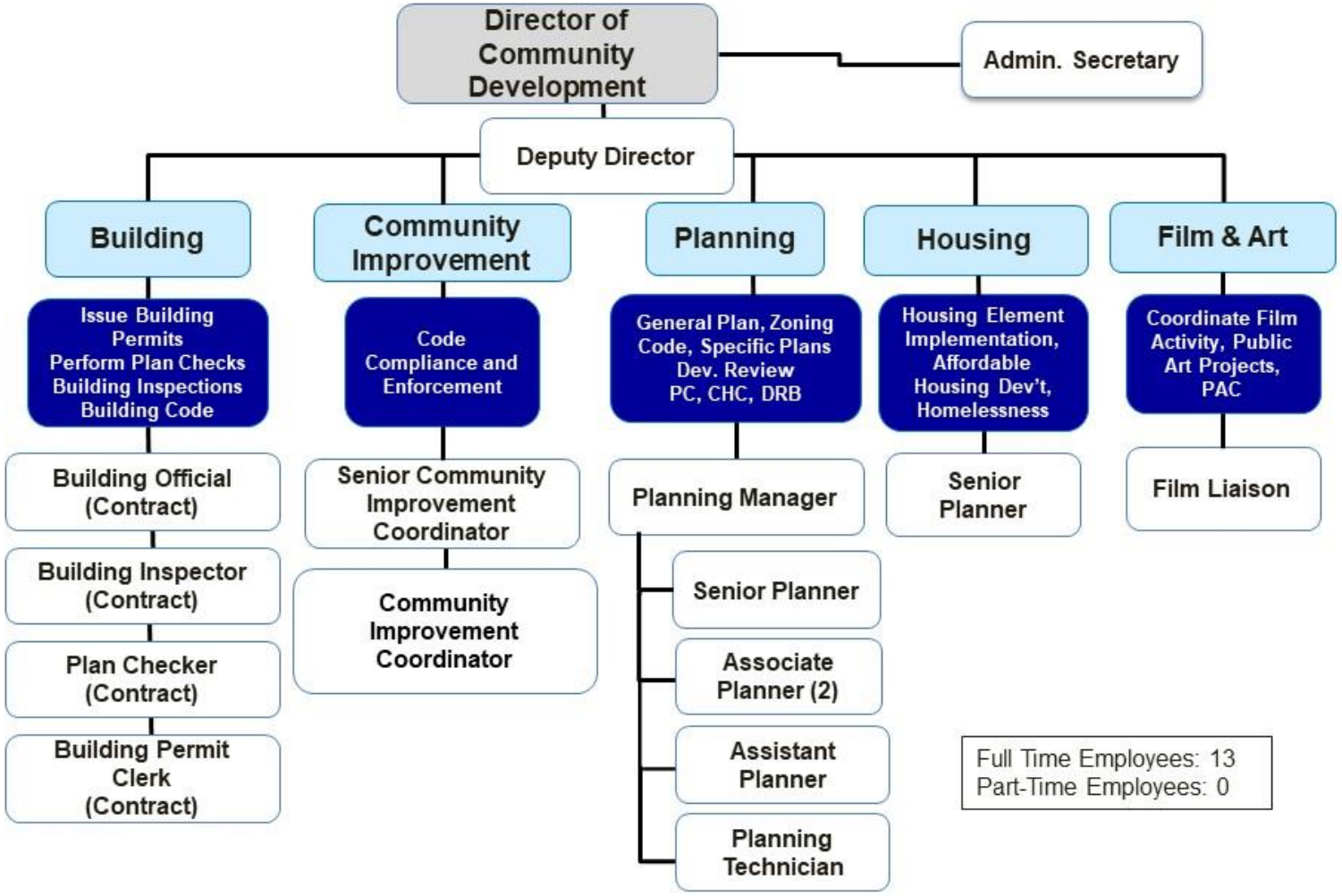
Mission Statement

The City of South Pasadena is committed to providing effective and efficient municipal services for the community while preserving our quality of live and small-town character in a 21st Century environment.

Vision Statement

We are a culturally and economically diverse, and fiercely independent community that cherishes creativity, education, and our small-town character, committed to building a more just and environmentally and financially stable future.

Background


Director of Community Development
Admin. Secretary
Deputy Director
Building
Community Improvement
Planning
Housing
Film & Art
Issue Building Permits
Perform Plan Checks
Building Inspections
Building Code
Code Compliance and Enforcement
General Plan, Zoning Code, Specific Plans
Dev. Review
PC, CHC, DRB
Housing Element Implementation, Affordable Housing Dev't, Homelessness
Coordinate Film Activity, Public Art Projects, PAC
Building Official (Contract)
Building Inspector (Contract)
Plan Checker (Contract)
Building Permit Clerk (Contract)
Senior Community Improvement Coordinator
Community Improvement Coordinator
Planning Manager
Senior Planner
Associate Planner (2)
Assistant Planner
Planning Technician
Senior Planner
Film Liaison
Full Time Employees: 13
Part-Time Employees: 0

Achievements/Sound Practices

- **Achievements**
  - ❑ Outlined in 2023 Year in Review Report
- **Sound Practices**
  - ❑ Fully Functional Organization
  - ❑ Customer Service First Culture
  - ❑ Strong Leadership
  - ❑ Accela Permit Management System
  - ❑ Excellent Written Material
  - ❑ Use of Commission Chairs
  - ❑ Dedicated Housing Division

Recommendations/Suggestions

- **25 Recommendations 10 Suggestions**
  - ❑ **Operational Infrastructure**
    - ➢ **Improvements create capacity that can be put back into efficiency impacting customer experience**
  - ❑ **Operational Systems**
    - ➢ **Improvements have direct impact on customer experience**

Recommendations/Suggestions

- **Adjustments to Thresholds for Review**
  - ❑ Adjust Thresholds for more Chair/Director Review (R1)
  - ❑ Create Over the Counter Experience with Staff Level Reviews for Minor Improvements (R2)
  - ❑ Staff Final Review for Conditional Approvals (R4)
  - ❑ Waive HRE for Properties NOT on List of Historic Resources (S1)

Recommendations/Suggestions

- **Assign Planning Cases Immediately (R3)**
- **Utilize Accela to Its Full Capability (R6)**
- **Acknowledge an Advanced Planning Function in the Planning Division (S2)**

Viability of a Building Division

- **Technically Viable with Four Positions**
  - ❑ **Start-up Cost $730,000-$890,000**
  - ❑ **Will Need 3rd Party Contractor for Backup**
- **Practically Difficult to Create & Maintain**
- **Alternative Scenarios**
  - ❑ **Hybrid Option-Consider Authorizing and Hiring a Building Official (R5)**
  - ❑ **Phased-In Option**
  - ❑ **Status Quo**

Conclusion

- Department Is New Organization
- Structure and Responsibilities Similar to Other CDDs
- Changes to Operational Infrastructure Recommended
- Changes to Operational Systems Yield Biggest Direct Gains
- Building Division is Theoretically Viable but Practically Difficult

Organizational Assessment

Questions

Organizational Assessment

Thank You

Philip Lanzafame
Interim Executive, Inc.
philip@interim-executive.net
(818) 321-2186

ORGANIZATIONAL ASSESSMENT REPORT

FOR

City of SOUTH PASADENA

COMMUNITY DEVELOPMENT

PREPARED BY INTERIM EXECUTIVE, INC.

MAY 2024

EXECUTIVE SUMMARY

To enhance service to the community, South Pasadena's Community Development Department requested an organizational assessment to identify ways it could improve its performance. The assessment is a high-level review of the department's operability given its culture, structure, staffing, performance management tools, methods of communication (operational infrastructure), and its processes and workflow (operational systems).

The methodology used to complete the assessment included:

1. **Setting a Goal** for the assessment – its purpose and how it will be used.
2. **Data and Information Collection** to understand the parameters under which the department functions. This included interviews, review of directive documentation, a community meeting, and a city-wide survey.
3. **Review and Analysis** of the relevant data and information collected.
4. **Recommendations** and suggestions to address the major findings.

Organizational assessments are generally used to improve or change something within the entity being assessed. It is also a good indicator of what the organization is doing well. The most attention is on areas of improvement; however, that should not detract or diminish the positive and high-quality areas of performance.

In addition to a host of recent performance accomplishments, the assessment identified several areas of sound practice that should be acknowledged and continued. Among these areas are:

- Following a complete turnover of personnel within the last two to three years, the department is now fully functional with a new team in place.
- Employing a philosophy of *Customer Service First,* the inherited backlog of cases (especially in Planning and Community Improvement) has been reduced to normal levels.
- The department leadership is strong, well respected, and able to provide support and direction equally to several different disciplines within the department.
- The organization has demonstrated the ability to be nimble, adjusting attention in times of need. During unusually high volume or unexpected assignments, staff has been able to shift focus achieving the objective while not allowing regular case load to fail.
- The department has acquired a digital permit management system (Accela) and is in the process of fully implementing it.
- Internal communications within the department and larger organization are good and responsive, comprehensive, and clear.

- The department has produced some excellent written material to guide the community in pursuit of services.
- The use of commission chairs to streamline review processes is unique and valuable.
- Staff have utilized the concept of templates to assist in the drafting of reports that include similar information for different projects.
- The department recently added a dedicated Housing division to manage the implementation of policies and programs aimed at providing housing opportunities for all incomes and household makeups.
- Strong policies and procedures, developed with the community, exist in the Film division allowing film companies to smoothly negotiate production in neighborhoods. Their consistent application brings benefit to the City and its residents.

The department's structure and responsibilities are like most community development agencies. Led by a director who is supported by a deputy director, the department has a total of 13 full-time positions, four contracted employees for building services, one contracted part-time management assistant, and one retired annuitant serving the community needs in Planning, Building, Housing, Community Improvement (code enforcement) and Film/Art.

Standard operational infrastructure normally found in an agency such as this could be improved upon, enhancing efficiency and performance; however, they are not detrimental to the delivery of service. Improvements in operational infrastructure create more capacity for production. This will ultimately translate into faster turnaround times, but they will not directly bring time-saving change to process. Where great strides could be made in reducing customer wait times lies in operational systems related to project review and established thresholds for higher review. In this way, staff's professional expertise is not utilized to its fullest in effecting streamlined process.

After review and analysis, Interim Executive identified 25 recommendations and 10 suggestions for improved service and production. Among the most critical are:

- A series of adjustments to the zoning code related to planning entitlement review thresholds to allow for more administrative Chair, Director, and professional staff reviews.
- Create an Over-the-Counter experience in Planning and Building for minor projects and improvements allowing applicants to gain approval on the same day.
- Consider authorizing and hiring an on-staff Building Official to manage the Building Division and building contracted services.

- Fully utilize Accela to its complete functionality as a management tool for all planning and building review, case management and customer information portal.
- Acknowledge an Advanced Planning function in the Planning Division either through direct staffing or retention of a third-party Planning firm.

As part of the assessment, Interim Executive was asked to review the current contract for building services and conduct a study on the viability of creating an internal Building division in lieu of contracting the service. The addition of an in-house division is theoretically viable but would be practically difficult to create and maintain. Current production and levels of efficiency are at peak and improvement to higher levels of output is not likely. A hybrid arrangement whereby key staff are employed by the city and manage the balance of services provided by a third-party entity may bridge the gap between in-house and contracted services. Retaining a Building Official would provide the most technical skill and flexibility for success in this arrangement.



#	Recommendations	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
R1	Amend the Zoning Code to adjust thresholds to allow for administrative Chair and Director reviews.	S-R	Operational System	34	Plan	
R2	Amend the Zoning Code to create the opportunity for administrative reviews for minor improvements resulting in an Over-the-Counter (immediate) approval.	S-R	Operational System	35	Plan	
R3	Review, assign and distribute to Case Planners new planning entitlement aplications as they are submitted.	S-R	Operational System	32	Plan	
R4	Alter Commission policy to allow professional staff final review in the case of conditional design review approvals.	S-R	Operational System	34	Plan	
R5	Consider authorizing and hiring an in-house Building Official to manage the Building division.	S-R	Operational Infrastructure	42	Bldg	$136,000-$257,000
R6	All city staff should be adequately trained on the Accela system and use it exclusively to its full functionality. (All departments)	S-R	Operational Infrastructure	17	Dept	
R7	Utilize the Accela permit management system for case assignment, project management and status reporting to supervisors.	S-R	Operational Infrastructure	17	Dept	
R8	In concise messaging, continually express to staff the core beliefs, philosophies, values, and behaviors that fully form the department's expected culture and task execution.	S-R	Operational Infrastructure	16	Dept	
R9	Develop communication protocols for dispensing information to the community to include methods, timing and context of communications for important or recurring community exchanges.	M-R	Operational Infrastructure	24	Dept	
R10	Identify and track Key Performance Indicators that are easily collected, informative and consistently reported in a graphic format.	S-R	Operational Infrastructure	21	Dept	
R11	Maintain the characterization and prioritization of caseload attention as outlined in the 2023-2024 budget. Caseload priorities should be periodically reviewed and adjusted.	S-R	Operational System	54	Com Imp	
R12	Create and authorize the Planner position to provide continuity in the Planner series.	S-R	Operational Infrastructure	30	Plan	$12,000
R13	Dedicate personnel to follow pending legislation and act accordingly to give input on the development of the bill and help prepare the organization for the new responsibility.	S-R	Operational Infrastructure	26	Dept	

#	Recommendations	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
R14	Reallocate the Administrative Secretary position to Management Analyst (budget officer, contract admin, HR-Finance liaison including centralized cashier)	M-R	Operational Infrastructure	14	Dept	$28,000
R15	Suspend the practice of printing hard copy agenda packets for all commissions and rely on digital access for review and reference at meetings.	S-R	Operational System	18	Dept	($15,000)
R16	Acquire GIS and mapping capability for broad Planning and other department use.	S-R	Operational Infrastructure	18	Dept	$5,000
R17	Develop a robust centralized cashiering system including collection, security and accounting protocols for all funds received.	S-R	Operational System	19	Dept	
R18	Compile divisional workplans and share among staff to better understand and coordinate the activities of the many different disciplines in the dept, periodically updating status and tying activities back to the City-wide Strategic Plan.	S-R	Operational Infrastructure	20	Dept	
R19	Complete the development of Policies and Procedures manuals for the department's critical responsibilities and activities.	M-R	Operational Infrastructure	9	Dept	
R20	Develop and implement a succession planning program to address eventual turn-over in the department.	M-R	Operational Infrastructure	14	Dept	
R21	Develop a template document for reporting required information to the commissions with check-boxes and insert-the-summary fields for simple and efficient preparation of staff reports.	S-R	Operational Infrastructure	36	Plan	
R22	Confirm contract terms and conditions for contracted building services every 3-5 years by issuing a new RFP.	L-R	Operational Infrastructure	41	Bldg	
R23	Authorize the additon of a Management Analyst to support the implementation, administration and maintenance of evolving Affordable Housing programs.	M-R	Operational Infrastructure	49	Hsg	$100,600
R24	Identify and develop processes associated with the construction and operation of affordable housing units including tenant selection, maintenance of affordability convenants, timely inspections of affordable units, required maintenance and overall unit tracking.	M-R	Operational Infrastructure	50	Hsg	
R25	Begin a cross-training program for other members of the staff to become familiar with the tasks and responsibilities of the Film Liaison as part of succession planning.	M-R	Operational Infrastructure	61	Film/Art	

#	Suggestions	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
S1	Amend the Zoning Code to waive the requirement for an intensive-level Historic Resource Evaluation for demolition of buildings 45-years and older that have been surveyed, found not eligible or not potentially eligible for listing as an historic resource.		Operational Infrastructure	37	Plan	
S2	Acknowledge an Advanced Planning function in the Planning Division either through direct staffing of a Senior Planner-level position or retention of a third-party Planning firm.		Operational Infrastructure	30	Plan	
S3	Combine the Design Review Board with the Planning Commision reducing one commission meeting per month.		Operational System	38	Plan	
S4	Authorize the addition of a part-time Permit Technician to the building services contract and assign to the counter to handle OTC applications and support full-time Permit Technician.		Operational Infrastructure	43	Bldg.	$39,000
S5	Consider having the Building Plan Checker review plans against the Fire Code while conducting Building Code revew reducing overlap of effort.		Operational System	44	Bldg.	
S6	Consider having applicants pay Planning/Building fees directly with the Finance Department.		Operational Infrastructure	19	Dept	
S7	Pursue retention of a third-party vendor for code compliance hearings and collection.		Operational Infrastructure	57	Com Imp	
S8	Review staffing capacity when developing the Rental Housing Inspection program.		Operational Infrastructure	55	Com Imp	
S9	Enable code violations to be reported via the City app.		Operational System	56	Com Imp	
S10	Establish a threshold for referral of code violations to the City Attorney for prosecution.		Operational System	56	Com Imp	

#	Observations	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
O1	Some staff are off-site and not housed in the CDD office. Ensure conscious connections are made and maintained to avoid a disconnection.			14	Dept	
O2	Understaffing in any area of the development review process will cause a bottleneck and affect comment response time.			21	Dept	
O3	The department has produced a lot of excellent informational materials explaining process and requirements.			25	Dept	
O4	The use of Chair reviews is a unique professional resource in South Pasadena that should be retained and celebrated.			35	Plan	
O5	Filming in South Pasadena is a tremendous economic development tool and should be retained. Care should be given to securing the future of the program through appropriate staff succession planning.			62	Film/Art	

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INTRODUCTION

To improve service to the community, the City of South Pasadena requested an organizational assessment of their Community Development Department. The assessment is essentially a high-level review of the department's operability given its culture, structure, staffing, performance management tools and methods of communication and operational systems (processes and workflow).

METHODOLOGY SUMMARY

The assessment was designed to review the department's culture, structure, staffing, performance management tools and methods of communication (sometimes referred to as operational infrastructure) and processes and workflow (operational systems), to identify areas of strength and improvement. From this review, major findings of strength and opportunities for improvement were identified and based on those findings, recommendations developed to achieve the objective. It is neither an exhaustive review of policies and procedures nor an audit of the department's activities. It is not intended to gauge the performance of individual staff members, only the characteristics of the authorized position and how well they meet the objectives of the department. Unless they affect the potential improvement of process and benefit to the customer, the assessment does not provide an opinion on items of policy. The review assumed all information provided to Interim Executive was accurate.

Most organizational assessments are structured to identify the purpose or the goal of the assessment. Identifying a goal is an important first step to define relevant information and data to be collected that will inform the review, analysis, and major findings. This in turn leads to recommendations highlighting actions and activities that are designed to meet the stated goal.

Setting a Goal: In setting the goal of the exercise, it is important to identify the purpose for which the assessment is being done and how it will be used. In many cases, an organizational assessment is conducted when there is a major decision to be made, when the organization makes or is about to make a key hire, or when there is a need for cultural change in an organization. Depending on the goal of the assessment [what you want to know and how you are going to use the information], the assessment is structured to meet that objective.

In the case of South Pasadena's Community Development Department, the organization had just gone through radical change in personnel and identified the need to greatly improve its relationship with its customers and the community in general. With many of the preliminary steps achieved, the Director simply wanted to look at the department and know, "***How can the department function better to improve our level of service?"***

Data and Information Collection: To learn about the department's structure, its abilities and its processes and workflow, Interim Executive, Inc. received input from staff, department leadership, city leadership (City Council and City Manager) and the community. This input took the form of interviews [including frequent users of Community Development's services], a community meeting, and a community survey to gauge satisfaction with service and outcome. While the community interactions represented a small percentage of the overall community, the responses were consistent among the different exercises (interviews, meeting, survey) and similar to experiences in other jurisdictions and therefore were considered valid for exploration. In addition, Interim Executive conducted a review of relevant directive documentation including the City's mission and vision statements, strategic plans, applicable municipal code and guidelines, the City's Year in Review, the General Plan, and the Cycle 6 Draft Housing Element among others. Together, the data and information collected served to familiarize the mission of the department, its guiding principles, and its operational parameters.

A typical assessment would begin with a review of the ***policies and procedures*** for each operation of the department. Unfortunately, there are no such documents; whether they ever existed is immaterial as they do not currently exist, and the staff does not have the benefit of those documents - nor does this analysis.

Review and Analysis: Interim Executive reviewed and analyzed the applicable data and information collected over a month of organization and community input as outlined above. From this review and analysis, major findings were developed outlining areas of attention. While an organizational assessment is typically used to improve or change, it is also a good barometer of what the organization is doing well and should continue. In this light and based on an interpretation of the data and information collected, Interim Executive identified areas of excellence and opportunities for improvement as well as points of concern. Admittedly, the areas of improvement are given the most attention in the report; however, that should not detract or diminish the positive and high-quality areas of performance.

Recommendations: The recommendations outlined throughout the analysis are actions to address the major findings. They focus on areas of improvement but that should not be perceived as a sign of weak or negative performance in other areas. Positive points not being stressed in the recommendations are a factor of assuming good performance is expected to continue. Finally, the recommendations were aligned with the stated Goal of the assessment, the City's Strategic direction, the department's inspiration (their vision, values, culture, and tradition), the external environment and the organization's capacity for change.

STRUCTURE OF THE REPORT

The report is structured in three parts to address the department, the divisions, and the question of viability of an internal building division. The first section is dedicated to the department and things common across all elements of the organization. The second part addresses the more detailed operations of each division. The final chapter looks at the needs, elements, variables, and assumptions of establishing an internal building division. An analysis of those conditions is included to help determine if the commitment is worth the benefit. Last, Appendices provide supporting materials and documents used in various parts of the analysis, including a listing of all the recommendations, suggestions, and observations.

