**AGENDA** 

Paramount City Council September 3, 2019



Regular Meeting City Hall Council Chambers 6:00 p.m.

City of Paramount 16400 Colorado Avenue Paramount, CA 90723 (562) 220-2000 www.paramountcity.com

**Public Comments:** If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the rostrum provided for the public. Persons are limited to a maximum of 3 minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

<u>Americans with Disabilities Act</u>: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2027 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Note:** Agenda items are on file in the City Clerk's office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the City Clerk's office. The office of the City Clerk is located at City Hall, 16400 Colorado Avenue, Paramount.

Notes

CALL TO ORDER:	Mayor Tom Hansen
PLEDGE OF ALLEGIANCE:	Boys are Back Futsal Team
INVOCATION:	Pastor Larry Jameson Lifegate Foursquare Church
ROLL CALL OF COUNCILMEMBERS:	Councilmember Laurie Guillen Councilmember Peggy Lemons Councilmember Brenda Olmos Vice Mayor Daryl Hofmeyer Mayor Tom Hansen

#### PRESENTATIONS

1. <u>PROCLAMATION</u> National Preparedness Month: American Red Cross

#### CITY COUNCIL PUBLIC COMMENT UPDATES

#### **PUBLIC COMMENTS**

#### CONSENT CALENDAR

All items under the Consent Calendar may be enacted by one motion. Any item may be removed from the Consent Calendar and acted upon separately by the City Council.

2.	APPROVAL OF	August 6 and August 20, 2019
	MINUTES	

3. <u>APPROVAL</u> Register of Demands

#### **NEW BUSINESS**

4.	ORAL REPORT	New Voting Experience, Voting Solutions for All People (VSAP)
5.	ORAL REPORT	Los Angeles County Metropolitan Transportation Authority (Metro) Update on the Proposed West Santa Ana Branch Light Rail Line
6.	ORAL REPORT	Eco-Rapid Authority
7.	RESOLUTION NO. 19:032	Approving the Acquisition of Property Located at 16305 Hunsaker Avenue
8.	PUBLIC HEARING ORDINANCE NO. 1115 (Introduction)	Approving Zoning Ordinance Text Amendment No. 12, to Allow and Regulate Alcoholic Beverage Manufacturing and Accessory Tasting Rooms in the C-3 (General Commercial), C-M (Commercial Manufacturing), M-1 (Light Manufacturing), and M-2 (Heavy Manufacturing) Zones

- 9. <u>RESOLUTION NO.</u> <u>19:034</u> Support to Maintain Local Control of Energy Solutions
- 10.RESOLUTION NO.Declaring October 2, 2019 Clean Air Day<br/>in the City of Paramount
  - PUBLIC HEARING Fiscal Year 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER)
- 12. <u>APPROVAL</u> Authorization for Purchase of Vertical Monument Signs (City Project No. 9032)

#### **COMMENTS/COMMITTEE REPORTS**

- Councilmembers
- Staff

11.

#### ADJOURNMENT

To a meeting on September 17, 2019 at 5:00 p.m.

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## SEPTEMBER 3, 2019

## **PROCLAMATION**

## NATIONAL PREPAREDNESS MONTH

AMERICAN RED CROSS

SEPTEMBER 3, 2019

# APPROVAL OF MINUTES PARAMOUNT CITY COUNCIL

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL MINUTES OF AUGUST 6 AND AUGUST 20, 2019.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:

### PARAMOUNT CITY COUNCIL MINUTES OF A REGULAR MEETING AUGUST 6, 2019

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

CALL TO ORDER:	was called t p.m. at City	meeting of the Paramount City Council to order by Mayor Tom Hansen at 6:03 Hall, Council Chambers, 16400 Colorado ramount, California.
PLEDGE OF ALLEGIANCE:	Youth Comn of Allegiance	nissioner Crystal Anguiano led the Pledge
INVOCATION:		ion was delivered by Reverend Grady Commandment Baptist Church.
ROLL CALL OF COUNCILMEMBERS:	Present:	Councilmember Peggy Lemons Councilmember Brenda Olmos Vice Mayor Daryl Hofmeyer Mayor Tom Hansen
	Absent:	Councilmember Laurie Guillen
	seconded by Councilmem	d by Councilmember Lemons and Vice Mayor Hofmeyer to excuse ber Guillen's absence. The motion was ne following roll call vote:
	AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and Mayor Hansen
	NOES: ABSENT: ABSTAIN:	None Councilmember Guillen None
STAFF PRESENT:	John E. Cav Kevin Chun, John Carver Adriana Figu Karina Liu, F Adriana Lope Clyde Alexan Angel Arredo Chris Callaro Lana Chikan	b, City Manager anaugh, City Attorney Assistant City Manager , Planning Director ueroa, Public Works Director Finance Director ez, Public Safety Director nder, Assistant Finance Director ondo, Code Enforcement Supervisor d, Public Information Officer ni, City Clerk paroules, Management Analyst

Jaime De Guzman, Senior Accountant Danny Elizarraras, Management Analyst Antulio Garcia, Building & Safety Manager Magda Garcia, Senior Com. Serv. & Rec. Supervisor Yecenia Guillen, Asst. Com. Serv. & Rec. Director Margarita Gutierrez, Finance Supervisor John King, Assistant Planning Director Wendy Macias, Public Works Manager Anthony Martinez, Management Analyst II Daniel Martinez, Information Technology Analyst I Jonathan Masannat, HR Manager Margarita Matson, Assistant Public Safety Director

Mayor Hansen expressed appreciation to Youth Commissioner Crystal Anguiano for leading the Pledge of Allegiance.

### PRESENTATIONS

1. PRESENTATION Mayor Hansen, on behalf of the City Council, Former Senior Services Commissioner Maria Espinoza CF 27.28

2. CERTIFICATES OF RECOGNITION Recognition for Illegal Racing Suppression Efforts

Lieutenant Joe Badali

 Sergeant Michael Downing CF 39.6, 79 Mayor Hansen, on behalf of the City Council, recognized Lieutenant Joe Badali, Sergeant Michael Downing, and the eight deputies for their dedicated work.

3. PRESENTATION Ma Military Banner Retiree re-Christopher Gourley ex CF 39.7

Mayor Hansen, on behalf of the City Council recognized Private 2<sup>nd</sup> Class Christopher Gourley and expressed appreciation for his service.

### CITY COUNCIL PUBLIC COMMENT UPDATES

CF 10.4 City Manager Moreno responded to comments made by Ms. Cindy Nelson at the July 16, 2019 City Council meeting.

#### **PUBLIC COMMENTS**

CF 10.3 The following individuals addressed the City Council and provided public comments: Reno Redula, Jose De Leon, Alejandro Yanez, Robert & Starr Mack, and Rodolfo Cortes.