The Department section outlines the:

- Description and Responsibilities of the Department
- Leadership
- Structure
- Staffing
- Culture (of the department)
- Operational Systems (processes and workflow)
- Performance Management
- Communications
- Legislation/Regulation (affecting ability to perform)

The analysis of information from each of these areas leads to a series of findings, including both strengths and areas for improvement. From these findings, Recommendations, Suggestions and Observations are provided for implementation and improvement. They are identified throughout the narrative and listed in Appendix 1 in a suggested order of priority. The recommendations and suggestions fall into two basic categories: 1) those that deal specifically with operational systems (process and work flow) and have a direct effect on the customer experience; and 2) those that are more aligned with operational infrastructure (internal workings) that can be categorized as best practices or improved efficiency.

- **Recommendations** include actions that ***should*** be taken to improve performance and achieve the goal of the assessment. They are further identified as:
    (i) Short Range (0-1 years)
    (ii) Mid-Range (2-5 years)
    (iii) Long Range (6-10 years)
- **Suggestions** are changes that ***might*** be an improvement; however, there may be other variables or considerations to the issue that were not investigated as part of this scope

of work. They may be policy driven, budgetary or related to organizational capacity. Regardless, these other variables should be considered by the Council and staff before implementing any suggestions to avoid a potentially negative, unintended consequence.

- **Observations** are offered not so much as a recommendation or suggestion, but something observed that is ***out of the norm or not part of this scope of work***. Observations are not considered urgent and might not garner efficiency or allow for improved service. They are offered for the department to be cognizant of the issue and/or take-a-look at it when time allows.

Divisions are outlined in a similar, albeit more focused, manner according to the discipline being assessed. Each section outlines a particular division's:

- Responsibilities
- Staffing
- Operational Systems:
    i) Processes
    ii) Work Flow
- Performance Management:
    i) Key Performance Indicators
    ii) Management Tools
- Legislation/Regulation (if applicable)
- Commissions (if applicable)

Like the Department section, main findings and recommendations, suggestions and observations are offered for implementation and improvement.

Certain recommendations and suggestions may not have a direct, beneficial impact on an individual applicant, project or program but taken together, they result in a more efficient operation of the department. A more efficient operation ultimately translates into more capacity available to spend on applications, projects or programs, reducing the overall time it spends in the system being reviewed, approved or implemented.

Any projected or estimated cost for staff is a total cost including salary and a 40% benefit load.

The viability analysis for formation of a building division is just that, an outline of the elements, variables and assumptions with an investigation and discussion of the likelihood of success. As such, there are no recommendations, suggestions, or observations.

THE CITY OF SOUTH PASADENA

Located in the westernmost edge of the San Gabriel Valley, South Pasadena is a city of nearly 26,000 residents in a 3.44 square mile area. Natural landmarks note the city boundaries with the Arroyo Secco watershed to the west, Raymond Hill on the north bordering the city of Pasadena and the Monterey Hills to the south which are shared with the city of Los Angeles; the cities of San Marino and Alhambra lie to the east and south east. South Pasadena offers easy access to Downtown Los Angeles, Pasadena and the northern San Gabriel Valley by the Metro A Line and is easily available by car via the 110 freeway. As reflected in its Mission and Vision Statements, South Pasadena possesses a small-town character in a 21st Century environment.

South Pasadena's tree-lined, historic neighborhoods contain many important examples of architectural styles and works by prominent local architects. The more than 10,000 residential units that make up South Pasadena's housing stock are divided evenly between multi-family and single-family units. Most of this housing stock was built before 1980; only 11.5% of the City's housing units have been built since then. South Pasadena's residents are highly educated with more than 97% graduating high school and almost 72% earning a bachelor's degree or higher. Residents' median income is just under $100,000 with 60% of South Pasadena's households earning more than $75,000 per year.

South Pasadena is a full-service city offering typical services including its own Police, Fire and Public Works departments. The City is organized under a City Council-City Manager form of government whereby public policy and direction set by the City Council is implemented and carried out by eight operational departments under the City Manager's direction and leadership. One of those eight operational departments is Community Development.

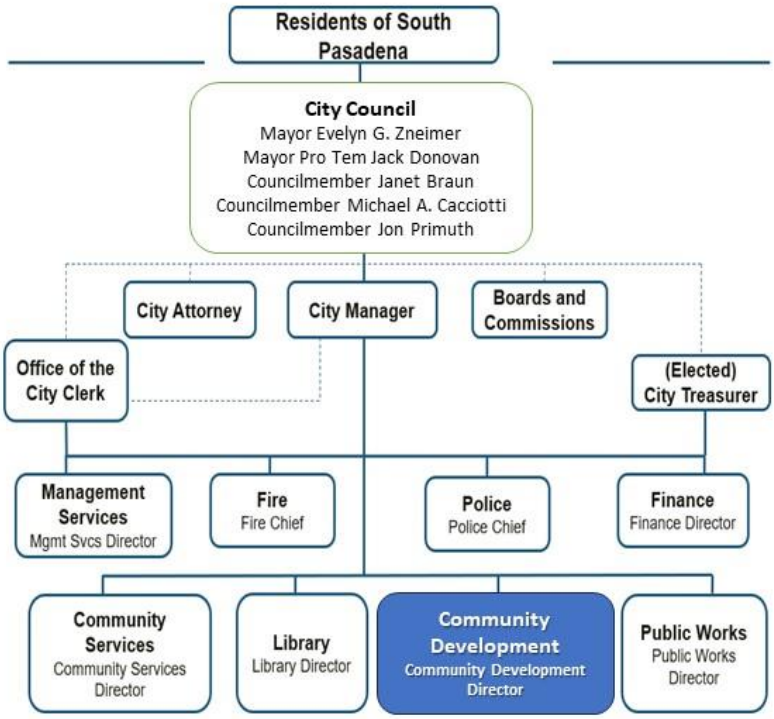
Mission Statement

The City of South Pasadena is committed to providing effective and efficient municipal services for the community while preserving our quality of life and small-town character in a 21st Century environment.

Vision Statement

We are a culturally and economically diverse, and fiercely independent community that cherishes creativity, education, and our small-town character, committed to building a more just and environmentally and financially stable future.

FIGURE 1 – CITY OF SOUTH PASADENA MUNICIPAL ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department is a complex, multi-discipline organization made up of five divisions: Planning; Building; Housing; Community Improvement (code enforcement); and Film/Art. Each has its own distinct and unique attributes, standards and practices while maintaining a certain synchronicity among them. As its name suggests, the department is responsible for the orderly and well-managed development of the community. This is accomplished through oversight of the planning, permitting, maintenance and enhancement of a safe, well-designed environment. The Department is led by a director who is supported by a deputy director, 11 full-time staff, four (4) third-party contracted positions in building services, one (1) contracted part-time management assistant and one (1) retired annuitant.

Co·or·di·na·tion
/kōˌôrdnˈāSH(ə)n/
noun

1.the organization of the different elements of a complex body or activity so as to enable them to work together effectively.

2.the ability to use different parts of the body together smoothly and efficiently.

Department Background

Historically, the department was stable and was able to keep up with the level of activity, which was relatively low. South Pasadena has not experienced a great deal of development over the last 20+ years and had conducted minimal advanced planning activity such as development of planning policy, General Plan maintenance, Design Guidelines or Specific Plan advancement, zoning code modifications and updates, or historic preservation standards.

However, as early as 2019, the department started to experience a loss of key, long-time staff to retirement and or opportunities with other agencies and jurisdictions. The loss was exacerbated with the onset of the COVID-19 pandemic and orders to shelter in place in the spring of 2020. By early 2021, it became apparent that many of the expectations the community had for the department were not being met. From small home improvement renovations and basic code compliance to larger policy issues such as Sacramento's ever-changing legislation to encourage housing production, responsibilities were largely being unattended.

With the hiring of a new City Manager in May 2021 came the realization that the department had just shut down and there was no one working in Community Development to serve the

community's needs. "I literally found the door locked, the lights off and no one working inside", said City Manager Armine Chaparyan when she took the city reins that spring. In Planning entitlement alone, the backlog of projects had grown to 260+ with some waiting more than two years for a response from the department. In fact, many complained they couldn't even get the status of their project, let alone an approval.

To address the crisis, a new Director of Community Development was hired in October 2021 to rebuild the department from the ground up with competent and committed staff.

Current Status

The discussion above is an important one to give context to the assessment of the current department administration and functions. That the department is currently viewed as a functioning organization with a semblance of order is an achievement in and of itself. The team made great strides in not only reducing the backlog of entitlement cases but during the last fiscal year, produced significant accomplishments to move the department and city forward. During the year, Community Development:

- Prepared for approval of the Cycle 6 Housing Element.
- Amended the General Plan and adopted a Downtown Specific Plan.
- Resolved a planning case backlog of over 200 applications.
- Launched Accela, an on-line permit management program.
- Conducted a joint study session with the Council and Planning Commission to inform the community about affordable housing and recently adopted housing legislation.
- Received a $57,000 grant to develop the Missing Middle Program.
- Enhanced the Just Cause for Eviction Ordinance.
- Resolved over 60% of backlogged code enforcement cases.
- Initiated a rental inspection program assisting tenants residing in substandard housing.
- Issued 97 film permits representing 128 days of filming.

The achievements of the department are highlighted by the fact that the most senior staff member (in terms of tenure) was hired in December 2021 and the rest of the staff were hired throughout 2022 and 2023. It is quite unusual that an entire department would have less than two and one-half years together. Nonetheless, the situation provides both challenges and opportunities to remake the department into a high-performing organization.

Policies and Procedures

This assessment is essentially a high-level review of the performance of the department given its culture, structure, staffing, performance management tools and methods of communication (operational infrastructure) and its processes and workflow (operational systems). Typically, a

review of this nature would begin with an examination and understanding of the ***policies and procedures*** for each major operation of the department.

Most commercial and municipal organizations would have some form of written policies and procedures document that outlines ***what*** the department does, ***why*** they do it and ***how*** they accomplish the task to achieve the organization's specific mission. They can be very detailed or brief, as long as they convey the ***what***, ***why*** and ***how*** of the various operations. These are important to establish a common understanding among many staff members that will guide operations and maintain consistency of application from one person to the next. Additionally, a written document allows that same culture to be quickly and clearly passed along to new staff expediting training and acclimation. Unfortunately, there are no such documents passed down from the last administration necessitating them to be created from scratch by the new team.

There are some make-shift documents outlining operations, and of course there is the code, but they are not complete and there is nothing that clearly spells out ***what*** the major activities of the department are, ***why*** they are done, and ***how*** they are done. Each division has expressed the understanding and importance of having written ***policies and procedure***s and each is in varying stages of producing documents; however, the work is time consuming and tedious. With other activities taking priority, it is a difficult task to undertake but should be pursued, nonetheless.

Recommendation R19 (Mid-range): Complete the development of Policies and Procedures manuals for the department's critical responsibilities and activities.

LEADERSHIP

The department is led by the Director of Community Development who reports directly to the City Manager. She is supported by a Deputy Director in a Chief Executive Officer/Chief Operating Officer model. Much like typical City Manager and Assistant City Manager relationships, the director is focused on larger picture items such as department vision, policy, administration, and coordination within the larger City organization. The deputy is intended to oversee daily operations of all five divisions. Despite the Deputy Director being pulled away from operational control of the five divisions (due to the need to concentrate practical expertise in one specific division), it appears the leadership in Community Development is strong and effective with internal activities, staff relationships and coordination with the larger City organization receiving high marks.

In a multi-discipline organization like most Community Development departments, the director may be skilled in one of the areas of responsibility; however, this is not a necessity. In fact, strong expertise in one discipline could lead to myopic focus on that one division, leaving the

others with less attention, direction, and support. In the best case, there are strong leaders at the divisional level to fill any technical void. Ultimately, it is the director and his or her ability to smoothly coordinate the various elements who has the greatest effect on the strength and success of all operations. Most critical to the success of an organization is the ability in leadership to align professionals from many different backgrounds and in many different disciplines so they complement each other's skill and talent. This appears to be the case in Community Development.

Solid leadership in Community Development is supported by the assessments expressed in the interviews conducted with staff from all five divisions and management. Staff consistently articulated similar characteristics when describing the Director's leadership style outlining the profile of a strong and confident leader.

Among the most common traits cited were:

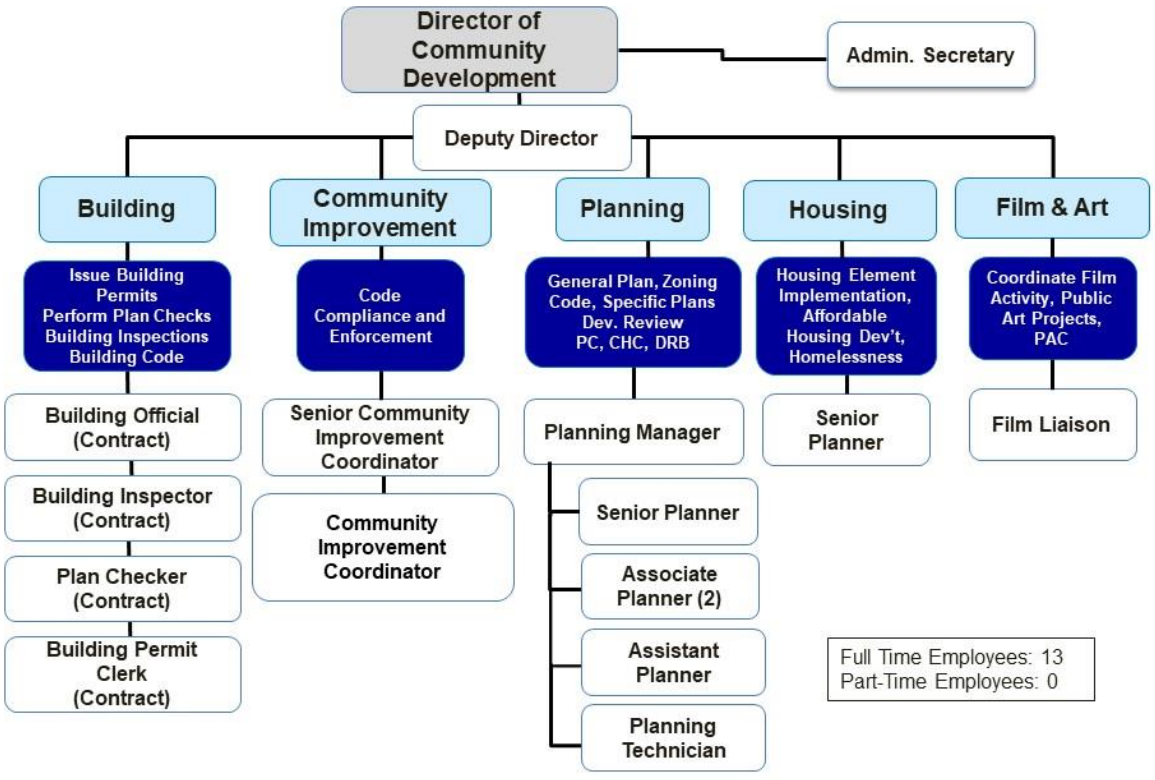
- **Empowering**: staff mentioned the independence to carry out their responsibilities that allows them to dictate how assigned tasks are executed. This is one of the most important characteristics leading to employee job satisfaction. It also requires the most amount of trust, confidence, and discipline to employ, especially when coordinating multiple areas of expertise (divisions) with a common objective.
- **Responsive:** during interviews with staff, city leadership and the community, all cited leadership's responsiveness to their needs as a positive attribute.
- **Collaborative**: there is the expectation that staff will bring thought about a solution to problems or participate in arriving at a resolution with the help of leadership.
- **Approachable:** an open-door policy allows the environment for collaboration.
- **Supportive**: staff know they are being supported in their efforts to provide service.
- **Present**: regardless of what discipline of the department it is interacting with, leadership is present in the discussions and knowledgeable about the issues.

STRUCTURE

The department is structured with five operational divisions including Planning, Building, Housing, Community Improvement (code enforcement) and Film/Art; administration of the department is conducted through the Director's office. It is typical of Community Development departments to have these operations grouped together as they have a certain synergy that complements one another. It is through Planning that a vision and understanding of how a community wants its city to look, feel and operate is developed. The City Council and community's vision becomes the blueprint for future development. Building transforms the vision into a physical structure that is safe and properly constructed. Housing ensures residents

of all incomes and backgrounds have affordable and safe housing to live within the community. Community Improvement ensures neighborhoods are maintained to an established standard agreed to by the community. Film/Art is instrumental in maintaining the community's connection with culture and the aesthetics of quality of life. Sometimes economic development is included in a Community Development department as a part of the development continuum to ensure the community that was envisioned and built remains vital, vibrant, and economically strong. In the case of South Pasadena, the economic development effort is housed in the City Manager's office. It is not unusual for it to be in the City Manager's office and there are many reasons an organization would locate it there. Wherever an organization's economic development effort lies, it should be coordinated with the activities of Community Development, especially in the case of South Pasadena's Film/Art division. This activity has economic development implications and can be an effective tool to further the goals of a vibrant and economically strong community.

FIGURE 1 – COMMUNITY DEVELOPMENT ORGANIZATIONAL CHART



STAFFING

The department's budgeted positions include a total of 13 full-time staff and four contract employees for building services and one part-time contract employee for administration. The Planning division also utilizes the services of a part-time retired annuitant for advanced planning projects. There are currently two vacancies in the Department, both in Planning. The staff, including the Director, have all been hired within the last 2-3 years. Building a team from scratch has its obvious challenges but it also provides a fantastic opportunity for a new group of people to gel and grow together professionally as a team reflecting the values, behaviors and expectations established by the Director. The downside is there is no institutional memory and no one to guide them in traditional processes and operations. This is compounded by the fact that there are no written policies or procedures to guide the new team towards community needs and expectations.

Staff have professional competency at their assigned levels and the *authorized* positions are distributed appropriately. The one caveat to this statement is the overall staffing is deficient, specifically in the areas of Advanced Planning, Building and Administration. These deficiencies are discussed more fully in each of the division sections.

In addition to deficiencies in staffing, there is no formal ***succession planning*** occurring, that is the provision for the orderly replacement of staff that separate from the organization either through retirement, resignation, or termination. It is not surprising for such a young team (in term of years together) to not have a robust succession planning program; hiring the staff in the first place was and is a greater priority. Nonetheless, the loss of highly valued staff can be disruptive, especially in a small organization, if there is not a plan to fill the void left by departure. This is intensified when there is a high level of turnover as experienced in 2019-2021.

Leadership is aware of the importance of succession planning and the need to develop a plan for the eventual turnover of staff. Given the relatively small size of the department, succession planning can be difficult. One of the main tenets of succession planning is to look internally and identify junior staff that can be trained and given the opportunity to gain valuable experience. When a senior member leaves, that junior staff person is now ready to be promoted and step into the higher-level position without much disruption to operations. In turn, staff in more junior positions will advance and so on. However, with such a small staff, there is no *bench* of junior employees to step up. In some cases, there is no true "*series*" of classifications and only one person occupying a specific role in the series.

That is not to say an organization that experiences thin staffing cannot plan for eventual turnover. There are some areas, especially in the Planning Division, which allow for internal



growth and advancement. Cross-training is an excellent way to introduce staff members to other aspects of the operation that they might like to grow into and provide for some "depth" when designated staff are out or not able to perform their assignments. Finally, the department can establish itself within the industry as a desirable location to work in order to attract professionals when there is a vacancy to fill. This can be accomplished in several ways including:

- Competitive pay. Ensure South Pasadena's compensation is commensurate with other local agencies to fend off monetary reasons to not choose South Pasadena.
- Remote working arrangement. During the pandemic, the professional world discovered it could work remotely, opening many possibilities to positive life-work balance. Even following the mandate from several corporations and businesses to return to the workplace, many questioned the necessity to be in one corporate office. This has led to a work environment that considers a hybrid arrangement not so much a benefit as much as a normal working condition. Community Development offers this arrangement in appropriate situations and should continue to monitor the industry to remain consistent, or even better than, the market.
- Professional Training and Development. The ability to improve oneself professionally is attractive to many high-performing individuals and can in some cases replace the need for higher monetary compensation. There is value in the knowledge that comes with training and development which should be included and emphasized in any attraction effort. In the same vein, cross-training opportunities should be implemented giving junior staff exposure to other areas of responsibility and experience to help them advance in different areas of the organization.
- Addition of New Classifications: The different levels of classification within a job series help to promote professional development and challenge. They create a pathway to promotion and motivation to accel. It allows junior-level staff to see opportunities to higher responsibility and provide for movement up instead of out.
- Build a reputation for providing professional challenges. "*I get to work in South Pasadena.*" The reputation of an organization to provide the experience of working on challenging projects can be as positive an attractor as any monetary incentive. Many professionals desire to have influence in their work role and contribute to something more challenging than mundane administrative activities. Like many California cities, South Pasadena is facing the prospect of more housing development. The appropriate planning and implementation of that development, consistent with the City's Mission Statement to *preserve quality of life and small-town character,* is a worthy challenge that should be attractive to many professionals in the industry. The managed residential growth is likely to ignite economic development opportunities to remake the downtown and other commercial areas of South Pasadena, furthering the allure of working in a

dynamic environment. Making these opportunities known can be very impactful to attracting professionals when vacancies occur.

These same programs can also serve as powerful retention tools to encourage staff to stay with the organization; retention is an effective element to a successful succession plan.

Recommendation R20 (Mid-Range): Develop and implement a succession planning program to address eventual staff turnover in the department.

Observation O1: Some staff are housed off-site and not in the CDD office. This can create a level of disconnect in both job duties and departmental culture ("I'm off-site and sometimes it feels like I am forgotten") unless conscious connections are made and maintained.