#### CONSENT CALENDAR

4. APPROVAL OF MINUTES July 2 and July 16, 2019 It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to approve the Paramount City Council minutes of July 2, 2019. The motion was passed by the following roll call vote:

AYES:	Councilmembers Lemons, Vice Mayor Hofmeyer, and Mayor Hansen
NOES:	None
ABSENT:	Councilmember Guillen
ABSTAIN:	Councilmember Olmos

It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to approve the Paramount City Council minutes of July 16, 2019. The motion was passed by the following roll call vote:

AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer
NOES:	None
ABSENT: ABSTAIN:	Councilmember Guillen Mayor Hansen

- 5. Register of Demands CF 47.2 It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to approve the Paramount City Council Register of Demands. The motion was passed by the following roll call vote:
  - AYES:Councilmembers Lemons and Olmos,<br/>Vice Mayor Hofmeyer, and<br/>Mayor HansenNOES:NoneABSENT:Councilmember GuillenABSTAIN:None

- Treasurer's Report for the Quarter Ending June 30, 2019 CF 47.3
   It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to receive and file the Treasurer's Report. The motion was passed by the following roll call vote:
  - AYES:Councilmembers Lemons and Olmos,<br/>Vice Mayor Hofmeyer, and<br/>Mayor HansenNOES:NoneABSENT:Councilmember GuillenABSTAIN:None

#### **NEW BUSINESS**

7. Appointment of Senior Services Commissioner CF 27.28

Mayor Hansen appointed Alicia Anderson to the Senior Services Commission to fill the vacant position for a term expiring April 2020.

8. RESOLUTION NO. 19:030 Approving a City Council Permit for Fernando Gonzalez Zuniga/ Antojitos Jalisciences Los Cuates for a Mobile Food Vendor at 13840 Paramount Boulevard CF 75.5 Planning Director Carver gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to read by title and adopt Resolution No. 19:030. only "А RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO THE APPLICATION FROM FERNANDO GONZALEZ ZUNIGA/ANTOJITOS JALISCIENCES LOS CUATES FOR A CITY COUNCIL PERMIT FOR A MOBILE FOOD VENDOR AT PARAMOUNT 13840 BOULEVARD IN THE CITY OF PARAMOUNT." The motion was passed by the following roll call vote:

AYES:Councilmembers Lemons and Olmos,<br/>Vice Mayor Hofmeyer, and<br/>Mayor HansenNOES:NoneABSENT:Councilmember GuillenABSTAIN:None

9. **RESOLUTION NO.** Public Works Director Figueroa gave the report and 19:031 presented a PowerPoint presentation. Approving Application Submittals to the It was moved by Vice Mayor Hofmeyer and seconded California Natural by Councilmember Olmos to read by title only and adopt Resolution No. 19:031, "A RESOLUTION OF Resources Agency -COUNCIL OF THE CITY OF Urban Greening THE CITY Program PARAMOUNT APPROVING APPLICATION CF 99.3 SUBMITTALS TO THE CALIFORNIA NATURAL RESOURCES AGENCY - URBAN GREENING PROGRAM." The motion was passed by the following roll call vote:

AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and
NOES: ABSENT: ABSTAIN:	Mayor Hansen None Councilmember Guillen None

10. Shared Cost Agreement Public Safety Director Lopez gave the report.

with the Paramount Unified School District for a School Resource Officer CF 43.975

It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to approve and authorize the Mayor to enter into an agreement with the Paramount Unified School District. The motion was passed by the following roll call vote:

- AYES:Councilmembers Lemons and Olmos,<br/>Vice Mayor Hofmeyer, and<br/>Mayor HansenNOES:NoneABSENT:Councilmember GuillenABSTAIN:None
- Street Modifications on Orizaba Avenue by Lincoln Elementary
   School Located Between Adams Street and Jefferson Street
   CF 89.1, 94
   Public Works Director Figueroa gave the report and presented a PowerPoint presentation.
   It was moved by Vice Mayor Hofmeyer and seconded by Councilmember Olmos to receive and file the report. The motion was passed by the following roll call vote:

		AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and
		NOES: ABSENT: ABSTAIN:	Mayor Hansen None Councilmember Guillen None
12.	Public Safety Community Emergency Response Team (CERT) Program CF 79		ty Director Lopez gave the report and PowerPoint presentation.
			discussion regarding enrollment in the am and active shooter training.
		by Councilm	d by Vice Mayor Hofmeyer and seconded nember Lemons to receive and file the motion was passed by the following roll
		AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and Mayor Hansen
		NOES: ABSENT: ABSTAIN:	None Councilmember Guillen None
Ī	Formation of Sales Tax Increase Focus Group CF 47.7	• •	er Moreno gave the report and presented at presentation.
		governmenta	discussion followed regarding other al agency efforts (Metro, AQMD, and L.A. aise sales tax.
		seconded by	ved by Councilmember Lemons and y Councilmember Olmos to receive and ort. The motion was passed by the call vote:
		AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and
		NOES: ABSENT: ABSTAIN:	Mayor Hansen None Councilmember Guillen None

14. Mayor's Appointments CF 11.4 Mayor Hansen made agency representative/alternate representative appointments to vacant agency positions (previously held by former Councilmember Martinez). Councilmember Lemons seconded Mayor Hansen's appointments and the motion was passed by the following roll call vote:

AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and Mayor Hansen
NOES:	None
ABSENT:	Councilmember Guillen
ABSTAIN:	None

#### **COMMENTS/COMMITTEE REPORTS**

#### **Councilmembers**

Councilmember Lemons addressed air quality and commented on the proactive efforts taken by the City.

Vice Mayor Hofmeyer commented on attending the Friday Night Market and the All American Park Rededication event.

Councilmember Olmos commented on attending the League of California Cities, Board of Directors Installation Ceremony meeting and mentioned West Nile Virus mosquitoes being found in Bellflower.

Mayor Hansen also commented on attending the All-American Park Re-dedication event and provided an update on West Nile Virus mosquitoes.

#### <u>Staff</u>

City Manager noted the availability of a West Nile Virus press release handout at the meeting. He also addressed air quality and provided an update on readings near Aerocraft and Lincoln Elementary School, and stated that staff will continue to monitor readings weekly and communicate with AQMD when necessary.

### **CLOSED SESSION**

Mayor Hansen recessed the meeting at 7:10 p.m. The meeting reconvened at 7:20 p.m. to discuss the following:

CONFERENCE WITH LEGAL COUNSEL Government Code Section 54956.9 (d)(2)-(4) Anticipated Litigation No. of Cases – Two

At 7:49 p.m., City Attorney Cavanaugh reported that the City Council held a Closed Session pursuant to Government Code Section 54956.9 and discussed two cases. He reported that the following action was taken on both matters:

#### Closed Session: Item 1

The City Council voted to bring legal action against the Central Basin Municipal Water District (CBMWD) by joining a coalition involving a number of cities and municipal water agencies against CBMWD.

AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and Mayor Hansen
NOES:	None
ABSENT:	Councilmember Guillen
ABSTAIN:	None

#### Closed Session: Item 2

The City Council voted to retain outside legal counsel to address the possibility of a third party dissemination of inaccurate information concerning water and air quality in the City of Paramount.

AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and
	Mayor Hansen
NOES:	None
ABSENT:	Councilmember Guillen
ABSTAIN:	None

#### ADJOURNMENT

There being no further business to come before the City Council, Mayor Hansen adjourned the meeting in memory of Ms. Frances Mies at 7:50 p.m. to a meeting on August 20, 2019 at 5:00 p.m.

Tom Hansen, Mayor

ATTEST:

Lana Chikami, City Clerk

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### PARAMOUNT CITY COUNCIL MINUTES OF AN ADJOURNED MEETING AUGUST 20, 2019

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

CALL TO ORDER:	The adjourned meeting of the Paramount City Council was called to order by Mayor Tom Hansen at 5:02 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.	
ROLL CALL OF COUNCILMEMBERS	<u>Present</u> :	Councilmember Laurie Guillen Councilmember Peggy Lemons Councilmember Brenda Olmos Vice Mayor Daryl Hofmeyer Mayor Tom Hansen
STAFF PRESENT:	John E. Cava Kevin Chun, John Carver, Adriana Figu David Johnse Clyde Alexar Rebecca Boj Chris Callarc Lana Chikar Steve Coum Jaime De Gu Danny Elizar Antulio Garci Magda Garci Yecenia Guil Sarah Ho, As John King, A Daniel Martir Jonathan Ma Margarita Ma	b, City Manager anaugh, City Attorney Assistant City Manager Planning Director eroa, Public Works Director on, Com. Serv. & Recreation Director on, Com. Serv. & Recreation Director on, Com. Serv. & Recreation Director of Quez, Management Analyst d, Public Information Officer ni, City Clerk paroules, Management Analyst uzman, Senior Accountant traras, Management Analyst ia, Building & Safety Manager ia, Senior Com. Serv. & Rec. Supervisor llen, Asst. Com. Serv. & Rec. Director ssistant Public Works Director assistant Planning Director nez, Information Technology Analyst I asannat, HR Manager atson, Assistant Public Safety Director
CF 10.4		er Moreno responded to comments made nd Starr Mack at the August 6, 2019 City ting.

#### PUBLIC COMMENTS

CF 10.3 The following individuals addressed the City Council and provided public comments: Andrea Crow (Paramount Library), Alejandro Yanez, and Gerald Cerda.

Discussion followed regarding the recent fire that occurred in the city.

#### CONSENT CALENDAR

1. Fuel Purchase I Agreement By and s Between the County of a Los Angeles and the City t of Paramount b CF 43.999

It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to approve and authorize the Mayor to enter into an agreement with the County of Los Angeles. The motion was passed by the following roll call vote:

AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and
	Mayor Hansen
NOES:	None
ABSENT:	None
ABSTAIN:	Councilmember Guillen

 Agreement for Professional Services – Hinderliter de Llamas & Associates (HdL) CF 43.539
 It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to approve and authorize the Mayor to enter into the First Amendment to Agreement for Sales, Use and Transactions Tax Services with Hinderliter de Llamas & Associates (HdL). The motion was passed by the following roll call vote:

AYES:	Councilmembers Lemons and Olmos, Vice Mayor Hofmeyer, and
	Mayor Hansen
NOES:	None
ABSENT:	None
ABSTAIN:	Councilmember Guillen

#### **NEW BUSINESS**

 Landscaping Services by Brightview Landscape Services City Project No. 9933
 Public Works Director Figueroa gave the report and presented a PowerPoint presentation.
 It was moved by Vice Mayor Hofmeyer and seconded

NOTE: Typo on report—City Project No. should be City Project No. 9033. It was moved by Vice Mayor Hofmeyer and seconded by Councilmember Olmos to approve the purchase of landscaping services for refurbishment of street medians on Rosecrans Avenue by Brightview Landscape Services, Gardena, California, in the amount of \$156,714. The motion was passed by the following roll call vote:

AYES:	Councilmembers Guillen, Lemons, Olmos; Vice Mayor Hofmeyer; and
	Mayor Hansen
NOES:	None
ABSENT:	None
ABSTAIN:	None

4. Digital Billboards Planning Director Carver gave the report and presented a PowerPoint presentation.

Following the report, there was discussion. City Council expressed concern regarding the brightness of the digital board.

It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to consider updating the Paramount Municipal Code/Zoning Ordinance to establish regulations for the limited construction and operation of a digital billboard. The motion was passed by the following roll call vote:

AYES:	Councilmembers Guillen, Lemons, Olmos; Vice Mayor Hofmeyer; and
	Mayor Hansen
NOES:	None
ABSENT:	None
ABSTAIN:	None

 5. Proposed Revision of Farmers Market Hours as Specified in Exhibit A of the Agreement with Veterans Farmers Markets CF 43.1089
 Community Services & Recreation Director Johnson gave the report.
 Discussion followed regarding the possibility of a farmers market on Saturdays to accommodate working individuals.

It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to approve or modify the revised hours of operation in Exhibit A of the Agreement with Veterans Farmers Markets. The motion was passed by the following roll call vote:

AYES:	Councilmembers Guillen, Lemons, Olmos; Vice Mayor Hofmeyer; and
	Mayor Hansen
NOES:	None
ABSENT:	None
ABSTAIN:	None

 6. Development of a Non-Profit Paramount Historical Society CF 39
 Community Services & Recreation Director Johnson gave the report and presented a PowerPoint presentation.

Councilmember Guillen offered to arrange a tour of a museum in Los Angeles.

It was moved by Councilmember Lemons and seconded by Vice Mayor Hofmeyer to authorize the formation of a non-profit Paramount Historical Society. The motion was passed by the following roll call vote:

AYES:	Councilmembers Guillen, Lemons, Olmos; Vice Mayor Hofmeyer; and
	Mayor Hansen
NOES:	None
ABSENT:	None
ABSTAIN:	None

#### **COMMENTS/COMMITTEE REPORTS**

#### **Councilmembers**

Councilmember Guillen commented on attending the enjoyable Concerts in the Park series. She also extended an invitation to attend a movie night event that will deal with fume suppressants, hosted by Assembly Member Christina Garcia on August 22, 2019 in Bell Gardens. Additionally, Councilmember Guillen requested an update on the ordinance for garden boxes in front yards.

Councilmember Olmos commended staff on providing a variety of music at the Concerts in the Park and inquired about surveying the community regarding the type of music they may want at the concerts.

Mayor Hansen provided an update on West Nile Virus mosquitoes.

#### <u>Staff</u>

There were none.

#### ADJOURNMENT

There being no further business to come before the City Council, Mayor Hansen adjourned the meeting at 5:48 p.m. to a meeting on September 3, 2019 at 6:00 p.m.