Administration

A typical Community Development department would have a division or dedicated staff to be responsible for the administrative duties of the department. These tasks include budget preparation and administration, finance liaison, contract administration and human resource activity. In Community Development, there are no qualified, dedicated staff for these responsibilities – it falls largely to the Director. These tasks are typically handled by a mid-manager analyst who is supervised by a deputy director or director; to have these tasks assigned to the director detracts from his or her main obligation to provide direction, support, and motivation to the department staff. The department currently is authorized for an Administrative Secretary who, apart daily cashiering, manages more routine administrative duties; however, the specifications of this position do not require the higher qualifications to handle a majority of the higher-level administrative tasks noted above. There are few administrative duties the Administrative Secretary carries out for the Director that she cannot handle herself. It would be more helpful and productive to have a mid-management analyst take on all the administrative assignments and leave smaller, routine tasks to the Director.

The department has a part-time Management Assistant to create meeting minutes for the four commissions the department staffs. Additionally, this contracted staff is assigned to provide administrative support to the Community Improvement division.

Recommendation R14 (Mid-range): Reallocate the Administrative Secretary position to Management Analyst (budget officer, contract administration, HR, finance liaison including centralized cashier). Estimated annual net cost $28,000.

CULTURE

The culture of an organization can be a good barometer of its health and desirability, not only for professionals to work in but also for professionals to work with. In his leadership book

Legacy, James Keer explores an area of high performance that isn't fully appreciated, "the idea that an organization's culture…is a competitive advantage." He defines organizational culture as the combination of values, beliefs, standards, expectations, and foundational behaviors. Indeed, culture is the driver of organizational performance.

The culture of an organization has implications not only in its performance but also its ability to attract and retain quality team members to maintain and enhance high performance. To truly find enjoyment in one's career, daily activities must be challenging and rewarding. Culture has a great deal to do with the environment and thus the productivity of an organization. A healthy environment that promotes high value performance, independence to allow for creativity in carrying out assigned tasks and professional growth to achieve personal goals is influenced and driven by culture.

It is also an essential variable in the ability to attract quality customers. A key objective of any service-oriented business is to retain quality customers and promote repeat business. At its core, Community Development is a service-oriented business. Attracting quality customers is critically important to the overall success of managed growth. It is the quality customer that understands the public vision and pursues development opportunities that maintain the desired feel of the community while accommodating necessary progress. These customers are residents, developers, their architects and designers, and investors that will decide the quality of their experience by how they are treated – a direct result of culture. They also make decisions about where and when they will invest their resources again and whether it will be in South Pasadena - that is the goal: repeat, high quality customers to enhance the community according to the community's direction.

Culture appears to be a mixed bag in South Pasadena's Community Development department. On one hand, it is a "*young*" team in terms of time together that is still developing as a group, still in the process of rebuilding itself and rebuilding trust in the community. The staff may be in place but establishing a recognizable culture is still in its infancy. When questioned who they most identify with, the department or their division, staff members overwhelming said their division. When asked what the department and leadership stood for and what their values were, most staff members had to think about it before responding. The same was true of the City's Organizational Values, which reflects the team's relatively recent arrival.

A seasoned team will know right off those values, beliefs, standards, expectations, and foundational behaviors that make up culture. Culture should be second nature, so it is intuitively infused in each interaction. It goes far in building pride in not just what happens at the division level but also a ***sense of Team*** at the department level.

On a positive note, team members mostly mentioned the same thing – ***customer service first*****,** which is the department's primary directive. While not all of them were specifically aware of the Department's Commitment to the Three Cs of Customer Service: Collaboration; Courtesy; and Cooperation, they were aware of the expectation to deliver on those values and inherently incorporate them into their practice. They are tasked with a tremendous caseload yet keep a positive and constructive attitude. This was borne out in the community survey where the highest score (81.4%) of any question indicated they (community members) were treated courteously. This is an important first step in repairing the relationship with the community which has been reflected as lacking.

The comments here are not criticism, rather an observation. Given the amount of time the team has spent together, it would be unusual for them to be a tight-knit group with common values and well-established relationships. That said, it is important for the Director to be aware of this factor and encourage building off the current understanding of *customer service first* to promote a well-rounded and robust organizational culture for the department. Community Development does not have its own Mission Statement or Vision Statement to reflect its values, beliefs, expectations, and behaviors making it even more important for the Director to identify the cultural philosophies, beyond customer service first, upon which the department should operate. This messaging should be clear, constant, and consistent to embed it in departmental culture.

Recommendation R8 (Short-range): In concise messaging, continually express to staff the core beliefs, philosophies, values and behaviors that fully form the department's expected culture and task execution.

Operational Systems

Operational systems are made up of ***processes***, a series of actions or steps taken to achieve a particular end and ***workflows***, how and in what order that work product (action or steps) moves through the system to effectuate review and approval. Each division has its own systems, customized to their individual need. There are, however, many systems that are (or could be) utilized departmentwide. They are noted here for reference and are not repeated in the division discussions.

The use of technology often gets heralded as a *game changer* in terms of boosting performance and *the answer* to most problems. Technology is not always the answer to enhancing poor production, but it would help boost the efficiency and capability of the Community Development Department. The department lacks some of the most basic technological systems found in today's community development agencies.

- The ***permit management program***, Accela, has been acquired by the city. This is an excellent start to coordinating the activities of many different disciplines involved in the development review and approval process; it is not yet fully functional to the public but is scheduled for a public release in winter 2024/2025. The capabilities of the program allow for better communication and coordination between departments and internal case load management as well as customer support. Even with an internal release last year, many are not as familiar with the full functionality of the program as they could be and are still using manual systems to route and comment on applications. Currently, the department is using a third-party program developed by their contract Building staff to submit documents electronically (Building) or by standard email (Planning). Progress is still reported manually between departments and must be conveyed by a staff person to the applicant. Full implementation of Accela would address many of these deficiencies and allow for a smoother experience for staff between different divisions and departments as well as applicants in their ability to track the status of projects.

Recommendation R6 (Short-range): All city staff should be adequately trained on the Accela system and use it exclusively to its full functionality. This is cited as a recommendation for Community Development, but it should apply to all staff involved in the permitting or entitlement process (i.e., Fire and Public Works).

- The department does not have a common ***project management tool*** that would allow leadership to see the status of all departmental activities quickly and efficiently. Currently, each manager has developed their own method to managing their projects and while it works for them on an individual basis, it may be difficult to decipher and or transfer work load to another should the need arise. Full functionality of Accela would help staff manage their case load and allow leadership to keep abreast of status. It would also allow for easy retrieval of Key Performance Indicators for most, if not all divisions.

Recommendation R7 (Short-range): Utilize the Accela permit management system for case assignment, project management and status reporting to supervisors and the public.

- The department does not have any ***Geographic Imaging System*** or ***mapping capability***. These software systems are commonly found in most community development operations and are basic tools for many planning efforts, especially advanced planning exercises, and can be useful in communicating with the public (i.e. major project status, historic resource mapping). There are several products on the market with varying capabilities and costs, including ArcGIS , QGIS3 and Hexagon Geomedia.

Recommendation R16 (Mid-range): Acquire GIS and mapping capability for broad Planning and other department use. Estimated annual cost is $5,000.

- The department ***prints agenda packets*** for four commissions in addition to digital distribution. Request for hard copies necessitates printing 11 copies of the full agenda packet for that week's meeting. This requires a half day for the Administrative Secretary to print and sort hundreds (and sometimes thousands) of pages each week. If agenda packets were just distributed and accessed digitally, that would increase productivity by a half day and completely reduce hundreds of dollars of printing costs weekly or an estimated $15,000 annually. It is understood that commissioners and Council members have access to digital tablets or laptops and there are monitors in the chambers to view the packet from the dais.

Recommendation R15 (Short-range): Suspend the practice of printing hard copy agenda packets for all commissions and rely on digital access for review and reference at meetings. Estimated annual cost savings are $15,000.

- Most of the customers utilize the online cashiering program to pay invoices for plan review (Planning), plan check and permit fees (Building). However, there are occasions when applicants will pay in person with check or credit card. In those instances, whoever is assigned as the Planner or Permit Technician must stop what they are doing, generate an invoice and call for the assigned administrative personnel in the department to process the transaction (credit card) or manually collect funds (check). The checks or credit card transactions are then entered into the City's financial system, the funds are stored in a file cabinet in the department, and delivered to the Finance department at the end of the day. With this system, there does not appear to be any formal accounting or reconciliation of funds collected. While most fees are collected online and cash is discouraged, there are still five to ten transactions weekly where there is no good accounting of funds received or security for collected transaction documents; invoices are generated from a separate system than the transactions reported in the City's financial program. Not only does the condition offer an unstructured handling of financial documents that could lead to lost or misplaced transactions, but it also lends an opportunity for systemic fraud and theft. There are no suspected occurrences of any nefarious activity, but best practices would indicate a more formal way of accounting for the funds between invoice and collection, storing them and transmitting them to Finance. In many organizations, transactions are handled directly with Finance personnel and receipt of payment is secured by the customer. The Accela program offers a solution to centralized cashiering that would allow an administrative staff member to generate an invoice, accept payment and process it directly into the City's financial system. Systems

for a centralized cashier function should be developed to have a daily reconciliation of funds collected and confirmation of delivery to Finance. This could be cross-checked through the online permit management program and would allow better oversight of financial transactions.

Recommendation R17 (Short-range): Develop a robust, centralized cashiering system including collection, security and accounting protocols for all funds received. To the extent possible, funds should be processed through Accela and tied into the City's financial systems.

Suggestion S6: Consideration should be given to having payment made directly with Finance staff to consolidate all fee payments with personnel skilled in the handling of financial transactions. Invoices could be generated from the Accela system by Community Development with the customer sent to Finance for payment.

Performance Management

The larger City organization has conducted several strategic planning exercises and adopted a City-wide Strategic Plan (2021-2026). The Plan has been reviewed and revised over the years as progress has been made and conditions change. The Plan includes Strategic Goals and Key Tasks for all departments, including Community Development. The department does not have its own ***strategic plan*** or ***comprehensive work plan*** that organizes the priorities, focus and expectations of the department that is complementary to the larger organization's Plan; it relies on the City Strategic Plan for that direction. This is not unusual, especially given the size of the city and department organizations; however, there are many other activities and responsibilities that Community Development is tasked with above and beyond those listed in the City's Plan. Many are regulatory and others are priorities assigned outside of and in addition to the Strategic Plan.

Each division manager keeps his or her own format for managing their efforts from day to day and over the entire year. It is the responsibility of the Director and Deputy Director to ensure those efforts are valid and executed appropriately, consistent with the larger organization's Strategic Goals and objectives. It is through this oversight that efficiency and efficacy of work results in the highest production output from the staff with the least amount of difficulty and effort. During interviews with staff, several commented they were not aware of what other divisions or city departments were engaged in. While not fatal, it is helpful when everyone knows what the other parts of the organization are involved in. This knowledge can only heighten the effort and ability to leverage resources and collaborate on common missions and objectives. It has the added benefit of discouraging the morphing of team into a *silo* environment.

The City's Strategic Plan is available to all staff on the City Manager's website; however, it does not seem to be a familiar document that is used in everyday decision making. Familiarity with the Strategic Plan would give clarity to the City's organizational culture, direction, and priorities. A full departmental strategic planning effort is not necessarily called for; however, it is suggested that the informal workplans of each division be incorporated into one document and shared among staff with occasional reports on status. These reports should also tie back to their relationship with the City's Strategic Goals. This could be done in coordination with the budget process when resources are being parsed and continued throughout the year at department-wide staff meetings and incorporated into staff reports for relevant items considered by the City Council.

Recommendation R18 (Short-range): Compile divisional workplans and share among staff to better understand and coordinate the activities of the many different disciplines in the department, periodically updating status and tying activities back to the City-wide Strategic Plan.

The department does not utilize any common, commercial ***management systems*** to oversee day-to-day activities and track status of projects and programs; each division manages their own work load according to the senior manager's practice. Like not having a department strategic plan, mission statement or vision statement, this practice is not fatal and can be quite effective assuming whatever individual system utilized is easy to operate and understand, is being reported on to leadership, is compatible with the management systems being utilized by other managers and is easily accessible, understandable, and useable by others. The Accela permit management system offers a good opportunity to begin using a common tool for project and work flow management. The system is not a panacea for all project management, but it is a start to centralizing information for the purpose of managing resources. Full implementation and utilization of Accela has already been recommended so it is not repeated here but mention is made for emphasis.

Consistent with the lack of automated management systems and the less than full implantation of Accela, staff does not keep a standard set of ***Key Performance Indicators*** (KPI). KPI are important to memorialize the input of efforts and to document output for later reference. They are data points that can be used to manage time, resources, and expectations. They provide information to better understand an organization's output, whether it is meeting expectations and how resources should be adjusted to meet the goal. KPI should be easily accessible, quickly reproducible, easy to read (preferably in a graphic format) and focused on the minimum information to allow effective decision making to occur. Many organizations will collect too many KPI to the point it becomes overwhelming, too difficult to interpret and therefore useless. The limited KPI that is being kept by managers is not in an easily accessible

format and does not give a full picture of the input of each division and how it achieves a defined goal. Because it is difficult and time consuming to compile the information, it gets pushed to the side and only collected upon demand or in crisis.

Recommendation R10 (Short-range): Identify and track Key Performance Indicators that are easily collected, informative and consistently reported in a graphic format.

COMMUNICATIONS

Communication ***within the department*** is normal and appropriate. There is a departmental meeting once per month although it can be canceled due to level of activity. Divisions meet twice per month as a group with more frequent one-on-ones between the Deputy Director and senior staff members managing aspects of each division. As noted, there was some comment on wanting to know more about what other divisions and departments are doing to help put individual efforts in context. This can be carried out through regularly scheduled department meetings and status briefings. City Council members report that information with the department is clear and responsive. The City Manager and Assistant City Manager report similar experiences.

Interdepartmental communication at the executive level is reportedly good and comprehensive but is less effective at the staff level, especially in the development entitlement and approval processes. Staff comments indicate difficulty in getting timely responses from Public Works and Fire. Staff acknowledged the delay is not due to malicious intent or incompetence. The Public Works department appears to be understaffed in this area as noted in that department's Organizational Assessment and commented on by staff; it is likely the same reason in the Fire Department. While the cause may be blameless, it does create a bottleneck situation. A bottleneck of any kind puts a strain on timely response to applicants and delays the overall approval process. Depending on the volume of applications and workload, this could add weeks and months to the initial entitlement process. The Accela permit management system will help in this regard. When used to it's full extent, it will hasten the response process and provide better management tools to account for a plan's whereabouts and status, if not necessarily the actual review itself. Even if Accela gets fully implemented in Community Development, it would require the other departments to also commit to its use for it to be fully effective.

Observation 2: Understaffing in any area of the development review process will cause a bottleneck and affect comment response time to Planning delaying review.

Aside from formal operational communication, finding ways to promote camaraderie and interdepartmental relationships so information flows between units organically would foster a

better understanding of what is happening organization-wide. This knowledge translates to better decision making when knowing how one's effort fits into the larger picture.

While internal communications appear to be adequate, ***communication with the community*** should be an area of focus. This was identified in interviews with leadership and echoed in community input. During the community input activities, enough members mentioned the need for better communication to warrant comment. Responses to the community survey indicated two thirds (2/3) of the respondents had a positive experience with the service they received in Community Development. While that is a majority and reflects a positive trajectory, there still is one third (1/3) of respondents that are experiencing some frustration. Statements like, "the Planning department looks for ways to make the project harder," "my ADU took one year to process," and "the Inspector was not consistent from one inspection to the next" indicates a gap in knowledge as to *why* something is happening. Indeed, one third of respondents claimed not all their questions were answered or they left without knowing the next steps. In spite of the fact that a majority of respondents were satisfied questions were answered and steps identified, there are many reasons for the continued disconnect with some customers: the explanation might have used professional jargon that is not completely understood by the average customer; the customer's professional contractor or designer might not yet have passed along information or status; or direction to do something might reveal a condition that leads to subsequent direction where a lack of understanding of the design process would make one ask, "Why didn't you tell me that before?"

To overcome the frustration and misunderstanding that comes with any one of these situations – or a like situation – a little extra time to explain in plain language why something is happening or why a particular instruction is being given might be needed. Conveying too much information to a customer is better than not enough and taking the time to ask if they understand what they heard and know what that means in terms of timing for their project can be very helpful in bridging the understanding gap. It takes additional time and patience on both parts to have a difficult discussion but like any other customer service activity, in the end it will save time, heartache and frustration.

Effective communication is key to any successful relationship, and it is no different in Community Development's rapport with the community. High marks were given for the staff's presentation of the Housing Element and its importance in achieving a diversity of housing products for all South Pasadena's residents; however, the comment was offset by acknowledging excellent communication in other ventures but only when pressured for it. The call was for more pro-active information, not reactive to crisis or pressure.

During the community meeting, there was spirited discussion about **how** the department conveys information to the community, **when** it gets delivered and the **content**. It should be noted and emphasized that those participating represent a very small percentage of the community so comments should be taken in that context. Nonetheless, they are comments frequently heard in other jurisdictions, some of which were borne out in the community survey.

Much of the public sector is moving towards social media to interact with its community. It is inexpensive, efficient, immediate, and effective ***if*** your audience also uses social media for information. Social media is becoming more and more popular as a means of communicating ideas and information because many community members already subscribe to the services and use them to gain valuable information, especially in a city-wide emergency or crisis. However, not everyone is using digital communication methods and care should be given to reach all audiences through a variety of methods. Comments stressed more physical communication methods such as newsletters sent to residences, postcards for special events and press releases for newspaper publication on important policies, programs, or projects.

Similarly, there were some comments about *when* information is presented. Comments ranged from "I asked some questions and still haven't (or never) gotten a reply" to "we asked a question at a Council meeting and never got the answer" to "you need to know someone in City Hall to get a response." One resident mentioned, "Oftentimes, a decision is made about a project, policy or legislation and there is no follow-up outlining the outcome or effect of the action." Almost like a book or movie that leaves loose ends, not knowing what happened after an action is taken can be a source of frustration for interested community members. For larger policy decisions, new programs or recently approved projects, a follow-up "What does it mean" community session, newsletter article or instructional video could be arranged as part of the educational activities. Response to these efforts will dictate if they are successful or discontinued.

Hosting educational activities in the community would serve the dual purpose of informing the community on certain aspects of the department's responsibilities and build association and familiarity with members of the *community*. Sessions on "How to build an ADU", "Status of the Housing Element", "recent project updates", "Historic Resources in South Pasadena", "understanding the Design Review Process" or a simple coffee with the staff (a regularly scheduled time when members of the community can have an informal meeting with staff of a particular discipline), might help bridge the disconnect felt by the community with respect to the development process. Outings to tout the positive things happening in the community serve the same purpose and may lend a sense of pride for residents in the accomplishments of *their* city. Like interdepartmental relationships among staff members, community involvement would also help in building association and trust with City staff. Getting involved in community

organizations and activities that are of personal interest to staff has proven to positively affect the professional relationships that are necessary for success. Staff participation in service clubs, school organizations, youth athletic programs and cultural groups demonstrates a commitment to the community whether an individual lives in South Pasadena or not.

Connections taking place personally are best for building relationships, but informational pieces or Public Service Announcements can also take the form of written updates or video programs. Information can be shared over different medians including social media as well as newsletter and cable television to reach all residents. These informational sessions or pieces might take some of the mystique out of the process and give better understanding to its inherent complexities. It will also have the benefit of breaking down social walls and allowing community customers to personally get to know staff, further bonding the commitment to collaboration.

We are currently experiencing a time of transition in communications from physical means to more digital. That makes reaching everyone in the mode they prefer rather challenging; however, if inclusion of the entire community is the goal, it's important to keep a foot in both camps until the transition is complete. That is easier said than done so meeting the community's expectation for knowledge must be weighed against the resource available to provide the information and the likely benefit to the community.

Recommendation R9 (Mid-range): Develop communications protocols for dispensing information to the community to include methods, timing and context of communications for important or recurring community exchanges.

The department has produced some excellent written material to communicate expectations and instructions through fact sheets, checklists, design guidelines and FAQs. These exist for the most common activities such as building an ADU, standards for administrative review by the commission chairs, types of building permits and how to apply for them, filming guidelines, housing programs, projects and protections, cultural heritage standards and planning policy documents.

These basic instructions could be expanded to include other activities such as graphics of the various design review and approval processes in the department. Handbooks for the three review commissions have been produced and provide excellent information on the process and help set expectations but they could not be found on the website; they are only available in hard copy at the counter and were out of stock. Outdated materials should be updated as well.

Community Development's ***information located on the website*** is not intuitive and difficult to find, hard to process and in some cases, just not there. There is a lot of useful information, but it reflects a patchwork of materials that is not intuitively connected or referenced. The

information on the website is oftentimes the first means of communication with a resident or user of Community Development's services. The inability to find useful information in a quick and easy way is frustrating and does not leave a good first impression with the customer; it undermines the very intent of making the information accessible to the public in the first place. Deployed correctly, it could help in the effort to communicate with the community and reduce the need for inquiries to clarify or understand a certain piece of information.

A priority in the Strategic Plan is to enhance public engagement and input, especially in the planning of major projects. A review and overhaul of the City's website, including all departments, is currently planned, and expected to launch in the spring of 2024. Assuming the intent of the overhaul is to enhance the user experience, no further discussion in this area is warranted but is noted as an observation.

Observation O3: The department has produced a lot of excellent informational materials explaining process and requirements. It is assumed these materials will be included in the City's website overhaul and made easily accessible.

Legislation/Regulation

Every year, Sacramento hands down policy and legislation that affects local government. Most recently, the highest profile and sensational legislation has dealt with housing and the production of more units in California. Other far-reaching legislation has dealt with the climate and has a direct impact on how local government sets policy on the environment and approves growth. These laws can radically change and override local policy. Indeed, the intrusion of mandates from Sacramento to local government is now being debated and protested for eroding local control. Recent *packages* of legislation affecting Community Development are mostly in the areas of planning, housing, and some code enforcement, but they do have impacts on other departments. Except for the routine updating of the Building Code, most legislation will affect local government as it typically prescribes something new that must be provided, adhered to, or regulated. This puts additional responsibility on the organization without additional resources or the ability to increase the total employee head count. To effectively absorb new directives requires planning and awareness to achieve the mandate and or implement new regulation; it may require the reduction of some other service the city provides to meet the new obligation with resources on hand. It is therefore important to have staff dedicated to monitoring the progress of these mandates and prepare the organization *and the community* to accept them along with existing workload. Currently, legislation is being tracked by the City Attorney's office who will route important information to an effected department; Community Development does not have an assigned person to accept these bulletins and do something about them. While better than no monitoring, the current process

does not adequately prepare the department and larger organization for the new requirements. It does not provide a dedicated person to follow the evolution of a bill and engage with lawmakers in the initial drafting with input that addresses the needs and or hardships South Pasadena might associate with the draft. Typically, it is too late when announcements are made of pending legislation to make any changes or prepare for the obligation.

Recommendation R13 (Short-range): Dedicate personnel to follow pending legislation and act accordingly to give input on the development of the bill and help prepare the organization for the new responsibility. This recommendation is also supported in the Planning Division discussion below.

THE DIVISIONS

PLANNING

Unless it is a stand-alone department, Planning is almost always found in a community development organization. It is where the vision of the community is established through its General Plan and the elements that make up that document. South Pasadena's Planning division is no exception.

> *"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how."*
> *– Edward T. McMahon*

RESPONSIBILITIES

The Planning Division's responsibilities include:

- Advanced Planning: this is normally where vision is developed through the community and confirmed by the City Council. As its name implies, Advanced Planning looks out ahead of what is happening day-to-day and sets a goal or objective to achieve. This team ensures the city keeps its direction to vision or adjusts course when that vison changes. Typical activities in this area revolve around policy as opposed to regulation; however, it is this group that would most likely write zoning code to implement policy and track state and federal legislation requiring application in local law. Other examples of tasks include General Plan maintenance (including all its elements), design guideline development and specific plan advancement. It is with this group that historic preservation policies, principles and processes would be developed and evolved.
- Current Planning: leans more to regulation and implementation of the policies developed by Advanced Planning efforts. It is Current Planning that oversees and processes land use entitlements according to the zoning code. These activities include things such as design review, Density Bonus reviews, administrative development approvals (i.e. ADUs), California Environmental Quality Act (CEQA) review and certification, conditional use permits, and administrative licenses and permits.

- Commission Oversight: the division is staff liaison to the:
  - Cultural Heritage Commission – the CHC reviews and approves all projects that require a Certificate of Appropriateness (COA). COAs are required for exterior alterations, new construction, and demolition for properties that are listed as a historic resource.
  - Planning Commission – the PC is the approving authority for land use entitlements such as a Hillside Development Permit, Conditional Use Permit, Variance, and Planned Development Permit. They are also the design review authority for any project needing one of the above approvals.
  - Design Review Board – the DRB reviews all construction projects that require a permit and do not fall within the purview of either of the other commissions.

STAFFING

The division is ***appropriately staff authorized for the current planning functions and commission oversight***; however, there is no dedicated section or staff for Advanced Planning.

There are six authorized planning positions in the division consisting of a Planning Manager, one senior Planner, two Associate Planners, one Assistant Planner and one Planning Technician; there are currently two vacancies in the division. The division reports operationally to the Deputy Director who has a strong background in Planning. Each planner carries a case load of approximately 20-25 cases at any one time which is an active load by industry standards. All six positions are tasked with current planning responsibility, which is an appropriate level to maintain the current caseload.

There is ***no dedicated section for Advanced Planning*** within the Planning Division despite it being one of their primary responsibilities. This is a critical deficiency as planning policy is key to establishing and maintaining the overall vision of a community. The function is currently a patchwork of staff members including the Deputy Director, current planning staff members and a retired, senior-level planner working part-time (retired annuitant). Larger, complex studies and planning exercises are usually contracted to a professional planning firm.

While the staff was able to produce for City Council consideration a significant amount of advanced planning policy including the recent amendment to the General Plan, various rezoning standards, and the 6th Cycle Housing Element, it came at the expense of other responsibilities and caused staff to work in the ***red zone,*** a descriptive term for high-pressure situations with quick turn-around over an extended period. By way of example, consider the metaphor of an automobile. Running an automobile engine at high RPM for extended periods can put excessive stress on various engine components, leading to increased wear and potential damage. It can also result in reduced fuel efficiency and increased emissions. So too with staff, running them

for too long in the ***red zone*** can lead to excessive stress, increased wear and damage and reduced efficiency.

The use of a piecemeal strategy using current planning staff and the Deputy Director for the Advanced Planning effort may work in the short-term to address an immediate need such as approving a Housing Element and related zone changes, but ***it is not sustainable*** and there is still much to do. Community Development has identified 20 Advanced Planning tasks that are expected within the next two-to-four years. These are identified items and commitments specific to the General Plan and Housing Element as well as maintenance of vision and implementation of Council directives. This does not include a necessary and extensive overhaul of the zoning code which is currently inconsistent with state-mandated changes and locally initiated modifications that have accumulated over time.

Utilizing the current strategy, planners are working outside their area of expertise and the Deputy Director is distracted from operational responsibilities in other areas across the department. Without dedicated staff, there is no one whose primary responsibility is to keep their eye on the future to ensure the City's vision is maintained and who helps navigate policy as directives are handed down from Sacramento or influenced by other external forces. Splitting responsibility detracts from assigned duties such as supervisory oversight of other divisions by the Deputy Director and current planning case load by the Planners. The result is less than optimal oversight in other divisions and a potential for backlog in current planning cases, not to mention the potential burnout of staff that may address the situation by relocating to another agency giving rise to the issues discussed in succession planning above. Putting additional stress on the team is the fact that their training and expertise is in current planning, not advanced. It does provide a level of training in a different area of planning, but it comes at the expense of obligation in an unfamiliar area while trying to maintain priority responsibilities. Last, the part-time senior-level planner is a retired annuitant whose hours are limited to an equivalent six months per fiscal year while Advanced Planning projects and programs typically are longer term. This raises the very real prospect of programs stalling and or being delayed in their implementation while waiting for part-time hours to be restored in the next fiscal year. Again, it is something that can be utilized for a short period of time but should not be relied upon for long-term solutions.

This is clearly an important planning component to South Pasadena with the philosophy of cherishing and preserving its small-town character featured in both its Mission and Vision Statements. From commitments made in the Housing Element and pressure from Sacramento, we know more housing development will take place in South Pasadena's future. How that growth is managed will fall to the policies developed by the City Council through the Advanced Planning efforts. Without that responsibility being addressed by someone dedicated for that

purpose, there is the real possibility that the organization cannot be as nimble at developing and revising policy as it needs to be to match the speed at which conditions can change, especially like we've seen in the last 5-10 years.

South Pasadena could address this issue in two ways: 1) authorize a senior level planner position dedicated solely to advanced planning including primary level tasks and contract administration for more complex exercises through retention of a third-party planning firm; or 2) reassign some of the operational duties of the Deputy Director and retain a third-party planning firm to take on the burden of advanced planning. This acknowledges the need to increase the budget for professional services and adjust day-to-day oversight responsibilities within the organization. Whichever option is chosen, there should be dedicated staff that are tracking ongoing legislation that affects South Pasadena. Dedicated staff can be a voice when legislation is being crafted to make it consistent with the values and goals of the City Council and community and timely address changes in South Pasadena's codes and regulations.

Suggestion S2: Acknowledge an Advanced Planning function in the Planning Division either through direct staffing of a Senior Planner-level position or retention of a third-party Planning firm.

In the planner series, it stands out that there is not an authorized category of Planner - progression jumps from Associate Planner to Senior Planner. In many organizations, it is the Planner category that carries the bulk of case load. If the category was added to the series, it would provide the proper position for much of the intermediate work that might be undertaken by higher-level staff (Senior Planner) or lower-level staff (Associate or Assistant Planner). In either case, it might be out of the job specification for one or the other or both. Another benefit of adding the category would be to enhance the succession planning discussed above. As currently structured, the division does not allow for any advancement for a majority of the staff unless and until the Senior Planner position opens. If a Planner position were authorized, it would instantly provide for advancement opportunities for all the staff, assuming the position is filled internally, by means of trickledown effect (i.e. if an Associate Planner gains the position, there is a potential opening at that level and if that position is earned by an Assistant, there is another opportunity created for a Technician to advance to Assistant). It is not necessary to increase the overall headcount but having the position created and authorized provides a promotional opportunity when the work load warrants, and the technical ability is attained.

Recommendation R12 (Short-range): Create and authorize the Planner position to provide continuity in the Planner series and opportunities to right-size the division with advancement prospects to enhance succession planning efforts. Estimated annual net cost: $12,000

OPERATIONAL SYSTEMS

Operational systems are made up of *processes*, a series of actions or steps taken to achieve a particular end and *workflows*, how and in what order that work product (action or steps) moves through the system to effectuate review and approval. In addition to the operational system deficiencies outlined in the Department section, Interim Executive reviewed Planning's primary operational system, land use entitlement and the design review process.

The system (process and workflow) utilized in South Pasadena for general land use entitlements and design review is common to many other local jurisdiction's processes. Applicants apply on-line to a master repository where they are screened, and applicable applications are routed to the Planning Manager. The Planning Manager assigns a case planner depending on existing workload, complexity of the project and each planner's level of competence and experience. Depending on the level of complexity and on-site conditions, a review authority is determined between one of the three commissions, a *quasi*-administrative review by the CHC or DRB Chair or the Director. During this review, the Planner is reviewing for compliance of all discretionary applications, zoning compliance and or architectural design. Complete packets addressing all codes and guidelines are the surest way to expedite the approval process. There is also the ability to have a pre-application meeting with a planner and interdepartmental development team. These sessions are intended to answer high level design questions or seek interpretations on code or design guidelines to apply to architectural design.

If something is not consistent with South Pasadena code, regulation or guideline, the Planner will comment on it and return it for correction. Once corrected, it is resubmitted for confirmation of correction. Oftentimes, it will take several reviews and resubmittals to get a design or project to a condition where approval can be recommended. This is where much of the review time takes place. During this period and if necessary, California Environmental Quality Act (CEQA) review occurs. Upon satisfaction of all codes, regulations and guidelines, the applicant is scheduled for design review ranging from administrative (staff) to *quasi*-administrative (Director/Chair) to full hearing (Commission). Depending on the complexity of design and project, the number of required resubmittals, and the level of review, an approval can take anywhere from ***three weeks to up to six months***, if a hearing is required.

During the review, there were several items of note that could be improved upon to enhance system efficiency, staff efficacy, and customer wait time from submittal to approval:

- **Case Assignment** - applications are submitted via email to a central repository. Daily, a planning technician or other administrative staff receives the email and routes applicable applications to the Planning Manager. The Manager then reviews the applications, compares their complexity to planner availability and assigns cases to one

of the three current planners. Assignments are then distributed once a week on Wednesdays. This is a system the Planning Manager learned in another jurisdiction and carried it over to South Pasadena. Upon review, it was found that holding the assignments and distributing once per week could result in, depending on the day it was submitted and when the technician screened it, up to 9-days of no action while the application waits for weekly assignment distribution. By reviewing new applications every other day and distributing assignments immediately, planners can get the assignment earlier leaving them more time for a better review of the application in compliance with the Streamline Permit Act. If the planner is ready for another review, it could reduce turn-around by the same amount of time.

Recommendation R3 (Short-range): Review, assign and distribute to Case Planners new planning entitlement applications as they are submitted. Time savings: Up to 7 days.

- **Commission Review Thresholds** - The level of review required for routine approvals seems extreme in some cases requiring a Commission hearing for approval. Adjusting some of the thresholds for Chair Review might shave up to 45 days off the overall review. Except for ADUs that are mandated to be approved ministerially, there are scant reviews and approvals left to staff to conduct administratively. Even the most basic approvals mandate a minor project review by the Commission Chair, or the Director as opposed to an administrative review by staff. In the best case, a minor review could take one week to come to conclusion as opposed to immediately if staff were able to review administratively.

  Each entitlement has its thresholds for full commission review, a *quasi*-administrative review by the Chair (CHC and DRB only) and administrative review by the Director. In summary they are (by commission):
  - **Cultural Heritage Commission -** retains stewardship of the city's historic and potentially historic building stock. It approves Certificates of Appropriateness which is a review of any development, alteration or demolition of a property listed as a historic resource or within a historic district (both contributing and non-contributing resources) including signage. This encompasses approximately 30% of South Pasadena's housing stock and some of its commercial buildings making a significant portion of buildings subject to more stringent historic standards and processes. Projects requiring a full hearing usually take **4-6 months** due to the complexity of design and exchange between architect and planner to meet the development standards of a particular project.

A *quasi*-administrative review, or minor review conducted by the Chair (Chair Review), can be performed if the alteration is 1) for a non-character defining feature or incompatible and previously replaced feature if the materials and colors are similar to the original; 2) an addition of less than 200SF proposed for the side or rear elevations that is not visible from the public right-of-way (street) as long as materials are similar to the original and the addition does not alter the features or have an effect on historic integrity; and 3) other minor undertakings determined by the Director to not materially alter the features or have an adverse effect on the integrity of the historic resource. Chair reviews are completed within **1-3 weeks**. This is due to their relative simplicity, straightforward design, absence of a full staff report, no requirement for noticing and ability to review immediately as opposed to waiting for the next scheduled commission meeting which happens once per month.

- **Planning Commission** – typically reviews projects that have a land use entitlement approval attached to it such as a Hillside Development permit, Conditional Use Permit, variances and Planned Development permits. As a result of the discretionary approval required for the land use element, there is no Chair review, and all approvals go to a full hearing. Projects usually **take 4-6 month**s due to the complexity of design and exchange between architect and planner to meet the development standards of a particular project.

- **Design Review Board** – conducts design review for all other projects that are not performed by one of the other two commissions or the Director. Projects requiring a full hearing usually take **4-6 months** due to the complexity of design and exchange between architect and planner to meet the development standards of a particular project. A project is eligible for a Minor Design Review conducted by the Chair for 1) exterior modifications to all elevations as long as they don't change the architectural design style; and 2) additions less than 500SF or no more than 25% of the existing structure that are not visible from the street. Chair reviews are completed within **1-3 weeks**. This is due to their relative simplicity, straightforward design, absence of a full staff report, no requirement for noticing and ability to review immediately as opposed to waiting for the next scheduled commission meeting which happens once per month.

In the hope of boosting housing production, South Pasadena committed to streamlining their development review process as part of the 6th Cycle Housing Element. Consistent with that commitment, ***slight adjustments in thresholds*** triggering full commission review could render significant time savings without compromising the quality of review.

One area to consider for improvement is the threshold on the size of the project for Chair review. Currently, additions exceeding 200SF (for historic resources) or either +500SF or +25% of the existing structure (for non-historic resources) require a full commission review, whether it is visible or not. If those parameters were adjusted to allow any size first floor addition to be reviewed by the Chair, it could cut the review time by as much as 45 days on nearly 30% of the projects currently considering additions. The quantitative and qualitative criteria would still be applied but for a project adding square footage that does not alter mass and scale or architectural style, up to a month and a half could be saved before moving on to obtain building permits. Further efficiencies could be gained by allowing a Chair Review for any second story addition on those projects if they are ***not visible from the street*** and do not change the architectural design style or impact any historic features (in the case of an historic resource). The efficiency could be heightened by authorizing a Director Review for second-floor additions less than 200SF (for historic resources) and 500SF or 25% of total building area (non-historic resources) that is ***not visible from the street***; professional staff are qualified to review and recommend to the Director when architectural style, mass and scale remains unchanged. In all cases, the Chair or Director would retain the ability to schedule the project for complete commission review if he or she believes it warrants fuller consideration.

Recommendation R1 (Short-range): Amend the zoning code to adjust thresholds for administrative Chair and Director reviews. Estimated time saving: up to 45 days.

In the same vein, projects that receive conditional approval (approval with specific direction to do something to the design) must return to the Chair for final review to confirm the change was made consistent with the conditions. Professional ***staff should be able to review*** those changes to ensure the direction has been met. Their expertise alone should be qualification to render the review. Further, they will have sat through the hearing and be familiar with the reasons for and intent behind the Commission's directive. These two factors should enable staff to perform that review accurately. One to three weeks could be saved by not having to go back to the Chair.

Recommendation R4 (Short-range): Alter Commission policy (or zoning code if necessary) to allow professional staff final review in the case of conditional design review approvals to ensure comments of Commission have been addressed with the proviso staff can always engage a Chair review for difficult or vague conditions. Estimated time saving: 1 to 3 weeks.

Observation O4: The use of Chair reviews is a unique professional resource in South Pasadena. Volunteers function as the equivalent of high-level staff (Deputy Director or Principal Planner level in other agencies) bringing their technical expertise to quasi-administrative reviews. This is a valuable resource as it would cost significant dollars to replace the expertise on staff. Like those that serve on a volunteer fire department or police force, it shows the level of commitment on the part of the community to maintain a desired character and feel. This should be retained and celebrated.

Like adjusting the thresholds for Chair review, allowing staff to approve minor entitlements administratively would create an **Over-the-Counter experience** providing an immediate approval or within one day if submitted digitally. At this time, space considerations prevent a true one-stop counter experience, but being able to immediately obtain planning clearance and get a permit for minor home improvements and repair is a start towards that concept.

Whether done in-person at the Planning Counter or digitally through email, an OTC experience could **save up to three weeks** on relatively minor improvements that do not change the existing architectural style including siding materials, new windows and doors, reroofing materials, replacement of front porch posts and balcony railings, and trellises, decks and awnings that are not visible from the street. If there is sufficient volume, this service could be made available every morning for walk-in or digital submissions and an approval issued immediately. The afternoons could be available for similar service by appointment depending on the availability of staff. Days and times can be adjusted according to the volume encountered with the change. Issuing approvals immediately for smaller projects does not clog the system with minor activities enhancing efficiency for those that do require higher levels of review. A similar concept is offered in the Building discussion below.

Recommendation R2 (Mid-range): Amend the Zoning Code to create the opportunity for administrative reviews for minor improvements resulting in an Over the Counter (immediate) approval either in-person or digitally. Estimated time saving: 1 to 3 weeks.

- **Report Format for Commissions** – When a review does go to a commission, it requires staff to schedule a hearing at one of the monthly commission meetings, prepare a lengthy staff report and notice the hearing in an adjudicated local newspaper. A review of recent commission staff reports indicates lengthy documents that provide exhaustive and sometimes repetitive information on the subject application. This level of detail and volume takes a great deal of time to prepare and reading through the density of

information can be difficult. Time spent preparing a lengthy staff report can delay a project's scheduling and or detract from review of other projects. In either case, it creates additional stress on the system and the planner's ability to case process efficiently. By way of example, a recent report to the CHC for a simple, code compliant sign on an historic resource was 10-pages and included 23 pages of attachments. Staff has created somewhat of a template report that includes specific information in a common order. This is helpful for both the report preparer (staff) and reviewer (commissioner); however, there still is a large volume of information in an 8-10-page report plus up to 30 pages of attachments. It is suggested that staff review the current template and identify areas where reports could be even further streamlined with critical information provided by ***check-the-box or writable cells*** that can accept a simple summary of the information. If the document can be reduced to a simpler, streamlined format it relieves stress on the system and increases planner capacity to case process. Commissioners will find benefit with the abbreviated format through a more efficient review and easier reference for specific material – it will be in the same place every time no matter which planner prepared the report.

Recommendation R21 (Short-range): Develop a template document for reporting required information to the commissions with checkboxes and insert-the-summary fields for preparation of staff reports. Estimated time recapture: Up to seven (7) days.

- The preservation of historic resources is clearly an important feature of South Pasadena's mission, vision, and character. Over the years, the city has taken great steps to identify those structures, both residential and commercial, that are important examples of South Pasadena's history and development. Indeed, they tell South Pasadena's story and are notable structures for preservation.

  Throughout the last 30 years, the City has engaged in several historic and cultural studies (1991, 2002, 2014, 2017-2018) to survey and classify all the structures in the city identifying those eligible (and potentially eligible) as historic resources. Following their designation, they are included on the City's inventory of historic resources and must be treated as such per California Environmental Quality Act (CEQA) guidelines. The number of potential resources listed on the inventory totals over 2,700 or approximately 25% of the city's building stock. These identified buildings are subject to certain processes established to protect them from being destroyed and ensure they continue to add to the charm and character of South Pasadena.

  The ancillary benefit of identifying all potentially historic resources is that you also identify those that are not. In South Pasadena, the flip side of identifying resources is

that 75% of the buildings have been determined to be ***not eligible*** for historic listing at the national, state, or local level. This should be valuable information, providing residential and business owners insight into the historic status of their properties. Nonetheless, there is a requirement for all buildings 45 years and older that are ***not on the list*** to provide additional information to confirm what the city already found when contemplating some form of redevelopment (rebuild or remodel). Before gaining permits to demolish their structure and rebuild a project, they must perform an intensive-level Historic Resource Evaluation (HRE) to study its potential as an historic resource. This adds thousands of dollars and six to eight weeks to a project to determine what the City's survey already found. The benefit of conducting the survey is to give the community knowledge about their building and allow them to rely on it when planning modifications to their property. With the current code provision requiring an intensive HRE for buildings 45 years and older, residents and developers are needlessly subjected to a costly burden the City seemly relieved them of with the survey. Consideration should be given to removing the requirement if the property has already been evaluated through a city survey and ***is not*** on the City's inventory of historic resources.