Tom Hansen, Mayor

ATTEST:

Lana Chikami, City Clerk

SEPTEMBER 3, 2019

# REGISTER OF DEMANDS PARAMOUNT CITY COUNCIL

## MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL REGISTER OF DEMANDS.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:

Check Number	Vendor Name	Amount	Description
312763	A & G FENCE AND SUPPLY SALES	2,487.00	PW - FENCE REPAIR (DOWNEY/ROSECRANS)
		928.00	CIP - NEIGHBORHOOD IMP (SKATE PARK)
	Vendor Tota	3,415.00	
312764	A Y NURSERY, INC.	1,070.10	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	1,070.10	
312765	ADVANCED AQUATIC TECHNOLOGY	975.00	PW - CIVIC CENTER FOUNTAIN MNTC (7/19)
	Vendor Tota	975.00	
312766	ALIN PARTY SUPPLY CO.	261.92	CSR - RECREATION SUPPLIES
		239.14	CSR - ENP EVENT SUPPLIES
		79.11 52.43	CSR - RECREATION SUPPLIES CSR - STAR SUPPLIES
		47.62	CSR - RECREATION SUPPLIES
	Vendor Tota	680.22	
312767	ALL AMERICAN ASPHALT	229,383.07	CIP - NEIGHBORHOOD STREET RESURF (7/19)
	Vendor Tota	229,383.07	
312768	ALVARADO	3.30	WTR DEP REF - 7237 ROOD
	Vendor Tota	3.30	
312769	ARAMARK UNIFORM SERVICES, INC.	115.76	CSR - LAUNDRY SVCS (7/24)
	Vendor Tota	115.76	
312770	BOTELLO	17.23	WTR DEP REF - 13831 RUTHER
	Vendor Tota	17.23	
312771	BRIGHTVIEW LANDSCAPE	2,255.56	CIP - NEIGHBORHOOD IMP (HOMELESS)
	Vendor Tota	2,255.56	
312772	BRYAN EXHAUST SERVICE, INC	1,050.00	PW - FACILITY MNTC SVCS
	Vendor Tota	1,050.00	
312773	CDW GOVERNMENT, INC.	1,839.33	CSR - STAR SUPPLIES
		42.46	GEN - COMPUTER MNTC SUPPLIES
	Vendor Tota	1,881.79	
312774	CENTRAL BASIN WATER ASSOC	2,991.50	PW - CBWA MEMBERSHIP (FY2020)
	Vendor Tota	2,991.50	
312775	CINTAS FIRE PROTECTION	130.00	PW - ALARM MONITORING (PROGRESS PK)
	Vendor Tota	130.00	
312776	CITIZENS BANK	12,072.79	CIP - NEIGHBORHOOD STREET RESURF (7/19)
	Vendor Tota	12,072.79	
312777	COLLAZO-BAUTISTA	47.24	WTR DEP REF - 16419 BIXLER
	Vendor Tota	47.24	
312778	CONTINENTAL INTERPRETING	350.00	CC - COMMUNITY INTERPRETER (7/2)
		350.00	CC - COMMUNITY INTERPRETER (7/16)
	Vendor Tota	700.00	
312779	DE LA CRUZ	788.75	WTR DEP REF - 13952 ARTHUR CONSTRUCTION
	Vendor Tota	788.75	
312780	DIAMOND ENVIRONMENTAL SERVICES	317.77	PW - SALUD PARK RESTROOM (7/19)
	Vendor Tota	317.77	
312781	DION AND SONS, INC	2,252.85	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	2,252.85	
312782	EXCEL PAVING	400,878.57	CIP - ATRERIAL STREET RESURFACE (7/19)
	Vendor Tota	400,878.57	

Check Number	Vendor Name	Amount	Description
312783	FERGUSON ENTERPRISES, INC	172.70	PW - FACILITY MNTC SUPPLIES
		76.99	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	249.69	
312784	FERNANDEZ	5.87	WTR DEP REF - 15137 SAN JOSE
	Vendor Tota	5.87	
312785	FIRST VEHICLE SERVICES	27,044.58	PW - VEHICLE MNTC SVCS (7/19)
		27,044.58	( )
	м. н. <del>т</del> .	1,054.31	PW - VEHICLE NON-CONTRACT MNTC (7/19)
	Vendor Tota	55,143.47	
312786	FULLER ENGINEERING INC	1,469.76	
		1,150.74 966.56	
		898.26	
		761.52	PW - FACILITY MNTC SUPPLIES
		393.65	
		240.68	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	5,881.17	
312787	FUN EXPRESS	70.70	CSR - RECREATION SUPPLIES
	Vendor Tota	70.70	
312788	GALVEZ	43.81	WTR DEP REF - 14521 GARFIELD
	Vendor Tota	43.81	
312789	GARCIA	.34	WTR DEP REF - 15132 GEORGIA
	Vendor Tota	.34	
312790	GARFIELD-PAC DEV. CO.	36.22	WTR DEP REF - 7306 ADAMS
	Vendor Tota	36.22	
312791	GARIBALDO'S NURSERY	72.82	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	72.82	
312792	GATEWAY WATER MANAGEMENT	56,782.67	PW - LOS CERRITOS WATERSHED MGMT PLAN
		8,385.00	PW - GREATER HARBOR TOXIC TDML
	Vendor Tota	65,167.67	
312793	GOLDEN TOUCH CLEANING, INC	11,882.05	PW - JANITORIAL SVCS (7/19)
	Vendor Tota	11,882.05	
312794	GONZALEZ	13.66	WTR DEP REF - 7315 LUGO
	Vendor Tota	13.66	
312795	GRAINGER	372.07	PW - WATER OPER MNTC SUPPLIES
		-2.91	PW - FACILITY MNTC SUPPLIES (CREDIT)
	Vendor Tota	369.16	
312796	GUINEA	11.23	WTR DEP REF - 14508 TEXACO
	Vendor Tota	11.23	
312797	GUTIERREZ	3.38	WTR DEP REF - 15347 HAYTER
	Vendor Tota	3.38	
312798	HAL'S GLASS CO., INC.	904.13	PW - FACILITY MNTC SVCS
	Vendor Tota	904.13	
312799	HD SUPPLY WHITE CAP CONST	154.29	PW - STREET MNTC SUPPLIES
		134.99	
040000		24.29	PW - FACILITY MNTC SUPPLIES
312800	Vendor Tota	313.57	