Suggestion S1: Amend the Zoning Code to waive the requirement for an intensive-level Historic Resource Evaluation for demolition of buildings 45 years and older that have been surveyed, found <u>not eligible</u> or <u>not potentially eligible</u> for listing and are not on the City's Inventory of Historic Resources.

- **<u>Overlap of Commission functionality</u>** – The Planning Commission and the DRB both are skilled and capable of conducting design review and approval. The main determining factor is whether there is a land use entitlement attached to a project or its design (Hillside Permit, variance, CUP) in which case the Planning Commission would hear the item. Otherwise, the DRB would conduct the review. Consideration should be given to merging the two commissions since much of their work is duplicative and design expertise exists on both commissions. The combining of commissions would not have a direct effect on projects – applicants would still have to prepare for and attend a public hearing. But it would have the effect of concentrating similar functions in one body with efficiency considerations to staff. It would reduce the staff time to prepare for and attend one meeting per month and may even accelerate the scheduling of projects. This additional time would go back into capacity to conduct additional design review which should enhance turnaround times in that function. Currently it appears as though the Planning Commission can absorb added design review cases as the land use policy items they have been engaged in (General Plan Amendment, Housing Element, Downtown Specific Plan) have retreated and design review volume has stabilized with the reduction

in backlog cases being resolved. The loss of a commission reviewing design should not delay any projects as the same staff has to complete the work for one commission or the other. Care should be taken to gauge the volume of expected land use policy, especially if an Advanced Planning section is created, and anticipated development activity because of new land use policies before committing to this change.

Suggestion S3: Combine the Design Review Board into the Planning Commission reducing one commission meeting per month.

As a group, these recommendations are good first steps in fulfilling the commitment to streamline the review process and accelerate housing production. Combined with the study to develop objective design standards, South Pasadena will have gone far in making good on its pledges made in the Housing Element.

Performance Management

The division does not utilize a common performance management tool or strategy. Planners have developed their own tools for managing and tracking their assigned projects. This is a common strategy throughout the department which can be effective for the individual but difficult for the manager to independently monitor progress on all case files and activity; he or she must rely on one-on-one status briefings that may or may not be documented. Utilizing this method of management also makes it more difficult to keep consistent data across all planners affecting the collection and analysis of Key Performance Indicators. Despite a decentralized performance management system, the Planning Manager has been able to appropriately balance case assignments with each planner having between 20-25 cases at any one time; case notes and documents are stored in a digital ***"share"*** file granting access to authorized personnel much like a physical file drawer. This system can be greatly improved for all by utilizing the Accela permit management program. The Manager will quickly be able to see the distribution and status of the work load. The use of KPI will enhance his or her ability to quickly pivot if necessary and direct resources to areas of need.

Both the use of Accela as a management tool and the development and collection of KPI have been recommended departmentwide so the recommendation is not repeated here but is called out for emphasis.

BUILDING

The safety of the People is the highest law.
– Marcus Tullius Cicero

Unless there is a visible defect, we walk into buildings without a thought about their safety, durability, or dependability. We are not even conscious of our assumption that the building will not fail, and our use and occupancy will be safe and secure. This is largely due to the effectiveness and thoroughness of the building code and Building & Safety professionals that ensure those codes are met in all construction.

RESPONSIBILITIES

The intent and purpose of the Building Code is to set minimum requirements and ensure the most recent strategies for safe buildings are implemented in construction. The building division is critically important to ensure all buildings are designed, permitted, and constructed to that safe standard. This is carried out through comprehensive plan check of all construction plans confirming compliance with the building code, the issuance of permits (including any conditions) that memorialize the design approval, and thorough inspection during the different phases of building, certifying construction is consistent with and accurate to the approved plan. The Building division is also responsible for the tri-annual update of the California Building Standard Code (CBSC) that is used by all jurisdictions in California as a base for its local regulation.

STAFFING

Staffing for the division is provided through a third-party contract with TransTech Engineers; the contract is administered and managed by the department Director. Interim Executive was asked to review the contract as part of the overall departmental assessment. Most of the terms of the contract are consistent with standard professional service agreements, outlining the obligations, responsibilities and compensation of the arrangement and the scope of services is consistent with the operation of a building and safety unit. A general summary of the contract follows. TransTech Engineers:

- Reviews building and development plans for conformance with the California Building, Electrical, Plumbing and Mechanical Codes, South Pasadena Municipal Code and rules

and regulations, and other requirements as set by city departments, and arranges for reviews by other agencies.

- Provides staffing for the following positions, hours, and rates:

Position	Hours	Rate*
Building Official	As requested (average 16hrs/week)	$102/hour
Plan Check	As necessary per workload. Committed to be in office 1 x week and ½ day by virtual appointment.	65% of plan check fees collected by the City.
Building Inspector	40 hours/week during regular business hours.	$76/hour
Permit Technician	40 hours/week during regular business hours.	$38/hour

*Rate adjusts annually on July 1 of each year by CPI using the LA-Riverside-Orange County Index

- Processes Initial Plan Check reviews within two (2) weeks after submittal with subsequent checks or revisions to approved plans completed within one (1) week following submission.
- Calculates and identifies all necessary fees for building permits, plan checks and other fees collected by the City related to building. Hours for issuing permits are consistent with South Pasadena's counter hours.
- Answers questions from the public related to active permits, fee collection or general building inquiries. Questions may be in-person, by telephone or email with a premium placed on responsiveness.
- Inspections are provided next day when requested before 4:30 p.m. during normal business hours (M-Th).
- Digitizes and maintains all permit records.
- Maintains training on latest codes and building techniques including training the Community Improvement staff to coordinate code enforcement functions on contractor related violations.
- Supports the City in the event the Emergency Operations Center is activated in response to a disaster or emergency. **
- Drafts and processes the tri-annual update of the California Building Standards Code. This requires an amendment to the building code, including any local amendments specific to South Pasadena. **

**Indicates activity that is not subject to the rate schedule above and billed separately

TransTech can maintain this level of task and staffing through a pool of professionals they can call on. The staffing is fairly consistent with the same personnel working on the contract but having a pool of professionals available to cover vacancies or leave-of-absence (vacations, extended sick leave or separation from the firm) allows TransTech to avoid a lapse in coverage with on-demand staffing.

This is a minimal allotment; however, it is sufficient to meet the needs of South Pasadena's volume of activity with acceptable turnaround timelines. It is important to note that review goals can be achieved even when the staff is overwhelmed or regularly assigned personnel are on authorized leave due to the pool of professionals available to TransTech. The flip side is when professionals change out, institutional memory is lost, and it can be frustrating for other staff to have to bring newly assigned personnel up to speed on current projects and processes. Another identified issue with this arrangement is that the Plan Checker is on-site one-half day a week for in-person consultation with applicants and one-half day for virtual meetings; virtual appointments can be scheduled as availability allows. This does not allow for quick interactions at the counter that might enable a designer or architect to move the plan forward. The positive tradeoff is that the plan checker has large blocks of uninterrupted time to concentrate on his or her caseload of plans to be checked for approval. In addition, TransTech has several other Plan Checkers that can be deployed in times of high volume and absence or vacancy of the assigned personnel. It is a balancing act that weighs one way or another depending on the desire to have staff for in-person inquiries or achieving expedited review.

TransTech has been the third-party provider for Building services since 1997. The current service is excellent, meeting contractual expectations, including timely plan check and inspections as well as the ability to maintain staffing levels when someone is out sick, vacations or unplanned separation from the firm. The FY 2022-2023 cost of service amounted to $807,000 and the current fiscal year is projected to be similar. Nonetheless, given the amount of time the City has contracted with one vendor for this service, it is appropriate to periodically reassess the market by issuing a new Request for Proposals (RFP) to provide Building services. The current contract is due to expire in June 2024. An RFP has been issued and responses are pending. This action does not reflect on the quality of service that has been received up to this point, nor does it indicate the terms of recent contracts are not fair and reasonable. Rather, it is best practice for cities and agencies to "go out" every three – five years to ensure the community is making the best arrangement available for a particular service. It allows the City and the vendor to reconfirm their commitment to each other under terms that are appropriate to today's circumstances and conditions.

Recommendation R22 (Long-range): Confirm contract terms and conditions for contracted building services every 3-5 years by issuing a new RFP.

Periodically, the Building Division has a need for some level of immediate action. There are times when the "counter" gets overwhelmed, and another hand is needed, or the Director wants technical advice from the Building Official or input on policy development. It could be a code interpretation, urgent plan check approval, a permit needs to be issued, or an inspection needs to take place right away. Under the current arrangement, it might take time to reach the off-site Building Official and being a third-party contractor, he or she does not work directly for the Director or other City officials. Because the relationship is less than supervisor / subordinate than if the Building Official worked directly for the City, there is less command in those periodic occasions when something needs to happen quickly and without misunderstanding.

A solution to filling these gaps and enhancing the building review and inspection operation would be to hire a Building Official that is employed by the City and is on-site every day. An in-house Building Official allows for a *concierge* level of service for any issue that might occur from large or important projects to smaller home remodels that encounter a unique situation and need special attention to resolve. As the Building Official, he or she would be qualified to step into any situation and act to supplement staff. Aside from any gained operational assistance, it provides for an in-house technical manager to oversee this important activity and manage with a technical eye the contract of any third-party service whether it is full-time, in a hybrid arrangement or retainer to augment staff when needed. Currently, the contract for this technical service is managed by the Director, which is not optimal. Benefits of this arrangement add coordination with the professional organizations giving South Pasadena a relationship with important groups in the building industry such as California Building Officials (CALBO) and the International Code Council (ICC). If authorized, the Building Official position could be funded through the collection of building review and permit fees. Currently, there are ample fees collected to absorb this expense and if approved, the scope of the issued Request for Proposals should be amended to exclude this service. Finally, it is important to stress this recommendation is not a criticism of TransTech's responsiveness to South Pasadena, rather it is an honest reflection of the difference in relationship between a direct report and contracting for a service and how the gap between the two could be bridged.

Recommendation R5 (Short-range): Consider authorizing and hiring an in-house Building Official to manage the Building division. Estimated annual net cost $136,000-$257,000.

Interviews with staff indicate that intake and counter activity volume at times does not allow the Permit Technician to review simple applications or process routine administrative tasks on the spot. As a result, everything gets *"taken in"* for review. Like Planning, regardless of the simplicity of the application or project, it gets processed through the system with everything

else. It might only be a day or two before approval is issued; however, it would expedite the process for the applicant and keep the system clear of minor projects if approval could be issued immediately. This could be addressed by employing an in-house Building Official as discussed above. The Building Official could help with counter tasks until the volume returns to suitable levels for the technician. Alternatively, a second permit technician for half the day could be added to the existing contract to provide someone for administrative responsibilities and processing simple permits over the counter. Like the discussion in Planning, adding a technician for half the day would allow for an Over-the-Counter practice with the ability to immediately get a permit for small projects or improvements. Lack of space might sidetrack a true One-Stop experience for now but the ability to get permits Over-the-Counter could be the first step to achieving that ultimate goal.

Suggestion S4: Authorize the addition of a part-time Permit Technician to the building services contract and assign him or her to the counter to handle OTC applications, administrative tasks and questions from residents and developers. Estimated annual cost $39,000.

Operational Systems

Operational systems are made up of *processes*, a series of actions or steps taken to achieve a particular end and *workflows*, how and in what order that work product (action or steps) moves through the system to effectuate review and approval.

The Building division uses standard processes to complete their portion of the review; Fire and Public Works also have reviews for specific technical conditions unique to their areas of responsibility. There are three main areas involved in the Building process:

- **Plan Review:** Once Planning has signed off on the discretionary approvals, zoning compliance and or architectural design, an applicant gets cleared to submit for plan check with Building. In this phase, plans are submitted digitally through a proprietary portal and reviewed for structural design and compliance with Building Code requirements. Plans are simultaneously routed to Public Works and Fire for their review and comment. Much like planning review, the most effective strategy for expediting building plan checks and obtaining a permit is to submit the most complete set of plans possible.

  As of February 1, 2024, plan check comments were being turned around within two weeks as required by the contract for services. On that date, the longest a plan had been in for review was seven days. The two-week turnaround does not necessarily mean approval. If plans are deficient, comments will be issued for correction. However, for subsequent submittals (resubmittal following plan check correction), TransTech checks

the plan to ensure the correction has been made and issues new comments or approval within one week. Building staff have adopted a policy that if after three rounds of corrections a plan is still not in a condition for approval, a higher-level Building Official will step in to coordinate a swift resolution resulting in expedited approval.

Integrated in Building's process is review by other departments. Typically, those are Fire (site access, occupancy, fire suppression systems), and Public Works (grading, public improvements). They take place simultaneously with the building plan check but are on their own timeline according to the resources available in the other departments. According to staff, the Fire Department has one Fire Prevention officer that is responsible for all Planning reviews, Plan Check reviews and inspections. The Fire Code is embedded in the Building Code and in some jurisdictions, the building Plan Checker is qualified to review the plan against the Fire Code and will do that as part of the building review. There may be some reviews that still need Fire personnel to conduct (i.e. fire sprinklers) but the major building related codes could be checked by a Building Code Specialist (Plan Checker). This creates a more efficient review and saves whatever time Fire personnel would spend on it because the building Plan Checker is already conducting a thorough review. Having the Plan Checker review the fire design is dependent on trust in Building's ability and Fire's level of comfort to give up control on an important feature of the Fire Department's review; however, in jurisdictions where those conditions exist, plan check is expedited. Alternatively, cross-training can take place to ensure the building Plan Checkers are current in their qualifications to do Fire reviews and assign reviews as high volume occurs to avoid overwhelming the Fire plan check resources and potential backlog.

Suggestion S5: Consider having the Building Plan Checker review plans against the Fire Code while conducting the Building Code review as conditions dictate to reduce overlap of review and maintain target turnaround times for all disciplines.

Permit Issuance: Upon approval by the Building division, Public Works, Fire, and Planning will make a final review to make sure the design has not changed through plan check and will stamp the plans with final approval. The applicant can then request a permit be issued. This procedure involves processing and issuing the actual building permit, collecting fees, and gathering any information required for public use. An invoice is generated, and payment is made either electronically or in-person with a check or credit card. (See issue with central cashiering in Department Pg. 18)

Inspection: When a permit is issued, an applicant typically has 180 days to act on the permit. Construction starts and at certain intervals or phases of construction, building stops while an inspection of completed work is conducted to make sure it meets all the conditions of the permit and is built according to the approved plan. Once an inspection is completed and work is confirmed, building resumes to the next threshold and the process is repeated until the project is completed. A final inspection is called to give final approval to the completed work. Inspections are typically carried out the day following a request and sometimes can be conducted on the same day if the inspector has availability in his or her schedule.

Like plan check, the Fire and Public Works Departments conduct their own inspections for items related to their oversight such as fire suppression systems and off-site improvements and drainage. Depending on the type of project, Planning may also be called for a final inspection. These must be coordinated and carried out prior to the Building division's final sign off of the project.

Performance Management

More than any division, Building utilizes technology systems to manage caseload and workflow. Given their familiarity with Accela, they integrate their third-party operation into South Pasadena's permit management system and utilize it to manage their activities and coordinate their actions. In this way, the Building Official can see the status of all projects in for review and better ensure turnaround times are being met.

It is also a good way to coordinate plans and plan check with the other elements of the review including Fire, Public Works and to the extent necessary, Planning. It was noted that until the program is fully integrated and utilized by all elements of the plan check process, certain efficiencies offered through the program cannot be achieved. The recommendation to fully implement and utilize Accela was made earlier for the entire department and is therefore not repeated here; however, it is emphasized.

Accela also allows Building to quickly and easily retrieve Key Performance Indicators to help understand the scope of activity and success in attaining goals for performance. During the last full fiscal year (FY 2022-2023) which included 208 working days, the Building division:

- Issued over 1,800 permits.
- Reviewed over 6,200 documents.
- Made almost 4,000 inspections in 846 projects.

The KPI above demonstrates a highly efficient unit meeting goals and requirements outlined in the third-party agreement for service. First plan checks are turned around in two weeks and subsequent checks are reviewed and commented on within one week. Activity through the first four months of FY 2023-2024 is trending upwards over the prior year. Straight line projections show an 8% increase in number of projects reviewed accounting for a 20% increase in permits issued and inspections rising 7% over the prior year.

Legislation /Regulation

New legislation and regulation to effectuate policy can happen frequently. Examples of this include migration to Green Building Codes, the “electrification” of buildings and accommodation of electric vehicles, updates to disabled access, and other similar policy directives. While these policy directives can cause major shifts and changes in the building and fire code, they are revised state-wide by the Building Standards Commission every three years. The process for updating the building and fire code allows plenty of time for changes to be vetted and approved before distribution to local government. During this period, building organizations, architects/engineers and developers can prepare for the change which mostly happens without major difficulty.

HOUSING

The most recently created division, Housing, is a positive step towards ensuring a diversity of housing prospects for all incomes and household makeups.

> *Housing is stability. Housing is dignity. Housing is absolutely necessary infrastructure.*
> *– Rafeal Warnock*

RESPONSIBILITIES

The Housing Division is tasked with development of affordable housing and managing the implementation of the City's housing programs identified in the 6th Cycle Housing Element. The division's activities are mainly focused in:

- Tenant Protections;
- Affordable Housing development; and
- Homeless policy – city-sponsored homeless service programs and formal coordination with third-party service providers are not yet formally established.

Each of the three areas has its own unique tactical objective, but all are tied in some way to the commitments of the Housing Element and increasing the variety and diversity of housing opportunities in South Pasadena.

At this point in its evolution, division activities are less "boots on the ground" program implementation and administration and more policy development and program creation. That said, there will be different stages of policy/program development that will require implementation. This should begin to happen relatively quickly and maintain a steady rate of development/implementation as the state Department of Housing and Community Development will be monitoring all local jurisdictions across the state, encouraging them to honor the commitments made in their housing elements.

- Tenant Protections - South Pasadena has identified several areas of policy, programs, and activity to pursue with the objective of ensuring housing stability and affordability for all its rental households. The city recently updated its Just Cause for Eviction ordinance to enhance protections to renters from Necessary and Substantial Repairs. In addition, the

Housing Element identifies several programs designed to protect tenants from unreasonable living conditions. These programs range from creating a rental registry and increasing relocation assistance in the event of a no-fault eviction to providing third-party legal consultation for tenancy issues and exploring rent stabilization programs. Finally, an overlap program with Community Improvement is the Rental Inspection Program. AB 838 mandated inspections of all complaints for substandard housing. South Pasadena has taken the additional step of proposing a city-wide program that will pro-actively inspect units with the goal of repairing substandard conditions before they become untenable and dangerous.

- Affordable Housing Development – South Pasadena is poised to develop more affordable housing over the next decade, some of which is city-sponsored and other that will happen naturally through projected growth. Immediately, the city is negotiating the acquisition, rehabilitation and covenanting of 19 existing housing units from Caltrans that are no longer needed by that state agency. Some of these properties will have covenants ensuring long-term affordability while others will be sold at market rate with proceeds used to fund further affordable housing efforts. Additionally, the city currently has a Request for Proposals to build a mix of permanent supportive housing and general affordable housing on city-owned property. Responses have been received and are being evaluated, which will dictate the amount of development for the site. As the program matures, there is the possibility for more city partnerships to develop affordable housing through land contribution and or funding assistance. As units start to be produced, there will be the need to ***establish an accurate tracking*** of all the affordable units, ensuring they are still being offered under the affordable parameters and are being maintained consistent with the commitments when they were developed.

  In addition to city-sponsored development, there will be new affordable housing units in a mixed income format with the utilization of Density Bonus provisions whereby developers receive additional density allowances in exchange for a percentage of affordable units. A companion to that is the City's Inclusionary Housing ordinance which requires a certain percentage of new housing be reserved as affordable. Both programs require a covenant to ensure affordability is being maintained, typically for 55 years.

  Homeless Policy – Homeless Services are not yet well established in South Pasadena nor are they centralized. Limited services are provided by a collection of service providers, mostly through the San Gabriel Valley Council of Governments (COG), with different parts of the city organization interacting with them – most commonly Police and Community Development (Housing and Community Improvement). An internal working

group headed up by CDD staff is collaborating to draft a Homeless Action Plan that will put these services in a more consistent and effective context. The Plan will give more definition to programs and policies to help combat homelessness and make accessible supportive mental health services.

Staffing

There is one dedicated staff person to the Housing division at the Senior Planner – Housing level. That is appropriate for the early policy development that is currently occupying the most attention. However, once new programs growing out of adopted policy start being implemented, new development opportunities come to fruition and rehabilitation and disposition of the Caltrans houses is realized, it will quickly be necessary to add staff, if nothing more than to administer the new activities coming on line. The established efforts and those programs committed to as outlined in the Housing Element will need at least one additional staff person. Initially a lower-level manager, such as a Management Assistant, should be sufficient to establish staffing for program implementation but attention should be maintained as the programs grow beyond implementation into maintenance and on-going administration.

Recommendation R23 (Mid-range): Authorize the addition of a Management Assistant to support the implementation, administration, and maintenance of evolving Affordable Housing programs. Estimated annual cost: $104,300.

Operational Systems

Operational systems are made up of *processes*, a series of actions or steps taken to achieve a particular end and *workflows*, how and in what order that work product (action or steps) moves through the system to effectuate service. The division is relatively new and focused on policy development. As a result, there are no real operational systems yet established in the division and what process and workflow does exist is mainly decentralized and evolving among various city departments.

Tenant Protections are established in the code to provide some “teeth” for tenant challenges to owner wrong doing; however, protections are set-up to be enforced civilly. City assistance is found in referral to third-party legal service providers and tenant advocates. Once a referral is made, it represents a handoff with no further follow-up.

Similarly, referral to third-party providers is the main resource for homeless services. This effort is even less centralized with members of staff from several departments referring individuals to third-party service providers. The Homeless Supplemental Program and SGV CARE are programs administered through the San Gabriel Valley Council of Governments (COG) with a

third-party service provider (LA CADA). The Homeless Supplemental Program conducts in-take services locally once a week on Mondays and organizes periodic outreach activities aimed at education of services available. The SGV CARE program is a mental health crisis alternative response program. Currently the Police Department is most active in this area but there is some migration of attention to the Housing division with policy development; it remains to be seen to what extent services become local and where they are managed. While homeless policy is being developed, cases are either referred to or identified by third-party providers for services. Like tenant protections, once a referral is made, there is limited, if any, follow-up. An analysis of program efficacy for the SGV CARE is ongoing.

The housing development program is not yet mature enough to require processes, although staff should start thinking about them as new units will come on-line in the next 1-3 years. As the number of affordable units grows from city-sponsored new development, and density bonus and inclusionary housing programs, it will become more important to have protocols and staffing in place to accommodate the administration of the affordable inventory. Established processes for tenant selection, on-going unit tracking for management compliance and vacancy, monitoring of affordable covenants and unit inspection as well as routine unit maintenance and repairs will need to be developed and implemented.

Recommendation R24 (Mid-range): Identify and develop processes associated with the construction and operation of affordable housing units including, but not limited to, tenant selection, maintenance of affordability covenants, timely inspections of affordable units, required maintenance and overall unit tracking.

Performance Management

The Housing division is mostly guided by the policies and programs identified in the Housing Element. This works as a universal guiding document. Housing staff has developed an informal work plan to keep pace with the commitments made in the Housing Element and ensure activities are being done in a timely manner. This informal plan works to keep staff on task and management aware of status. While not sophisticated, it is practical and useful in achieving its purpose. It is also straight forward and easy to understand making it transferable to other staff members, current or future, for use and direction.

Housing is a new division, and programs are still being defined, developed and implemented. As policy turns into developed units and other housing programs start to mature, informative data-driven KPI should be identified and collected to help gauge the success of the various housing programs. Collected KPI should be related to development of affordable housing units, tenant protection programs and referrals, and homeless calls for service and referrals. This will also assist in the accurate deployment of financial and human resources.

The collection of relevant KPI has already been recommended so is not repeated but is mentioned here for emphasis.

Legislation/Regulation

Housing legislation is expected to continue into the foreseeable future. As long as there are housing shortages and difficulty with finding adequate housing, the legislature is going to continue to pressure local government to build more housing through new laws. How and where that housing is built is something local government can still influence and having a Housing division is a good vehicle to develop and evolve that policy.

Community Improvement (Code Enforcement)

The City's code enforcement function has been renamed Community Improvement denoting the importance of maintaining quality of life through code compliance.

> *"Code enforcement always brings more gratitude after disaster strikes than it does before."*
> *- Anonymous*

Responsibilities

The Community Improvement division is responsible for ensuring properties are used and maintained to the standards outlined in the municipal code, standards that the community has agreed are necessary to maintain the charm and character of South Pasadena. This includes both commercial and residential properties, the structures occupying property and related activities on or adjacent to the properties.

The majority of the case load for Community Improvement can be categorized in three basic groups: 1) general code compliance; 2) violations of SPMC Chapter 19A.12.4 related to leaf blowers and regulation of their use; and 3) enforcement of AB 838 – Substandard Buildings. AB 838 – Substandard Buildings requires each city to develop a rental unit inspection program to respond to complaints of substandard housing. South Pasadena has entrusted the responsibility of the inspections to the Community Improvement division. The strategy involves utilizing the code enforcement program to bring substandard units into compliance with City codes, reduce the risk of displacement of tenants currently living in substandard units and improve overall housing conditions in South Pasadena. When violations are cited, code enforcement will offer property owners information to help them correct the identified deficiencies.

The City's Community Improvement positions had been filled with contracted staff from 2018 until February 2022. The turnover in contracted staff resulted in a backlog of code cases. On top of that, the division experienced a large increase in case load last year, more than tripling new cases from the prior year. This is a direct result of South Pasadena's adoption of leaf blower regulation and the state's mandate to inspect substandard buildings (AB 838). To help direct activities, the City prioritized the type of violations to concentrate enforcement:

- Level 1 - Imminent health and safety hazards such as dangerous and unstable structures. These violations are to be investigated by the end of the next business day from case initiation.
- Level 2 - Significant code violations including substandard housing conditions. All Level 2 cases should be investigated within five business days.

- Level 3 - Other code violations such as overgrown vegetation and blight. These cases should be investigated within 10 business days.

The strategy of prioritizing cases helped the Division close approximately 60% of the backlogged cases in 2023 as reported in the City's Year in Review.

A code enforcement industry standard for caseload management is 100-125 cases per authorized enforcement officer. It is not uncommon for the volume of code enforcement cases to fluctuate and sometimes exceed the capacity of staff to address in a timely manner. Some level of caseload management can be maintained with overtime hours and running in the "red zone" but like the example with the Advanced Planning effort, it is not sustainable long-term. In times of high volume, existing staff can be refocused on priority caseload and work Level 1 cases first. Combined with an established goal for closures, staff can concentrate their efforts on specific areas of enforcement as dictated by the City Council, the City Manager, or the Director and work down a priority list to the other, less concerning cases.

Recommendation R11 (Short-range): Maintain the characterization and prioritization of caseload attention as outlined in the 2023-2024 budget. Caseload priorities should be periodically reviewed and adjustments in assignment made as appropriate.

While AB 838 requires response to complaints, South Pasadena has committed to developing a proactive Rental Housing Inspection program. The program seeks to proactively and systematically inspect a certain character of units (typically older units) to ensure compliance with Health & Safety Code standards for habitability. The program is intended to augment and support the city's program to inspect substandard buildings as required by AB 838 by providing the infrastructure and capacity to respond to complaints but to also be proactive and address habitability issues before they become untenable. An ancillary benefit of the program is the opportunity to identify residents who need support, especially isolated seniors, who might not otherwise be in contact with resources and link them to services. Some cities use a low-cost or no-cost rental registry program to identify units and put them on a rotating schedule for inspection. South Pasadena has elected to not implement a registry program; the program parameters will have to take this into account when building a database of rental units subject to inspection. Formalizing the AB 838 program through collection of information and populating a database with those units first is a good way to begin an inventory of units.

A proactive program may necessitate a review of staffing capacity and should be considered as the program is prepared for implementation. If successful in mitigating substandard conditions *before* they occur, it may alleviate the need to deploy resources in response to complaints per AB 838.

Suggestion S8: Review staffing capacity when developing the Rental Housing Inspection program.

Staffing

Previously, the code enforcement function was implemented by a third-party contractor. Given the nature of the assignment and other opportunities available, there was a large turnover of code enforcement staff with the vendors. This caused disruption and lack of continuity to a point where the decision was made to employ the staff directly. This arrangement has greatly improved the efficiency and efficacy of the unit.

The division now has two authorized positions to handle the caseload and assist in any administrative or policy activities. With a robust caseload, authorized staffing is appropriate with a Senior Coordinator and a Coordinator. The division had been operating under capacity with the Coordinator position being vacant; however, after a successful recruitment, a new staff member has joined the team as Coordinator earlier this spring.

As a means to manage priority caseload, Level 1 cases could be assigned to the Senior Coordinator and Level 3 cases could be investigated by the Coordinator. Level 2 cases would be assigned between the two according to complexity and profile and considering existing caseload.

Operational Systems

Operational systems are made up of *processes*, a series of actions or steps taken to achieve a particular end and *workflows*, how and in what order that work product (action or steps) moves through the system to effectuate service.

The operational systems used by the Community Improvement division are traditional to many code enforcement agencies. Enforcement is complaint-based, that is reactive as opposed to patrolling looking for violations. The latter strategy usually results in more violations than can be handled by the unit and oftentimes leads to claims of selective enforcement. To ensure consistency of application and focus on areas of concern, complaint-based enforcement is employed by most agencies. Relying on the community to identify areas of tension, conflict and deficiency makes the process fair, gives clarity to enforcement staff and is effective to address expressed concerns.

Until recently, all complaints were recorded by telephone call, email or referral. In other jurisdictions, technology is employed via a mobile telephone app that allows residents and community members to report a violation that generates a precise location and the ability to

attach a photo documenting the infraction. Indeed, the current South Pasadena app has been modified to allow all residents to report leaf blower violations in a similar fashion via the app; however, the app provides an email address to report all other violations. Utilizing the same technology to allow reporting of all other violations via the app can produce better coverage by leveraging the community's diligence to uphold an agreed standard through an easy-to-use application. The use of this technology can make the reporting and investigation aspects more efficient for both user and enforcement coordinator.

Suggestion S9: Expand the City mobile application capabilities to enable all code violations to be reported via the City's app.

If upon investigation a violation is found to exist, the Coordinator will issue a warning and a timeline for compliance. The owner will also be referred to resources that will help in gaining compliance. If the violation still exists at the expiration of the warning period, a citation is issued. Citations come with a corresponding penalty and timeline for compliance. That penalty increases as non-compliance continues. If compliance is not achieved administratively, the violation is referred to the City Attorney for prosecution. It is not clear at what point a referral takes place; however, there should be a consistent, standard threshold for referral to ensure consistency of enforcement from one case to the next. The threshold should be clear with the ability to be evenly applied. For example, the threshold for referral could be following the third citation or once a penalty reaches a certain dollar amount.

Suggestion S10: Establish a threshold for referral to the City Attorney for prosecution.

The South Pasadena Municipal Code was amended to allow for administrative citation as a deterrent to violations and a tool to gain code compliance when an infraction is found. The amendment establishes a process for appeal through a hearing and authorizes the City to use any means lawfully available to collect fees and penalties imposed through the enforcement process. While authorized in the SPMC, a third-party vendor to conduct hearings and effect collection has not yet been retained.

The hearings are infrequent, and it is not efficient to have dedicated staff conduct hearings, although a senior manager in a larger organization could be designated as the hearing officer. Regardless, collection is typically contracted out to a firm that provides that specific service for a designated percentage of the recovery. Firms such as Data Ticket, Phoenix, and Sequoia Financial provide both hearing and collection services to many smaller agencies. The inability to conduct appeal hearings and collect fees renders the deterrent and enforcement tool hollow and of little effect if violators know there is no penalty to non-compliance. Staff is aware of the situation and is arranging to retain a third-party vendor.

Suggestion S7 Pursue retention of a third-party vendor for code compliance hearings and collection.

Performance Management

The Community Improvement division has developed work flows for Accela (programing) that will enable effective caseload management. The unit already manually collects limited KPI (numbers of cases opened and closed). Once Accela is fully programed and Community Improvement staff become more familiar with its full functionality, additional KPI such as type of violation and length of time to gain compliance, should be collected and used in the management of resources and policymaking. The collection of KPI has already been recommended and is not repeated here but mentioned for emphasis.

Film & Art

South Pasadena has a robust filming program that provides an ongoing economic benefit to community members and great exposure for South Pasadena. Its charming neighborhoods and homes offer a wonderful backdrop for Hollywood and its many productions. Filming is encouraged in the city to show pride in the community's character and amenities, and to consistently fuel a valuable economic engine. Filming also presents supplemental income opportunities for South Pasadena life-safety employees.

Alright Mr. DeMille, I'm ready for my closeup.
– Norma Desmond

South Pasadena seeks to enhance its charming character through an adopted public art program. It funds the program through a public art requirement for all new development that exceeds certain valuation or size, generally in excess of $500,000 in value or that includes 4 or more residential units. The requirement can be satisfied either by installing art on-site valued at 1% of the building value or by paying an in-lieu fee (1 1/2 % of the value of the building's core and shell). These standards are common in other Southern California public art programs and much like South Pasadena, are used to promote cultural experiences, encourage economic development, and enhance the quality of life in their communities. Funds generated from the in-lieu fee are used for city-sponsored art projects and programs that promote art to the general public. New development has been relatively inactive in South Pasadena for the past several years and therefore, the fund has not yet deployed significant resources to enhance the public realm.

The purpose of art is washing the dust of daily life off our souls.
- Pablo Picasso

Film

Responsibilities

The filming operation is responsible for arranging all commercial filming within the city including coordination with location scouts and film producers as well as other city departments (i.e. police and fire), liaise with the neighborhoods in which filming is scheduled to take place, issuing permits including the setting of conditions and monitoring on-site filming conditions. The Liaison is the main conduit between production team, the city and the neighborhoods in which they film.

In addition to permitting and on-scene coordination, the Film Liaison maintains a healthy relationship with neighborhoods popular for filming. This relationship allows for dual benefit as residents or neighborhoods interested in offering their properties for film shoots oftentimes contact the liaison asking if opportunities exist. It also allows the liaison to know what is tolerable in what neighborhoods and which might be open to filming and when. This is important when coordinating and negotiating conditions for a film shoot with the production team. The familiarity and trust built among all parties is critical in a smooth operation. This personal attention is noted as the main difference between an in-house operation and contracting the service out to a third party like FilmLA.

Staffing

The Film office is staffed by one liaison. The Film Liaison handles all coordination activities within the city organization and because of the familiarity with conditions of other departments can oftentimes represent the needs of other departments, such as police and fire, freeing them up for other activities within their scope of responsibility. The position requires the ability to operate independently, at a high-level, with responsibility that requires attention at all hours of the day and night.

The operation is very successful and runs smoothly; however, that is attributable to the specific characteristics of the person staffing the role. They must be knowledgeable of the city and film industry, be able to develop and maintain good relationships with both and be committed to a very high level of customer service, equally for community neighborhoods and film production teams. South Pasadena is fortunate to have such a person with those skills staffing the film operation. Part of the current Liaison's success is her tenure in the organization – 23 years. This has allowed her to perfect the operation and develop the long-standing relationships necessary for success and high achievement. It also comes at a cost as the Liaison's attention may be required at any time, day or night, making it difficult to maintain normal business hours and time off for vacation or other approved leave.

The success of the operation is solely dependent on the performance of one individual. When the Liaison is good at their job, production crews are drawn to South Pasadena with the knowledge they can get their production done in an efficient and practical way. If the level of customer service is not up to expectations, production crews will find other locations that more easily serve their purpose. It is a simple matter of competition, and the winner provides the best service and easiest process for the film crew. Currently, South Pasadena earns high marks in customer satisfaction as demonstrated by the volume of filming that occurs each year in the city.

At some point, the current Liaison will separate from the organization, and it will be difficult to find someone with all the same characteristics and commitment to customer service and ramp them up to an expected high performing level. A concerted effort to cross-train other individuals within the organization can help alleviate any disruption due to separation and provide a path to job opportunity within the organization.

Recommendation R25 (Mid-range): Begin a cross-training program for other members of the staff to become familiar with the tasks and responsibilities of the Film Liaison as a part of succession planning.

Operational Systems

Operational systems are made up of *processes*, a series of actions or steps taken to achieve a particular end and *workflows*, how and in what order that work product (action or steps) moves through the system to effectuate service.

The process utilized by Film staff is straightforward and clear. There is no real marketing of the service as film production crews have come to know the assets South Pasadena has to offer and developed a relationship with the Film Liaison. Initially a contact is made either through the digital submission of a film permit or more likely, a contact directly with the Film Liaison. The film Liaison works as a type of "concierge" offering a single point-of-contact that will guide the process from application to completion of filming.

Once an application is submitted, there is a preliminary review and negotiation of conditions. Since the Liaison is familiar with standard conditions and wants of other departments, this preliminary review is quite efficient at getting most of the elements of the permit reviewed and approved. Still, applications with preliminary comments and conditions are routed to applicable departments for review and further or edited conditions.

Permits have strict conditions for gaining neighborhood approval which is the responsibility of the production team. Signatures are required of certain percentages of adjacent neighbors depending on the hours filming is to take place before a permit is issued. In addition, written permission is required from property owners where parking of film production vehicles is occurring in front of their property, in the public right-of-way. Financial compensation is negotiated strictly between property owners in the neighborhood and the film production team; the Film Liaison does not take any part in that transaction.

Once signatures and department approvals are obtained, filming can be scheduled. As a single point of contact, the Liaison shifts from administrator to coordinator handling all conflicts and issues that might arise between film crews and the neighbors where filming is taking place. This

level of concierge service is what has made the program successful and differentiates it from a third-party contractor whose responsibility may end at issuance of permit.

Performance Management

The Liaison has developed a good management tool based on a calendar in which all activity is scheduled and monitored. This allows the Liaison to track activities, schedule notices in advance and stay abreast of several different film shoots that might be happening at different times and different locations. The calendar can be shared with leadership to understand status and level of activity. It is unknown whether this can be maintained in the Accela system but if it can, that might make status and periodic reporting easier and more efficient.

As noted, this is one of the only operations that has established KPI and reports on status regularly. The annual FY 22-23 report indicates 146 film permits issued for a total of 203 days of filming. KPI are also kept on revenues, number of staff assignments (permits requiring either police or fire personnel to be on-site), compensation reimbursement, and permit fees and business tax collected for use of private properties, public properties, and life safety personnel. Smoother operation results in satisfied customers that translates into dollars generated in the local economy. During the 22-23 fiscal year, filming activity generated over $1,600,000 in economic activity (compensation and fees). After applying standard economic development multiplier models, this activity resulted in anywhere from $4.9 - $11.2 million in economic benefit.

Observation O5: Filming in South Pasadena is a tremendous economic development tool and should be retained. Care should be given to securing the future of the program through appropriate staff succession planning as noted above.

Legislation/Regulation

Legislation and regulation are not external factors influencing the filming operation; however, that is not to say there are no other external influences that affect the level of production activity. The level of film production that takes place is subject to competition from other cities, states, regions, and countries as well as labor issues and strikes by any one of the many components involved.

ART

RESPONSIBILITIES

The Public Art staff liaison is responsible for coordinating the activities of the Public Art Commission. The Commission is tasked with review and approval of on-site art created through the Public Art Program and new development. The Commission also directs City-sponsored development of public art and programs which are funded mainly by the Public Art In-lieu Fee imposed on new development and improvement. Much of the activity of the Commission has been dedicated to policy and standing up the Public Art program. As more development takes place and the art fund grows, there will be greater activity surrounding the production of public art and associated programs.

STAFFING

Staffing for this section is currently performed by an Assistant Planner assigned to Current Planning. Given the current level of commission activity, which meets quarterly, she is able to coordinate the activities of the Commission with her responsibilities in Planning.

OPERATIONAL SYSTEMS

Operational systems are made up of *processes*, a series of actions or steps taken to achieve a particular end and *workflows*, how and in what order that work product (action or steps) moves through the system to effectuate service.

The review and approval of art projects is scheduled during the architectural review process. Policy development and public art programs do not have set parameters that require processes to implement and administer.

VIABILITY OF AN INTERNAL BUILDING DIVISION

As part of the Department assessment, Interim Executive was asked to review the contracted building services and determine the viability of creating an internal Building division. The review was to include:

- Funding for an internal Building division and potential sources.
- Current third-party contract for types of services provided, the cost, turnaround time and customer protocols.
- Necessary staffing levels, including positions and operational considerations.
- Alternative proposals to create a full division.

"The road to success is always under construction." – Arnold Palmer

VARIABLES AND ASSUMPTIONS

In addition to the elements outlined in the Scope of Work, Interim Executive considered other, pertinent variables and made certain assumptions in the viability analysis. The following list combines those variables and assumptions with the prescribed elements to make a thorough review and form a conclusion:

- **Types of Services:** What types of services would an internal Building division undertake?

  Much like contracted services, an internal unit would be responsible for oversight and administration of all building related activities including building code interpretation, plan check, permit issuance, inspection, record retention and maintenance, tri-annual update of the building code and emergency response services.

- **Necessary staffing:** What is the necessary level of staffing to achieve a viable internal building division?

  Determining the proper number of staff is a delicate balancing act that requires enough positions to handle the volume without too many resulting in periodic, or worse prolonged, downtime with nothing to do. During times of normal building activity, a new Building division should be able to service the needs with four (4) new positions: Building Official; Building Code Specialist (Plan Checker); Permit Technician; and Building Inspector.

This would not leave any room for excused or unexcused absences from the regular work schedule. Should any one of these four positions be away from work for any reason, there is no exigency plan to replace the loss of productivity. If the absence is experienced for any length of time and depending on the volume in the queue, a backlog will occur. A backlog would be experienced by the loss of any one of the positions, but the greatest impact would be at the plan check phase, which is the most complex and time consuming. Correspondingly, occasions of high volume will naturally extend the time for review and inspection. A well-trained, experienced Building Official could step in to assist at any one of these positions to relieve a backlog; however, that is not sustainable for a long period of time. This condition could be somewhat mitigated by adding another Permit Technician to the team where smaller plan check could occur and administrative duties could be assigned such as KPI maintenance and general counter information or process. Fluctuations in volume could also be addressed by retaining a third-party contractor to take on overflow when volume increases, or a position is vacant due to absence or full separation.