Vendor Tota         17.35           312802         HI-WAY SAFETY INC         1.424.05         PW - TRAFFIC SAFETY SUPPLIES	Check Number	Vendor Name	Amount	Description
312802         HI-WAY SAFETY INC         1,424.05         PW - TRAFFIC SAFETY SUPPLIES           1,307.38         PW - STREET MATIC SUPPLIES         523.05         PW - STREET MATIC SUPPLIES           312803         HUMAN SERVICES ASSOCIATION         513.75         CSR - ENP EVENT MEALS (7/3)           Vendor Tota         513.75         CSR - ENP EVENT MEALS (7/3)           Vendor Tota         480.00         PW - WATER OPER MNTC SUPPLIES           Vendor Tota         480.00         PW - WATER OPER MNTC SUPPLIES           Vendor Tota         525.00         PW - STREET MNTC SUPPLIES           Vendor Tota         88.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         312806         JB MATERIALS         88.45           Vendor Tota         31.75         WTR DEP ET FUEL (7/8 - 7/14)           Vendor Tota         31.75         WTR DEP EF - 15504 MINNESOTA           Vendor Tota         31.75         WTR DEP REF - 18231 WILBARN           Vendor Tota         31.75         WTR DEP REF - 18231 WILBARN           Vendor Tota         13.11<	312801	HENANDEZ	17.35	WTR DEP REF - 6514 SAN MARCUS
1.367.38         PW - STREET MNTC SUPPLIES           525.05         PW - STREET MNTC SUPPLIES           312803         HUMAN SERVICES ASSOCIATION         513.75           312804         INDUSTRIAL MAINTENANCE SERVICE         480.00           Vendor Tota         480.00           312805         INSTAZORB INTERNATIONAL, INC         525.00           Vendor Tota         480.00           312806         INSTAZORB INTERNATIONAL, INC         525.00           Vendor Tota         525.00           312806         J.A.B.MATERNATIONAL, INC         525.00           Vendor Tota         525.00           312807         J.A.B.MATERNATIONAL, INC         525.00           Vendor Tota         584.5           312807         J.A.B.MATERNATIONAL, INC         525.00           Vendor Tota         684.5           Vendor Tota         68.45           Vendor Tota         30.50           Vendor Tota         31.75           Vendor Tota         31.75           312808         JB CONVEYORS         31.75           Vendor Tota         31.75           312808         JMO NET         2.500.00           Vendor Tota         30.44           S12810		- Vendor Tota	17.35	
Vendor Tota         55.05 3,316.48         PW - STREET MINTC SUPPLIES           312803         HUMAN SERVICES ASSOCIATION Vendor Tota         513.75         CSR - ENP EVENT MEALS (7/3)           312804         INDUSTRIAL MAINTENANCE SERVICE Vendor Tota         480.00         PW - WATER OPER MINTC SUPPLIES Vendor Tota           312805         INSTAZORE INTERNATIONAL, INC Vendor Tota         525.00         PW - STREET MINTC SUPPLIES Vendor Tota           312806         J & B MATERIALS         88.45         PW - FACILITY MINTC SUPPLIES Vendor Tota         525.00           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/2 - 7/31) 75.42         PL - FLEET FUEL (7/2 - 7/31) 75.42           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/8 - 7/14) 94.00         50.84           312808         JB CONVEYORS         31.75         WIT DEP REF - 15604 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 16604 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15604 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 16604 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 18231 WILBARN           Vendor Tota         31.75         WIT DEP REF - 18231 WILBARN           Vendor Tota         32.00         PW - STREET MINTC	312802	HI-WAY SAFETY INC	1,424.05	PW - TRAFFIC SAFETY SUPPLIES
Vendor Tota         3,316.48           312803         HUMAN SERVICES ASSOCIATION         513.75           312804         INDUSTRIAL MAINTENANCE SERVICE Vendor Tota         480.00           312805         INSTAZORB INTERNATIONAL, INC         525.00           912705         Vendor Tota         480.00           312806         INSTAZORB INTERNATIONAL, INC         525.00         PW - STREET MNTC SUPPLIES           Vendor Tota         684.5         9         PV - FACILITY MNTC SUPPLIES           Vendor Tota         884.5         11.75         11.71           312806         JA & B MATERIALS         884.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         884.5         11.75         11.71           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/16 - 7/14)           Vendor Tota         30.50         11.75         11.75           312808         JB CONVEYORS         31.75         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIR DEP REF - 15504 MINNESOTA           312800         JMC SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MINTC           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           Vendor Tota         13.11			1,367.38	PW - STREET MNTC SUPPLIES
312803         HUMAN SERVICES ASSOCIATION Vendor Tota         513.75         CSR - ENP EVENT MEALS (7/3)           312804         INDUSTRIAL MAINTENANCE SERVICE         480.00         9W - WATER OPER MNTC SVCS           Vendor Tota         480.00         9W - STREET MNTC SUPPLIES           Vendor Tota         525.00         PW - FACILITY MNTC SUPPLIES           Vendor Tota         525.00         PW - FACILITY MNTC SUPPLIES           Vendor Tota         68.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         68.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         68.45         PU - FLEET FUEL (7/15 - 7/21)           75.42         PL - FLEET FUEL (7/15 - 7/21)           67.81         PL - FLEET FUEL (7/8 - 7/14)           342807         JANKOVICH COMPANY         213.19           712807         JANKOVICH COMPANY         213.175           312808         JB CONVEYORS         31.75           312809         JMD NET         2.500.00           Vendor Tota         544.26           GEN - SECURITY SYSTEMS, INC         244.26           Vendor Tota         544.26           312810         KATTAL         18.10           Vendor Tota         13.11           Vendor Tota         13.1		_	525.05	PW - STREET MNTC SUPPLIES
Vendor Tota         513.75           312804         INDUSTRIAL MAINTENANCE SERVICE Vendor Tota         480.00 480.00         PW - WATER OPER MNTC SVCS           312805         INISTAZORB INTERNATIONAL, INC         255.00         PW - STREET MNTC SUPPLIES           312806         J & B MATERIALS         88.45         PW - FACILITY MNTC SUPPLIES           312806         J & B MATERIALS         88.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         88.45         PU - FLEET FUEL (7/2 - 7/31) 75.42         PL - FLEET FUEL (7/8 - 7/14)           Vendor Tota         30050         CSR - FLEET FUEL (7/8 - 7/14)         34.08           Vendor Tota         312806         JB CONVEYORS         31.75           312808         JB CONVEYORS         31.75         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         2.500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           Vendor Tota         2.500.00         GEN - SECURITY SYSTEM MNTC           Vendor Tota         312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           Vendor Tota         1310         WTR DEP REF - 8231 WILBARN         Vendor Tota         312810           312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC         161.11 <td></td> <td>Vendor Tota</td> <td>3,316.48</td> <td></td>		Vendor Tota	3,316.48	