The biggest hurdle with necessary staffing would be finding personnel that are multi-disciplined and provide enough benefit and professional challenge to attract and retain them. For the last several years, the industry has experienced a dearth of qualified personnel in the building arena. The lack of trained and qualified workforce is due in large part to what some have referred to as the *Silver Tsunami.* This describes the phenomena whereby many of the older members of this discipline are retiring and there is not a measurable pool of trained people to fill the void, both degreed and licensed engineers and non-degreed tradespeople. Exacerbating the situation is competition for their services, not only from other public agencies but the private sector as well. At the same time, it is critical for a team that is as lean as proposed to maintain some consistency in staffing and avoid turnover, both for continuity and because of recruiting difficulties. The ability to attract and retain a group of specialists is perhaps the biggest and most important challenge in determining viability.

- **Technical Expertise:** What level of expertise will be required?

To effectively deploy a team with four or five members, they would each need to be highly trained in their specific area of the operation. The Building Official should be a Certified Building Official to ensure he or she has the knowledge and expertise to weigh in on all building decisions; he or she may not have someone on staff to turn to for specific areas of the code. In addition to all team members holding standard certifications in building, plumbing, electrical and mechanical, there are also specialty areas that the team should possess including, but not limited to, disabled access

(Certified Access Specialist [CASp]), historic building code, green building codes and LEED (Leadership in Energy and Environmental Design). The team may need to place special emphasis on electrical given the push for solar power and the electronification of buildings in California.

Most larger organizations have staff for general areas of responsibility, i.e. building and the trades (mechanical, electrical, plumbing, also referred to as MEP). These are typically split along similar lines in both plan check and inspection. In a small organization, it is not efficient to have staff for each area necessitating *combination* plan checkers and inspectors. This means staff employed in those positions will have to demonstrate the ability to review and inspect all areas of construction including building **and** the trades. The necessity for *combo* plan checkers and inspectors, individuals that are skilled in both areas, further limits the pool of candidates from which to recruit. This can be somewhat mitigated by having an inspector that can plan check MEP and do all inspections on a job site. This is a common practice, and it relieves the need for the plan checker to be skilled in both areas. If the Plan Checker is skilled in both, the *combo*-inspector is available to assume some of the work load during times of high volume. Depending on the volume of activity, this condition might actually be complementary necessitating only part-time work in each area of plan check and inspection, but that requires a very precise balance that may not always be the case.

- **Cost:** What is the cost of creating an internal building division?
  During FY 2022-2023, the total cost to provide contracted building services was $807,000. The FY 2023-2024 budget included $750,000 for these services; however, costs are expected to approach $800,000, like the year prior. The contract includes several components. They are:
  - Building Official: 6 to 16 hours per week at a rate of $102/hour
  - Plan Checker: as needed at a rate of 65% of collected plan check fees
  - Building Inspector: 40 hours per week at a rate of $76/hour
  - Permit Technician: 40 hours per week at a rate of $38/hour

  The annual cost to start up an internal Building division is estimated to range from $730,000-$890,000 for a minimum team of four professional staff. That range goes to $830,000-$990,000 if a second Permit Technician is added to the team. The cost in subsequent years is estimated to range from $675,000-$830,000; addition of a second permit technician adds $100,000 annually (see Appendix 3-A).

Provided the high-level demands for both technical expertise and per person production to cover all the demands with a minimal team, South Pasadena should expect to compensate their team at a level commensurate with the market. For this, Interim Executive looked to those agencies in close proximity to South Pasadena that had full-service building departments for comparable data[1]. Like South Pasadena, many smaller San Gabriel Valley cities use third-party vendors for this service or augment City staff for a portion of the service with a third-party contractor[2]. Staff costs for a minimal in-house team of four (4), absent any operational costs (rent, equipment, software) range from $565,000 to $725,000 (see Appendix 3-A). This is straight salaries and benefits and does not include overtime or *special pays*.

The estimated cost of Maintenance and Operations is $170,000 in the first year and $105,000 thereafter (see Appendix 3-B). The City has already acquired the Accela permit management system so there is no additional cost for that critical technology; however, more and more agencies are going to digital plan check for efficiencies among the various touch points of a review and inspection. South Pasadena applicants currently submit their plans, and they are reviewed digitally, by TransTech. There are several products on the market. Two of the most popular are BlueBeam and e-PlanSoft. Typical acquisition is provided via a license, either individual or shared. Product costs vary depending on many different variables but a basic BlueBeam license for a small group is $300 annually per licensee. Annual estimated cost is $3,000 accommodating up to ten users, which could include Fire and Public Works plan reviewers. Computers and monitors to utilize the digital plan check service for startup is estimated to be $20,000 (10 stations at $2,000 each). The balance of costs is typical Maintenace and Operations expenses including equipment (vehicles), training and certificates, dues and memberships (CALBO, ICC), furniture and publications.

- **Source of funding:** How can the operation be funded (source)?

  Plan Check and Permit fees are established to fund the Building division services including all employee costs, equipment and M&O. This fee is established based on the cost of the service provided. There is sufficient funding generated each year to fund the division in the identified range of cost.

[1] The neighboring cities of Burbank, Glendale, Monterey Park, Pasadena, and San Gabriel were surveyed to gain representative, comparable compensation information. Salaries were collected at the highest step reflecting the need to be competitive in recruitment and retention. South Pasadena assumes a 40% "benefit load" (a percentage of salary to account for provided benefits) for budgeting purposes and a similar premium was applied here. The City of Los Angeles was excluded as not being comparable in size and common responsibilities.

[2] Included in this group are the cities of Alhambra, Arcadia (hybrid), La Canada-Flintridge, Monrovia (hybrid), San Marino (hybrid), Sierra Madre and Temple City.

- **Depth of Team:** How will the new operation accommodate for planned and unplanned absences of staff and particularly high-volume periods?

  Currently, South Pasadena can maintain the target goal of initial plan check (two weeks) and resubmittal check (one week) without backlog due to the availability of a pool of technical staff and plan check engineers that can perform at any given time. This level of depth allows the contractor to maintain workforce and productivity in the face of vacations, sick employees, and separations from the organization without losing momentum. This is not the case with a defined in-house staff – there is no one to absorb the extra work in times of high volume, prolonged absence, or vacancies.

  To maintain momentum, many agencies (large and small) have third-party contractors on retainer to augment in-house staff during periods of high activity, absence, or vacancy. It allows for on-demand staffing without having to incur the commitment and high premium for salaried staff. A fixed amount of $80,000 is included in the cost of establishing an in-house Building division (maintenance and operations). Without any history to estimate, Interim Executive has reserved 10% of the amount paid for third-party building services. This number can be adjusted up or down once usage stabilizes, and a trend can be established.

- **Accountability:** Will there be more or less accountability with an internal Building division versus a third-party arrangement?

  Naturally, there will be more accountability with in-house staff. That is not to say that third-party contractors cannot or are not being held accountable; however, the relationship is different, and expectations of internal staff can be adjusted according to the culture of the organization and direction from leadership. In the case of a third-party contractor, that culture is not dictated solely by the organization, but rather by a contract. The benefit is slight but tangible.

- **Responsiveness:** Can responsiveness be maintained or increased with an internal building division?

  Responsiveness would be enhanced with an in-house Building division merely by the fact that staff would be on-site during all operating hours. There are times when the Director or City Manager may have urgent need to speak to the Building Official or render an expert interpretation on a building issue. In this case, if South Pasadena employed their own Building Official, he or she could handle these periodic issues immediately. The current arrangement provides for this attention; however, given the terms of the

situation, it is not always immediate. In an emergency or matters of urgency, an in-house Building Official would be qualified to do any activity in the process from making building code interpretations to plan check to issuing a permit on the spot without having to arrange the activity with an outside contractor. In addition, an on-staff Building Official would be able to better manage the technical service and direct activities more effectively of both in-house staff and contracted third party vendors.

In times of emergency, an in-house Building Official is able to immediately take action without having to make arrangements with the third-party contractor for response. It would be part of his or her defined job description with the benefit of knowing city leadership's expectations and priorities in an emergency.

NOTE: With respect to responsiveness and accountability, it is important to stress that better response and accountability among in-house, on-campus staff does not mean there isn't good response and accountability with third party contractors. What is being pointed out in both elements is third party versus first party naturally has less. For the most part, contractors are off-site and not immediately responsible to one entity while in-house staff are on-site and directly accountable for their actions to their supervisor and or organization leadership.

- **Efficiency:** Can an in-house Building division maintain or improve efficiency?

  Assuming the activity volume stays consistent, a stabilized team of four or five headed up by a Building Official should be able to maintain similar efficiency; it is doubtful an internal team could improve on the output as the current contractor is operating at a peak level of production and can staff on-demand when volume increases. Having a second Permit Technician during times of high volume could provide for an **over-the-counter** experience for smaller, routine building permits. Customers would be able to come into City Hall and leave with a permit. This might only reduce times by a mere two-three days, but it would provide an immediate resolution for the customer and avoid clogging the system with minor projects. This could produce even more efficiency by not having to address smaller projects along with the major developments.

  In making this claim, it is important to know that similar efficiencies cannot be duplicated before stabilization of the new division, which is when all positions are filled, trained, and operating at normal production levels. The current third-party arrangement is the result of many years and experience in addition to having a pool of professionals to maintain turnaround times during high volume or staff absences.

- **Operational Considerations:** What operational considerations are there with an in-house Building division?

  The biggest operational consideration is space. These considerations are for both personnel and equipment. With an in-house division, two to three net new bodies will have to be housed full-time in the office in proximity to the front counter. As part of that consideration is the space needed to conduct their activity. Assuming the unit acquires digital plan check software, they will need larger monitors to see details on plans. At least one large viewing area will also be needed for those instances when a full set of plans in hard copy needs to be reviewed either by a plan checker or a group of staff. To accommodate staff, a new space plan and reconfiguration of the Community Development offices will need to be designed and implemented.

  The other operational consideration is technology. To maintain efficiency and efficacy, the team will have to utilize technology including full implementation of Accela and digital plan check. Most of the industry is proceeding to digital service to move large volumes of information quickly, easily, and conveniently. The permit management software is helpful with case load management and has a payment module integrating that activity into the overall system. Most professionals with the credentials needed by South Pasadena are either familiar with the digital software or can learn fairly quickly.

- **Other agencies (of similar size):** What are other agencies of South Pasadena's size doing for their building and safety operations?

  Many San Gabriel Valley agencies of similar size and volume use third-party building services to meet their entire need as South Pasadena currently does. Some have established a hybrid system whereby they employ staff for certain functions such as a Building Official to oversee the entire third-party operation with the official status to conduct any of the activities on his or her own. Others contract out the more complex activity of plan check while employing a Building Official to oversee the operation; a Permit Technician to operate the counter, interact with customers and carry out smaller administrative tasks; and an inspector to ensure construction is properly carried out as approved. Neither a hybrid nor a full contracting of services arrangement is unique to the San Gabriel Valley. Many use combinations to customize a service that meets their unique needs and expectations. Mid-sized and larger cities tend to have their own, in-house operation. Because of the volume of activity, it makes sense to carry the obligation of in-house staff. Given the size of their operation, they typically have dedicated space on campus and can absorb any production lost to absences and vacancies like a third-party contractor.

ANALYSIS

Theoretically, creating an in-house Building division is a viable proposition. The addition of four to five new staff members is off set by the funding for contract services. There is currently adequate funding to carry out the function and as costs rise, the City has control to adjust the building permit fees to meet an increasing obligation. As full-time employees, building staff would be on campus and more responsive to periodic needs of the Director and City Manager. Similarly, there is an employer-employee relationship that naturally brings more accountability than a contractual relationship. Finally, there are other small San Gabriel Valley cities such as San Gabriel and Monterey Park that provide a full-service building division in-house.

Practically it will be very challenging for a small organization to recruit and retain a team of experienced, highly sought-after professionals to maintain consistency and high-quality service. Characterizing the professional challenge will help to some degree in recruiting a Building Official who will be the cornerstone of the new division. That said, it will most likely attract first time Building Officials from the ranks of Principal or Senior Building Code Specialists. While fees can be adjusted to accommodate increases, there will always be the consideration of pension benefits (CalPERS) for full-time staff; that obligation is a long-term commitment. There will naturally be less of a *bench* to call on in times of high volume or absence but that can be mitigated by keeping a retainer contract with an engineering firm to augment staff when needed. It will increase overall costs but there should be funding available with the current fees collected and allows for on-demand staffing to keep turnaround times to a minimum. Standards for efficiency and productivity can be established; however, current production and levels of efficiency are at peak and improvement to higher levels of output is not likely. Further, with in-house staff and greater responsiveness, there can be a temptation to divert their attention to other activities which may impact their ability to hit efficiency and productivity targets. Finally, the Community Development office is already full and space for a comprehensive, forward-facing operation is at a premium.

None of these cautions are insurmountable nor do they necessarily foretell a negative proposition. They are outlined here for reference and to identify the hurdles, challenges, and commitments of such an operation to assist in making an informed decision on whether to establish an in-house building division. Given proper attention, resources and discipline, the division can be successful and bring additional benefit to the residents and businesses of South Pasadena.

Alternative Scenarios

As part of the review and analysis, Interim Executive was asked to provide alternative scenarios to establishing a fully functioning internal building division. This includes three options:

1. **Hybrid option** – in this case, certain members of the team would be hired and employed by the City while the other areas of the Building operation would continue to be contracted with a third-party service provider.
2. **Phased-in Option** – this strategy involves hiring members of the team over time, essentially employing a hybrid operation with the goal of eventually filling all positions in-house.
3. **Maintain the status quo** – Continue to contract building services with a third-party vendor.

In any scenario where staff is being brought onto the City's payroll, the Building Official should be the first one hired becoming the cornerstone of any reformatted building operation. As the Building Official, he or she would be best positioned to implement the selected plan at the appropriate time and in a cost-effective way while maintaining a high-quality level of service.

Hybrid Option

By retaining a Building Official first, it bridges the gap to many of the positive attributes sought out in an in-house division. He or she would be certified to immediately carry out any task in the operation enhancing responsiveness to urgent situations and emergencies. An in-house Building Official would also provide a technical manager to oversee the activities of the division, including managing the third-party vendor. Oversight and accountability would improve as it would provide an expert to supervise the team on a regular basis as opposed to the Director adding the responsibility to a list of other obligations. Hiring an in-house Building Official would immediately provide a skilled advisor and manager to assist in establishing policy and direction in building operations. Last, it provides a good foundation to add other parts to a hybrid operation as deemed beneficial. Adding other positions can be directed at need while continuing to augment staff with third-party contractors.

Phased Option

A phased option would look and feel much like a hybrid until such time as all full-time staff are hired. This will depend on the speed with which recruitment can and should take place. As with the hybrid option, a Building Official should be the first hired on the team. The Building Official and Director would be in the best position to determine when and what positions get filled following the initial hire, but a proposal would be to hire in the following order:

1. **Permit Technician** – this is the position that is easiest to recruit and can make an immediate impact helping with the administrative areas of the operation, coordination with third-party vendors (especially those off-site), be a conduit for the public to dispense information and process minor approvals.
2. **Building Inspector** – this position requires a certain level of expertise and certification to be able to inspect both building construction and the trades (mechanical, electrical, plumbing) but might be easier to recruit than a Building Code Specialist (Plan Checker). Further, the responsibilities of the position are more easily managed and achieved, meaning it is less likely to need third-party contractor support.
3. **Building Code Specialist (Plan Checker)** – this is perhaps the most complex and difficult to recruit position on the team. The person filling this position would need to know codes for both building and the trades and be able to manage fluctuations in volume with status expectations for turn-around. It is the one position most likely to need support from a third-party contractor.

Status Quo

Community Development has been able to successfully meet the needs of the community and responsibilities of the Building division by employing a third-party contractor. Turn-around times have remained consistent and many communities the size of South Pasadena employ this strategy to provide on-demand staffing without taking on the long-term commitment of hiring full-time staff. Certainly, the strategy is a compromise to the optimal conditions of *having your own staff* but as with any compromise, it also provides benefit, mostly through flexibility.

CONCLUSION

The Community Development Department is a relatively new organization in terms of personnel with its staff coming together in the last two to three years. An assessment of the operation is unique in that they are still defining themselves as a team and rebuilding systems of service. This is being done while working to stabilize caseload in many of their key operations following a complete turnover of staff over the last five years.

The department's structure is typical of other agencies' Community Development serving the planning, building, code enforcement, housing, and cultural needs of the community. Leadership is strong and staff are competent with appropriate training and experience. Standard infrastructure normally found in an operation such as this (policies and procedures manuals, succession planning, technological tools, performance management tools) could be improved upon, enhancing efficiency and performance; however, they are not detrimental to service delivery. The addition of targeted staff positions would greatly expand production and performance in the key areas of advanced planning, building and administration.

Where great strides could be made in reducing customer wait time lies in operational systems related to Development project review. Thresholds for higher review are low, causing the greatest use of resources taking the most amount of time. The expertise of professional staff is not fully utilized, deferring approvals to a higher authority as opposed to streamlining the process. Certain adjustments could be made to review thresholds that would reduce approval process and achieve quicker turn around and greater customer satisfaction.

The addition of an internal building division is theoretically viable but would be practically difficult to create and maintain. Current production and levels of efficiency are at peak and improvement to higher levels of output is not likely. Implementation of a hybrid strategy whereby certain key staff are employed by the city could bridge the gap between a full, in-house unit and the natural drawbacks with third-party contracting enhancing service to the customer and the organization. It creates a greater overall cost for service which is offset by greater access to in-house professional flexibility and attention.

#	Recommendations	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
R1	Amend the Zoning Code to adjust thresholds to allow for administrative Chair and Director reviews.	S-R	Operational System	34	Plan	
R2	Amend the Zoning Code to create the opportunity for administrative reviews for minor improvements resulting in an Over-the-Counter (immediate) approval.	S-R	Operational System	35	Plan	
R3	Review, assign and distribute to Case Planners new planning entitlement aplications as they are submitted.	S-R	Operational System	32	Plan	
R4	Alter Commission policy to allow professional staff final review in the case of conditional design review approvals.	S-R	Operational System	34	Plan	
R5	Consider authorizing and hiring an in-house Building Official to manage the Building division.	S-R	Operational Infrastructure	42	Bldg	$136,000-$257,000
R6	All city staff should be adequately trained on the Accela system and use it exclusively to its full functionality. (All departments)	S-R	Operational Infrastructure	17	Dept	
R7	Utilize the Accela permit management system for case assignment, project management and status reporting to supervisors.	S-R	Operational Infrastructure	17	Dept	
R8	In concise messaging, continually express to staff the core beliefs, philosophies, values, and behaviors that fully form the department's expected culture and task execution.	S-R	Operational Infrastructure	16	Dept	
R9	Develop communication protocols for dispensing information to the community to include methods, timing and context of communications for important or recurring community exchanges.	M-R	Operational Infrastructure	24	Dept	
R10	Identify and track Key Performance Indicators that are easily collected, informative and consistently reported in a graphic format.	S-R	Operational Infrastructure	21	Dept	
R11	Maintain the characterization and prioritization of caseload attention as outlined in the 2023-2024 budget. Caseload priorities should be periodically reviewed and adjusted.	S-R	Operational System	54	Com Imp	
R12	Create and authorize the Planner position to provide continuity in the Planner series.	S-R	Operational Infrastructure	30	Plan	$12,000
R13	Dedicate personnel to follow pending legislation and act accordingly to give input on the development of the bill and help prepare the organization for the new responsibility.	S-R	Operational Infrastructure	26	Dept	

#	Recommendations	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
R14	Reallocate the Administrative Secretary position to Management Analyst (budget officer, contract admin, HR-Finance liaison including centralized cashier)	M-R	Operational Infrastructure	14	Dept	$28,000
R15	Suspend the practice of printing hard copy agenda packets for all commissions and rely on digital access for review and reference at meetings.	S-R	Operational System	18	Dept	($15,000)
R16	Acquire GIS and mapping capability for broad Planning and other department use.	S-R	Operational Infrastructure	18	Dept	$5,000
R17	Develop a robust centralized cashiering system including collection, security and accounting protocols for all funds received.	S-R	Operational System	19	Dept	
R18	Compile divisional workplans and share among staff to better understand and coordinate the activities of the many different disciplines in the dept, periodically updating status and tying activities back to the City-wide Strategic Plan.	S-R	Operational Infrastructure	20	Dept	
R19	Complete the development of Policies and Procedures manuals for the department's critical responsibilities and activities.	M-R	Operational Infrastructure	9	Dept	
R20	Develop and implement a succession planning program to address eventual turn-over in the department.	M-R	Operational Infrastructure	14	Dept	
R21	Develop a template document for reporting required information to the commissions with check-boxes and insert-the-summary fields for simple and efficient preparation of staff reports.	S-R	Operational Infrastructure	36	Plan	
R22	Confirm contract terms and conditions for contracted building services every 3-5 years by issuing a new RFP.	L-R	Operational Infrastructure	41	Bldg	
R23	Authorize the additon of a Management Analyst to support the implementation, administration and maintenance of evolving Affordable Housing programs.	M-R	Operational Infrastructure	49	Hsg	$100,600
R24	Identify and develop processes associated with the construction and operation of affordable housing units including tenant selection, maintenance of affordability convenants, timely inspections of affordable units, required maintenance and overall unit tracking.	M-R	Operational Infrastructure	50	Hsg	
R25	Begin a cross-training program for other members of the staff to become familiar with the tasks and responsibilities of the Film Liaison as part of succession planning.	M-R	Operational Infrastructure	61	Film/Art	