312804         INDUSTRIAL MAINTENANCE SERVICE         480.00         PW - WATER OPER MNTC SVCS           312805         INSTAZORB INTERNATIONAL, INC         525.00         PW - STREET MNTC SUPPLIES           Vendor Tota         525.00         PW - STREET MNTC SUPPLIES           Vendor Tota         525.00         PW - FACILITY MNTC SUPPLIES           Vendor Tota         88.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         88.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         88.45         PL - FLEET FUEL (7/2 - 7/31)           75.42         PL - FLEET FUEL (7/8 - 7/14)         67.81           Vendor Tota         30.50         CSR - FLEET FUEL (7/8 - 7/14)           Vendor Tota         31.75         WTR DEP REF - 15604 MINNESOTA           Vendor Tota         31.75         Strate Number System MINTC           312809         JMD NET         2.500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           Vendor Tota         31.175         WTR DEP REF - 15604 MINNESOTA           312810         Vendor Tota         544.26         GEN - SECURITY SYSTEM MINTC           312811         KATTAL         18.10         18.10           312812         KELTERITE CORPORATION         930.45         PW - STREET MNTC SUPPLIES	312803	HUMAN SERVICES ASSOCIATION	513.75	CSR - ENP EVENT MEALS (7/3)
Vendor Tota         480.00           312805         INSTAZORB INTERNATIONAL, INC Vendor Tota         525.00         PV- STREET MNTC SUPPLIES           312806         J & B MATERIALS         88.45         PW - FACILITY MNTC SUPPLIES           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/15 - 7/21)           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/15 - 7/14)           Vendor Tota         380.50         CSR - FLEET FUEL (7/16 - 7/14)           Vendor Tota         317.5         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WIT DEP REF - 15504 MINNESOTA           Vendor Tota         18.10		Vendor Tota	513.75	
312805         INSTAZORB INTERNATIONAL, INC         525.00         PW - STREET MNTC SUPPLIES           312806         J & B MATERIALS         88.45         PW - FACILITY MNTC SUPPLIES           Vendor Tota         88.45         PW - FACILITY MNTC SUPPLIES           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/22 - 7/31)           75.42         PL - FLEET FUEL (7/15 - 7/21)         67.31           100         67.31         90.050         68.45           312808         JB CONVEYORS         31.75         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         31.75         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         31.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           Vendor Tota         31.00         WTR DEP REF - 15504 MINNESOTA           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           Vendor Tota         31.281         KETTERTE CORPORATION         930.45           312812         KELTERTFE CORPORATION         930.45         PW - ACC SYSTEM SVCS (CITY ALL)	312804	INDUSTRIAL MAINTENANCE SERVICE	480.00	PW - WATER OPER MNTC SVCS
Vendor Tota         525.00           312806         J & B MATERIALS Vendor Tota         88.45           312807         JANKOVICH COMPANY         213.19 PL *FLEET FUEL (7/2 - 7/31) 75.42           312807         JANKOVICH COMPANY         213.19 PL *FLEET FUEL (7/6 - 7/14) 34.08           312807         JANKOVICH COMPANY         213.19 PL *FLEET FUEL (7/6 - 7/14) 34.08           312808         JB CONVEYORS Vendor Tota         31.75           312809         JMD NET Vendor Tota         2,500.00           312809         JMD NET Vendor Tota         2,500.00           312809         JMG SECURITY SYSTEMS, INC Vendor Tota         544.26           312810         JG SECURITY SYSTEMS, INC Vendor Tota         544.26           312811         KATTAL         18.10           Vendor Tota         390.45           312812         KELTERITE CORPORATION Vendor Tota         930.45           312813         KENTUCKY FRIED CHICKEN Vendor Tota         13.11           312814         KLM, INC.         16.161.01           728.76         PW - AC SYSTEM SVCS (CITY HALL) Vendor Tota         32.23           328.14         KLM, INC.         16.161.01           728.76         PW - AC SYSTEM SVCS (CITY HALL) Vendor Tota         25.246.15           312814			480.00	
Vendor Tota         525.00           312806         J & B MATERIALS Vendor Tota         88.45           312807         JANKOVICH COMPANY         213.19 PL *FLEET FUEL (7/2 - 7/31) 75.42         PL *FLEET FUEL (7/2 - 7/31) 75.42           312807         JANKOVICH COMPANY         213.19 PL *FLEET FUEL (7/8 - 7/14) 34.08         CSR - FLEET FUEL (7/8 - 7/14) 34.09           312808         JB CONVEYORS Vendor Tota         31.75         WTR DEP REF - 15504 MINNESOTA           312809         JMD NET Vendor Tota         2,500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           312809         JMG SECURITY SYSTEMS, INC Vendor Tota         2,500.00         GEN - SECURITY SYSTEM MNTC           312810         Vendor Tota         544.26         GEN - SECURITY SYSTEM MNTC           Vendor Tota         544.26         GEN - SECURITY SYSTEM MNTC           Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312814         KENTUCKY FRIED CHICKEN         13.11           Vendor Tota         13.21         PV - ACC SYSTEM SVCS (CITY HALL)           328.28         PW - ACC SYST	312805	INSTAZORB INTERNATIONAL, INC	525.00	PW - STREET MNTC SUPPLIES
Vendor Tota         88.45           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/22 - 7/31) (57.81         PL - FLEET FUEL (7/8 - 7/14) (57.81         PL - FLEET FUEL (7/8 - 7/21) (57.81         PL - FLEET FUEL (7/8 - 7/21) (7/81         PL - FLEET FUEL (7/8 - 7/81) (7/81         PL - FLEET FUEL (7/81) (7/81         PL - FLEET FUEL (7/81) (7/81         PL - FLEET FUEL (7/81) (7/81         PL - FLEET FUEL FUEL FUEL FUEL FUEL		-	525.00	
Vendor Tota         88.45           312807         JANKOVICH COMPANY         213.19         PL - FLEET FUEL (7/22 - 7/31) (57.81         PL - FLEET FUEL (7/8 - 7/14) (57.81         PL - FLEET FUEL (7/8 - 7/21) (57.81         PL - FLEET FUEL (7/8 - 7/21) (7/81         PL - FLEET FUEL (7/8 - 7/81) (7/81         PL - FLEET FUEL (7/81) (7/81         PL - FLEET FUEL (7/81) (7/81         PL - FLEET FUEL (7/81) (7/81         PL - FLEET FUEL FUEL FUEL FUEL FUEL	312806	I & B MATERIALS	88 45	PW - FACILITY MNTC SUPPLIES
312807         JANKOVICH COMPANY         213.19 213.19         PL - FLEET FUEL (7/2 - 7/31) 75.42         PL - FLEET FUEL (7/5 - 7/21) 67.81         PL - FLEET FUEL (7/5 - 7/21) 67.81         PL - FLEET FUEL (7/6 - 7/14) 34.08           312808         JB CONVEYORS         31.75         WTR DEP REF - 15504 MINNESOTA           312809         JMD NET         2,500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           312800         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           312811         KATTAL         18.10         WTR DEP REF - 8231 WILBARN           312812         Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           312813         KENTUCKY FRIED CHICKEN         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA         332.83           312814         KLM, INC.         1.618.01         PW - AC SYSTEM SVCS (CITY HALL)           312814         KLM, INC.         728.76         PW - AC SYSTEM SVCS (CITY HALL)           312814         KLM, INC.         1.618.01         PW - AC SYSTEM SVCS (CITY HALL)           312814         KLM, INC.         728.76         PW - AC SYSTEM SVCS (CITY HALL)	012000	-		
Vendor Tota         75.42         PL - FLEET FUEL (7/8 - 7/21) 67.81         PL - FLEET FUEL (7/8 - 7/14) 91. FLEET FUEL (7/8 - 7/14)           312808         JB CONVEYORS Vendor Tota         317.5         WTR DEP REF - 15504 MINNESOTA           312809         JMD NET         2.500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           Vendor Tota         2.500.00         GEN - SECURITY SYSTEM MNTC           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           312811         KATTAL         18.10         WTR DEP REF - 7905 ALONDRA           312812         KELTERITE CORPORATION         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA         930.45           312813         KENTUCKY FRIED CHICKEN         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7005 ALONDRA         90.45           312814         KLM, INC.         1618.01         PW - AC SYSTEM SVCS (STATION)           728.76         PW - AC SYSTEM SVCS (CITY YARD)         3325.00           920.45         PW - AC SYSTEM SVCS (CITY Y	212907			
67.81         PL - FLEET FUEL (7/8 - 7/14)           34.08         CSR - FLEET FUEL (7/8 - 7/14)           312808         JB CONVEYORS         31.75           312809         JMD NET         2,500.00           312810         JMG SECURITY SYSTEMS, INC         2542.6           312810         JMG SECURITY SYSTEMS, INC         544.26           312811         KATTAL         18.10           Vendor Tota         544.26           312812         Vendor Tota           312813         KELTERITE CORPORATION           930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         13.11           Vendor Tota         930.45           312813         KENTUCKY FRIED CHICKEN         13.11           Vendor Tota         13.11           Vend	512007	JANKOVICH COMPANY		,
Vendor Tota         390.50           312808         JB CONVEYORS         31.75         WTR DEP REF - 15504 MINNESOTA           312809         JM NET         2,500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           Vendor Tota         2,500.00         GEN - SECURITY SYSTEM SUPPORT (7/19)           Vendor Tota         2,500.00         GEN - SECURITY SYSTEM MNTC           Vendor Tota         544.26         GEN - SECURITY SYSTEM MNTC           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           Vendor Tota         18.10         WTR DEP REF - 7905 ALONDRA           Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         VER CE MACHINE MNTC (COM CTR)           VER SUSS (FILL PALL)				,
312808         JB CONVEYORS         31.75         WTR DEP REF - 15504 MINNESOTA           312809         JMD NET         2,500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           Vendor Tota         2,500.00         GEN - SECURITY SYSTEM SUPPORT (7/19)           312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           Vendor Tota         544.26         GEN - SECURITY SYSTEM MNTC         Security System MNTC           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN         Security System MNTC           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN         Security System S		_	34.08	CSR - FLEET FUEL (7/8 - 7/14)
Vendor Tota         31.75           312809         JMD NET         2,500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           Vendor Tota         2,500.00         GEN - SECURITY SYSTEM S, INC         2,500.00           312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           Vendor Tota         544.26         GEN - SECURITY SYSTEM MNTC         930.45           312811         KATTAL         18.10         WTR DEP REF - 8231 WILBARN           Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312813         KENTUCKY FRIED CHICKEN         13.11           Vendor Tota         1618.01         PW - A/C SYSTEM SVCS (STATION)           742.68         PW - ICE MACHINE MNTC (COM CTR)         728.76           728.76         PW - A/C SYSTEM SVCS (CITY HALL)         439.43           439.43         PW - A/C SYSTEM SVCS (CITY HARD)         325.00           320.00         PW - A/C SYSTEM SVCS (CITY ARD)         325.		Vendor Tota	390.50	
312809         JMD NET         2,500.00         GEN - COMPUTER NETWORK SUPPORT (7/19)           312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           312811         KATTAL         18.10         WTR DEP REF - 8231 WILBARN           Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           312812         KELTERITE CORPORATION         930.45           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312813         KENTUCKY FRIED CHICKEN         13.11           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         13.11         WTR DEP REF - 7905 ALONDRA           312815         KOL, INC         14.00         A/C SYSTEM SVCS (CITY YARD) <td< td=""><td>312808</td><td>JB CONVEYORS</td><td>31.75</td><td>WTR DEP REF - 15504 MINNESOTA</td></td<>	312808	JB CONVEYORS	31.75	WTR DEP REF - 15504 MINNESOTA
Vendor Tota         2,500.00           312810         JMG SECURITY SYSTEMS, INC Vendor Tota         544.26         GEN - SECURITY SYSTEM MNTC           312811         KATTAL Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           312812         KELTERITE CORPORATION Vendor Tota         930.45         PW - STREET MNTC SUPPLIES Vendor Tota           312813         KENTUCKY FRIED CHICKEN Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         11,618.01         PW - A/C SYSTEM SVCS (STATION) 742.68         PW - I/C SYSTEM SVCS (CITY HALL) 439.43           312814         KLM, INC.         1,618.01         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (PLAZA) 322.00         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY HALL) 439.44         PW - A/C SYSTEM SVCS (CITY HALL) 439.45         PW - A/C SYSTEM SVCS (CITY HALL) 445.46		- Vendor Tota	31.75	
Vendor Tota         2,500.00           312810         JMG SECURITY SYSTEMS, INC Vendor Tota         544.26         GEN - SECURITY SYSTEM MNTC           312811         KATTAL Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           312812         KELTERITE CORPORATION Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           312813         KENTUCKY FRIED CHICKEN Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (STATION) 742.68         PW - A/C SYSTEM SVCS (CITY HALL) 439.43           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY HALL) 439.43           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY HALL) 439.43           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY HALL) 430.0<	312809	JMD NET	2,500.00	GEN - COMPUTER NETWORK SUPPORT (7/19)
312810         JMG SECURITY SYSTEMS, INC         544.26         GEN - SECURITY SYSTEM MNTC           312811         KATTAL         18.10         WTR DEP REF - 8231 WILBARN           312812         KELTERITE CORPORATION         930.45         PW - STREET MNTC SUPPLIES           312813         KENTUCKY FRIED CHICKEN         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         16.81.01         PW - A/C SYSTEM SVCS (STATION)           312814         KLM, INC.         16.81.01         PW - A/C SYSTEM SVCS (STATION)           312814         KLM, INC.         16.81.01         PW - A/C SYSTEM SVCS (COM CTR)           312814         KLM, INC.         16.81.01         PW - A/C SYSTEM SVCS (CITY HALL)           312814         KLM, INC.         16.81.01         PW - A/C SYSTEM SVCS (CITY HALL)           312814         KLM, INC.         16.81.01         PW - A/C SYSTEM SVCS (CITY HALL)           312815         KOMC, INC         722.63         PW - A/C SYSTEM SVCS (CITY TARD)           312815         KONE, INC         1.142.10         PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         1.142.10         PW - CLRWTR ELEVATOR MNTC (7/19 - 9/19)           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/3)		– Vendor Tota		