#	Suggestions	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
S1	Amend the Zoning Code to waive the requirement for an intensive-level Historic Resource Evaluation for demolition of buildings 45-years and older that have been surveyed, found not eligible or not potentially eligible for listing as an historic resource.		Operational Infrastructure	37	Plan	
S2	Acknowledge an Advanced Planning function in the Planning Division either through direct staffing of a Senior Planner-level position or retention of a third-party Planning firm.		Operational Infrastructure	30	Plan	
S3	Combine the Design Review Board with the Planning Commision reducing one commission meeting per month.		Operational System	38	Plan	
S4	Authorize the addition of a part-time Permit Technician to the building services contract and assign to the counter to handle OTC applications and support full-time Permit Technician.		Operational Infrastructure	43	Bldg.	$39,000
S5	Consider having the Building Plan Checker review plans against the Fire Code while conducting Building Code revew reducing overlap of effort.		Operational System	44	Bldg.	
S6	Consider having applicants pay Planning/Building fees directly with the Finance Department.		Operational Infrastructure	19	Dept	
S7	Pursue retention of a third-party vendor for code compliance hearings and collection.		Operational Infrastructure	57	Com Imp	
S8	Review staffing capacity when developing the Rental Housing Inspection program.		Operational Infrastructure	55	Com Imp	
S9	Enable code violations to be reported via the City app.		Operational System	56	Com Imp	
S10	Establish a threshold for referral of code violations to the City Attorney for prosecution.		Operational System	56	Com Imp	

#	Observations	Range	Operational System or Infrastructure	Pg. #	Dept/ Div.	Annual (Net) Cost
O1	Some staff are off-site and not housed in the CDD office. Ensure conscious connections are made and maintained to avoid a disconnection.			14	Dept	
O2	Understaffing in any area of the development review process will cause a bottleneck and affect comment response time.			21	Dept	
O3	The department has produced a lot of excellent informational materials explaining process and requirements.			25	Dept	
O4	The use of Chair reviews is a unique professional resource in South Pasadena that should be retained and celebrated.			35	Plan	
O5	Filming in South Pasadena is a tremendous economic development tool and should be retained. Care should be given to securing the future of the program through appropriate staff succession planning.			62	Film/Art	

APPENDIX 2

METHODS OF DATA AND INFORMATION COLLECTION

DOCUMENTS REVIEWED

- Strategic Plan Revise 2021-2026 (December 2023)
- Year in Review 2023
- South Pasadena Municipal Code
  - Chapter 1A – Administrative Citations
  - Chapter 2 Administration – Planning Commission
  - Chapter 2 Administration – Cultural Heritage Commission
  - Chapter 2 Administration – Public Art Commission
  - Chapter 19A – Noise Regulation
  - Chapter 36 Zoning Code
- General Plan
- Housing Element
- Historic Preservation Element
- Cultural Heritage Ordinance (2017)
- Historic Resources Survey and Inventory of Cultural Resources (2017)
- Citywide Historic Context Statement (2014)
- Downtown Specific Plan
- Chair Review Checklist
- Planning Commission Applicant Handbook
- Certificate of Appropriateness Application Handbook
- Certificate of Appropriateness Submittal Requirements Checklist (Historic Residential Additions)
- Design Review Application Handbook
- Contract for Building & Safety Services with TransTech
- Residential Hillside Construction Submittal Requirements Checklist
- Southwest Monterey Hills Construction Regulations
- Building Your ADU in South Pasadena (June 2021)
- Just Cause for Eviction Ordinance (revised)
- Caltrans Surplus Project
- Film Policy
- Guidelines for Frequently Filmed Areas

APPENDIX 2

METHODS OF DATA AND INFORMATION COLLECTION

ORGANIZATIONAL INPUT

Interviews

- Mayor and City Council
- City Manager
- Assistant City Manager
- Community Development Director
- Community Development Deputy Director
- Divisional Staff

COMMUNITY PARTICIPATION

Interviews

- Frequent users of Community Development services
    - Developers
    - Architects/Designers
    - Residents

Community Meeting

- Date: March 4, 2024
- Number of Participants: 8

Community Survey

- Purpose: Quality of Service
- Number of Responses: 26 (+ one test)

Community Development Assessment Survey

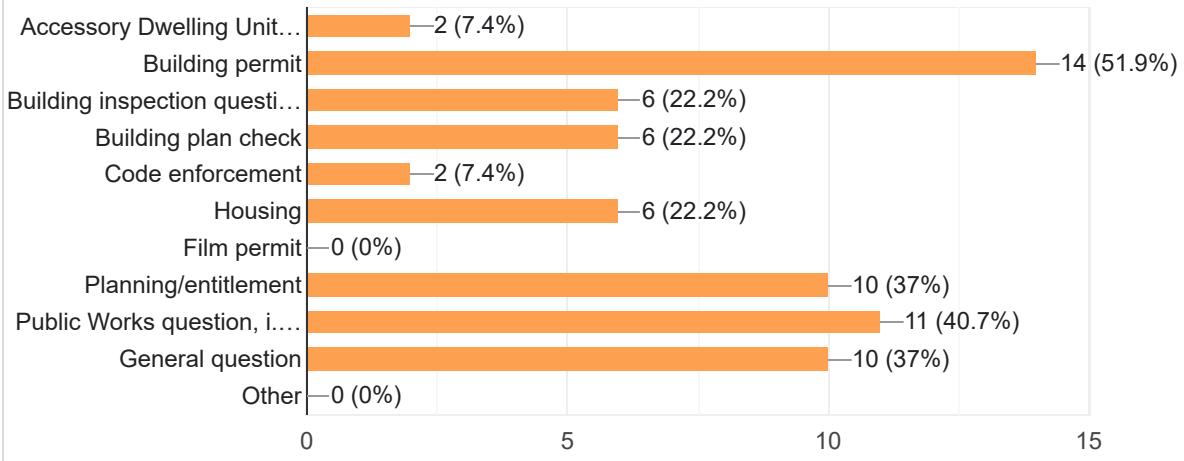
27 responses

Publish analytics

1. What service have you received from Community Development? Check all that apply

Copy

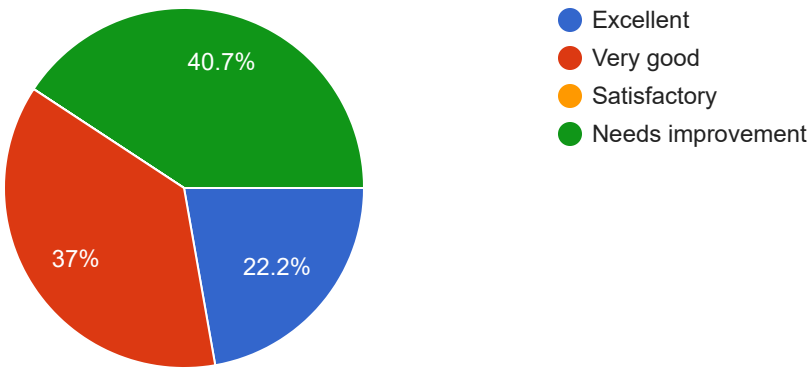
27 responses



2. How would you rate the quality of our service?

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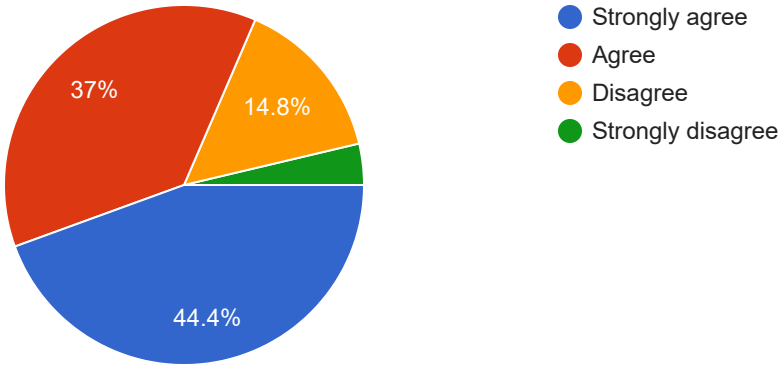
27 responses



3. Were you treated courteously by the staff?

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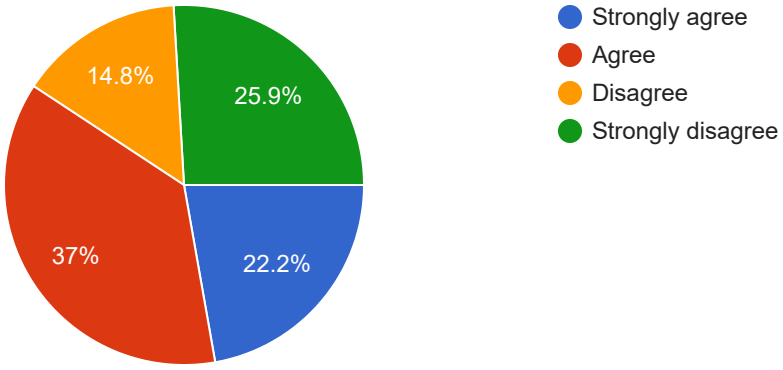
27 responses



4. Was your request handled in a reasonable amount of time?

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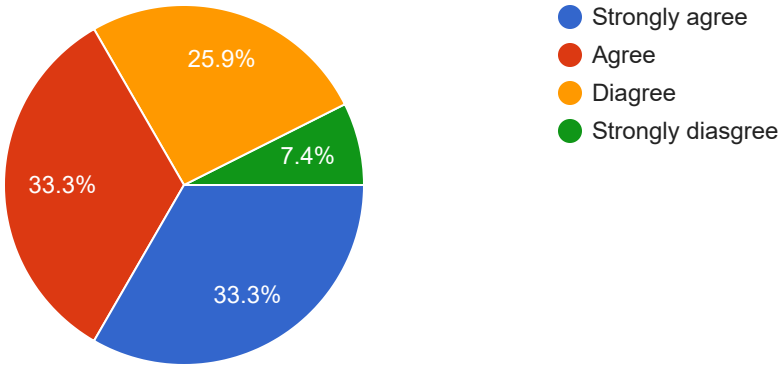
27 responses



5. Did staff take the time to answer all of your questions, or refer you to someone who could?

Copy

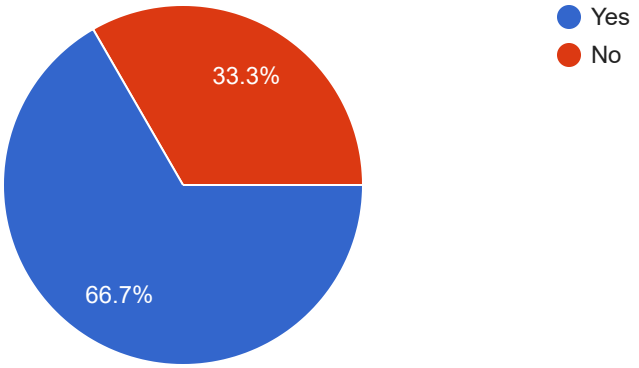
27 responses



6. Were you able to accomplish your goal?

Copy

27 responses



Please explain your answer for question 6.

27 responses

Building question

I had to abandon my project because it took so long to get approved that I could no longer afford it.

I was told by Code Enforcement they had spent too much time on my issue and to contact the County offices.

Attended General Plan/Specific Plan Update meetings and had several questions to catch up on status. Staff provided all information

All questions I've asked staff regarding housing policy have been answered quickly and clearly. Thank you!

The last time I called was about a tree limb obstructing the sidewalk. It took two phone calls but then it was removed.

Our project Mission Bell, was entitled.

My interaction wasn't a request per say but was a survey for relocation expenses. I found them to be responsive.

Always get answers from the city.

Yes

We finally got our detached ADU approved!

Information received

Received all approvals, permits requested

I had a major issue last year, and while several inspectors were very helpful. permits hedged and wouldn't give me clear instructions. They also took a long time to get back to me.

Permits were attained.

Oversized Trees in public right of way remain untrimmed.

I called Public Works for assistance on bee abatement. It took a week for them to get back me after I left a voicemail. They explained the City doesn't handle this issue, but was not solutions-

oriented in their call. They offered not other assistance, so I could understand my resources. I was a checkmark box of calls they had to return that day.

not yet

A permit was eventually approved, but it took forever for a very simple request.

Inspection was completed

City parkway trees were trimmed

Traffic/Parking on our street will not be addressed without. Comprehensive mission parking district analysis and plan implementation.

Your staff ignored my inquiry, even when i made it through a council memeber

I was not able to complete my project because of how long it took to get through planning.

Two things: I was told that I could not install a sliding glass window on the window facing Bonita. One month later, my neighbor also facing Bonita redid all his windows with sliding glass windows. Two, I was told that Code Enforcement had spent too much time on my issue, and was told to get county agencies involved. Aren't city councilmen assigned to these agencies? Why am I left to deal with mosquito infestation, and vermin investation by a hoarder neighbor? I guess I don't live in the "right" neighborhood of South Pasadena.

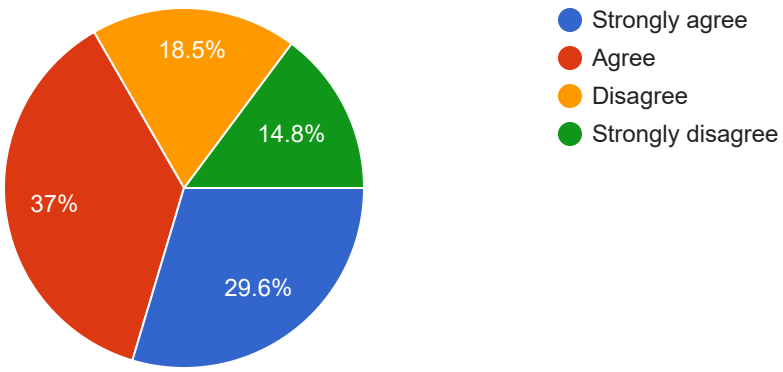
I got my business license eventually. It just took a long time.

We had to pay an external consultant to avoid delays in our project.

7. When you left, did you know the next steps required for a resolution to your issue?

Copy

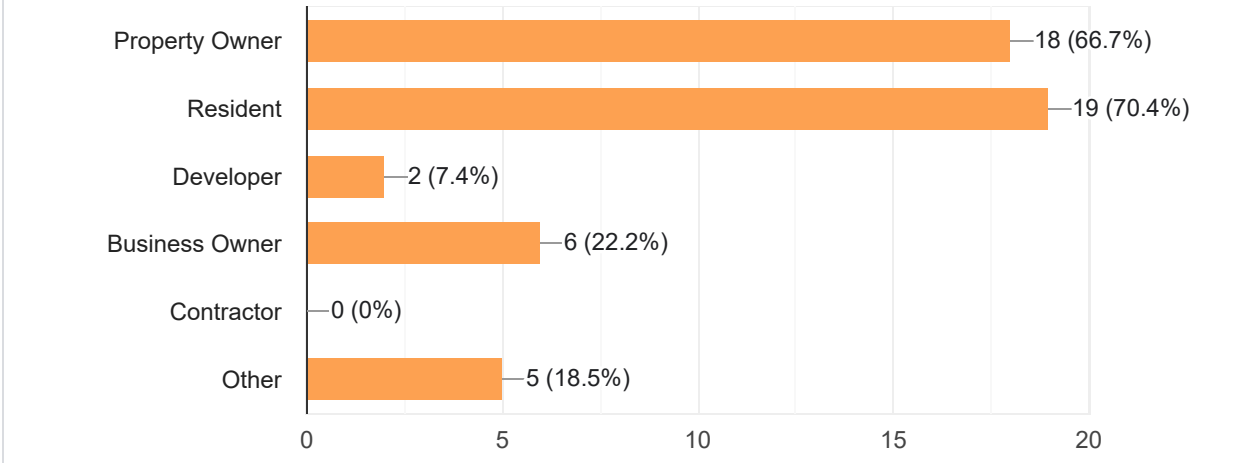
27 responses



8. Please tell us who you are. Check all that apply

Copy

27 responses



9. Do you have any suggestions for improving our service?

13 responses

Change of leadership and culture

Enforce codes, or stop creating new ones that are not enforced.

The biggest issue we have had is just the length of time it takes to get things approved. I know the department was short staffed for a long time and I think this is improving.

Please move to an integrated on-line system as budgeted, that will help staff and residents

Quick, clear responses matter.

Open ticket system that shows outstanding service requests

Solutions-oriented calls; at least "seem" to care about my concerns.

Stop being an adversary and become a partner with residents to get things done.

More inspectors/plan check engineers

Stop ignoring residents and constituents.

Change the culture

Invest equally in all neighborhoods. Our streets are a mess; in some areas sidewalks are crumbling.

I map of the process. W way to get through the process quicker. Someone to talk to that knows the entire program, not just one element.

10. Do you have any other comments?

8 responses

The planning department has a culture that if any project is proposed they look to add conditions to make it harder for the project to actually happen.

Surveys and meetings with staff and city council members do nothing to improve the quality of life here. The streets are a mess, sidewalks are crumbling, and the conditions in certain neighborhoods continue to deteriorate and all this City seems to care about is electric leaf blowers.

I understand that the Department's webpages are constrained by the overall City webpage. Nevertheless, I would strongly advocate expanding the Department's webpages with interactive GIS maps that can provide a great deal of information - location of active planning applications; cultural heritage inventory, Census data...the list can be long. It's a big undertaking but this would greatly expand transparency and provide for a more informed community.

Mackenzie did a great job on our project!

Staff has always been courteous, professional and helpful!

I keep hearing horror stories from my neighbors on how difficult the permitting process is. If I hadn't experienced it first hand, I wouldn't believe them, it is so bad. People are being asked to provide additional info and changes every time they submit their plans - many of them seemingly trivial or nonsensical and easily foreseeable much earlier in the process. The process takes so long that residents are forced to deal with new people each time.

Our city is now notorious for the difficulty in getting anything done. Even the people at Home Depot groaned when I told them where I live.

This is the worst department to deal with at city hall. You're arrogant and not helpful.

Focus on important code enforcement; enough already with the "electric leaf blowers".

11. Contact Information: Name, email, project address, date of visit (optional)

5 responses

David Watkins, davidwatkins1465@gmail.com. No project pending

Dwight Bond, workshopdesigncollective@gmail.com, 1101 Mission, Continuing Visits

Mayumi Fukushima, mfukushima@gmail.com

Alison - test

1725-1727 Hope St

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Google Forms

Position	**So. Pas.**			**San Gab.**			**Mont. Park**			**Pasadena**			**Glendale**			**Burbank**			**TransTech**
	Salary	Benefit load	Total Comp	Salary	Benefit Load	Total Comp	Salary	Beenfit Load	Total Comp	Salary	Benefit Load	Total Comp	Salary	Benefit Load	Total Comp	Salary	Benefit Load	Total Comp	
Building Official	137,172	54,869	192,041	136,848	54,739	191,587	147,258	58,903	206,161	194,006	77,602	271,608	207,072	82,829	289,901	223,637	89,455	313,092	102/hr
Plan Checker	108,108	43,243	151,351	107,888	43,155	151,043	106,992	42,797	149,789	115,480	46,192	161,672	116,220	46,488	162,708	116,868	46,747	163,615	65% of fees
Inspector	86,244	34,498	120,742	95,532	38,213	133,745	99,936	39,974	139,910	92,537	37,015	129,552	89,412	35,765	125,177	96,384	38,554	134,938	76/hr
Permit Technician	71,376	28,550	99,926	68,628	27,451	96,079	79,860	31,944	111,804	74,306	29,722	104,028	74,306	29,722	104,028	76,944	30,778	107,722	38/hr
	402,900	161,160	**564,060**	408,896	163,558	**572,454**	434,046	173,618	**607,664**	476,329	190,531	**666,860**	487,010	194,804	**681,814**	513,833	205,533	**719,366**	**807,120**

Assumptions:

To develop a base comparison for South Pasadena, Interim Executive assigned salaries from comparable job categories currently existing in the organization.

South Pasadena Positions

Building Offical = Planning Manager

Plan Checker = Senior Planner

Inspector = PW Inspector

Planning Asst. x .85 = Permit Tech

Salaries are as of June 2023

TransTech fee is fixed number based on actual 22-23 activity (per hour and percentage fees)

Comparisons are all at top step assuming that is what will have to be paid to attract quality candidates

Burbank Bldg. Official is 8% more than Glendale which is average premium over Glendale for senior level positions

South Pasadena Planner net cost calculated by increasing Planning Associate last step by 5% adding benefit load of 40$ and subtracting Planning Associate top step plus benefit load

Estimated Budget for Internal Building Division
March 2024

APPENDIX 3-B

Salaries & Benefits	Start-up (Low)	Start-up (High)	Start-up M&O	Annual (Low)*	Annual (High)*	Annual M&O*
Salaries	403,000	513,000		407,000	518,000	
Benefit Load (40% of annual salary)	161,000	206,000		162,000	208,000	
Subtotal (Salaries & Benefits)	564,000	719,000		569,000	726,000	
Maintenance & Operations						
Office Supplies			1,000			1,000
Dues/Memeberships/Certificates			500			500
Licenses (Electric Plan Review)**			3,000			3,000
Conferences & Meeting Expense			2,500			2,500
Equipment (Vehicles+Equipment)***			60,000			0
Equipment Maintenance			1,000			1,000
Furntiure			5,000			0
Contract Services (Plan Check/Inspection)			80,000			81,000
Professional Services (Code Update)			2,000			2,000
Training Expense			2,500			2,500
Books/Subscriptions			5,000			5,000
Reserve - Renewal & Replacement****			7,000			7,000
Subtotal (M&O)			169,500			105,500
Total (Salaries + Benefits + M&O)	**733,500**	**888,500**		**674,500**	**831,500**	

* Annual Costs increased by 1%/yr for Salaries/Benefits and Contractual Services

**Licenses are

BlueBeam EPR (10X300 each)

***Equipment is

Vehicle for field inspector ($40,000)

Digital monitors for Plan Check ($20,000)

(10X2,000 each)

*** *Reserve - Renewal & Replacement is

20% of equipment cost

Replace every 5 years