Vendor Tota         544.26           312811         KATTAL Vendor Tota         18.10         WTR DEP REF - 8231 WILBARN           312812         KELTERITE CORPORATION Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           312813         KENTUCKY FRIED CHICKEN Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (STATION) 742.68         PW - ICE MACHINE MNTC (COM CTR) 728.76           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (CITY HALL) 1439.43         PW - A/C SYSTEM SVCS (CITY HALL) 439.43           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (CITY HALL) 722.60         PW - A/C SYSTEM SVCS (CITY HALL) 439.43           312814         KLM, INC.         1.618.01         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY PARD) 3225.00         PW - A/C SYSTEM SVCS (CITY PARD) 9W - A/C S	312810	JMG SECURITY SYSTEMS, INC	544.26	GEN - SECURITY SYSTEM MNTC
Vendor Tota         18.10           312812         KELTERITE CORPORATION Vendor Tota         930.45         PW - STREET MNTC SUPPLIES           312813         KENTUCKY FRIED CHICKEN Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         1,618.01         PW - A/C SYSTEM SVCS (STATION) 742.68         PW - ICE MACHINE MNTC (COM CTR) 728.76           312814         KLM, INC.         1,618.01         PW - A/C SYSTEM SVCS (CITY HALL) 439.43         PW - A/C SYSTEM SVCS (CITY HALL) 439.43           312814         KLM, INC.         1,618.01         PW - A/C SYSTEM SVCS (CITY YARD) 352.38         PW - A/C SYSTEM SVCS (CITY YARD) 352.30           312815         KONE, INC Vendor Tota         5,246.15         PW - A/C SYSTEM SVCS (CREDIT)           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/15) GEN - TELEPHONE MNTC (7/3)	012010	· · · · -		
312812       KELTERITE CORPORATION Vendor Tota       930.45       PW - STREET MNTC SUPPLIES         312813       KENTUCKY FRIED CHICKEN Vendor Tota       13.11       WTR DEP REF - 7905 ALONDRA         312814       KLM, INC.       1,618.01       PW - A/C SYSTEM SVCS (STATION) 742.68       PW - A/C SYSTEM SVCS (CITY HALL)         312814       KLM, INC.       1,618.01       PW - A/C SYSTEM SVCS (CITY HALL)         312814       KLM, INC.       1,618.01       PW - A/C SYSTEM SVCS (CITY HALL)         312814       KLM, INC.       1,618.01       PW - A/C SYSTEM SVCS (CITY HALL)         312814       KLM, INC.       1,618.01       PW - A/C SYSTEM SVCS (CITY HALL)         312815       KONE, INC       PW - A/C SYSTEM SVCS (CITY YARD)       325.00         312816       KTS NETWORKS, INC.       1,142.10       PW - A/C SYSTEM SVCS (CLRWTR)         312816       KTS NETWORKS, INC.       458.96       GEN - TELEPHONE MNTC (7/15)	312811	KATTAL	18.10	WTR DEP REF - 8231 WILBARN
Vendor Tota         930.45           312813         KENTUCKY FRIED CHICKEN Vendor Tota         13.11 Vendor Tota         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         1,618.01 742.68         PW - A/C SYSTEM SVCS (STATION)           312814         KLM, INC.         1,618.01 728.76         PW - A/C SYSTEM SVCS (CITY HALL)           312814         KLM, INC.         1,618.01 728.76         PW - A/C SYSTEM SVCS (CITY HALL)           312815         KONE, INC Vendor Tota         225.00 225.00 PW - A/C SYSTEM SVCS (CLRWTR)         191.00 225.00 PW - A/C SYSTEM SVCS (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (CLRWTR)         191.00 205.00 PW - A/C SYSTEM SVCS (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (CLRWTR)         191.00 205.00 PW - A/C SYSTEM SVCS (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (CLRWTR)         191.00 205.00 PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         5,246.15         11.11 PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         1,142.10 Vendor Tota         PW - CLRWTR ELEVATOR MNTC (7/19 - 9/19)           312816         KTS NETWORKS, INC.         458.96 GEN - TELEPHONE MNTC (7/15) 200.00		- Vendor Tota	18.10	
312813         KENTUCKY FRIED CHICKEN Vendor Tota         13.11         WTR DEP REF - 7905 ALONDRA           312814         KLM, INC.         1,618.01         PW - A/C SYSTEM SVCS (STATION)           742.68         PW - ICE MACHINE MNTC (COM CTR)           728.76         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (PLAZA)           352.38         PW - A/C SYSTEM SVCS (PLAZA)           325.00         PW - A/C SYSTEM SVCS (PLAZA)           325.00         PW - A/C SYSTEM SVCS (CRUTY YARD)           325.00         PW - A/C SYSTEM SVCS (CRUTR)           320.00         PW - A/C SYSTEM SVCS (CRUTR)           325.00         PW - A/C SYSTEM SVCS (CRUTR)           325.00         PW - A/C SYSTEM SVCS (CRUTR)           320.00         PW - A/C SYSTEM SVCS (CRUTR)           325.00         PW - A/C SYSTEM SVCS (CRUTR)           320.00         PW - A/C SYSTEM SVCS (CRUTR)           312815         KONE, INC         1111           Vendor Tota         1,142.10           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/15)           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/3)	312812	KELTERITE CORPORATION	930.45	PW - STREET MNTC SUPPLIES
Vendor Tota         13.11           312814         KLM, INC.         1,618.01         PW - A/C SYSTEM SVCS (STATION)           742.68         PW - ICE MACHINE MNTC (COM CTR)           728.76         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (CITY YARD)           325.00         PW - A/C SYSTEM SVCS (CLRWTR)           312810         Vendor Tota           Vendor Tota         1,142.10           Vendor Tota         1,142.10           312816         KTS NETWORKS, INC.		-		
Vendor Tota         13.11           312814         KLM, INC.         1,618.01         PW - A/C SYSTEM SVCS (STATION)           742.68         PW - ICE MACHINE MNTC (COM CTR)           728.76         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (CITY YARD)           325.00         PW - A/C SYSTEM SVCS (CLRWTR)           312810         Vendor Tota           Vendor Tota         1,142.10           Vendor Tota         1,142.10           312816         KTS NETWORKS, INC.	312813	KENTUCKY FRIED CHICKEN	13.11	WTR DEP REF - 7905 ALONDRA
742.68         PW - ICE MACHINE MNTC (COM CTR)           728.76         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (PLAZA)           352.38         PW - A/C SYSTEM SVCS (PLAZA)           320.00         PW - A/C SYSTEM SVCS (CRWTR)           191.00         PW - A/C SYSTEM SVCS (CRWTR)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - KITCHEN REF MNTC (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (CREDIT)           140.00         PW - A/C SYSTEM SVCS (CREDIT)           140.00         PW - A/C SYSTEM SVCS (CREDIT)           140.00         PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         1,142.10           Vendor Tota         1,142.10           Vendor Tota         1,142.10           Vendor Tota         1,142.10           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7		Vendor Tota	·	
742.68         PW - ICE MACHINE MNTC (COM CTR)           728.76         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (PLAZA)           352.38         PW - A/C SYSTEM SVCS (PLAZA)           320.00         PW - A/C SYSTEM SVCS (CRWTR)           191.00         PW - A/C SYSTEM SVCS (CRWTR)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - KITCHEN REF MNTC (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (CREDIT)           140.00         PW - A/C SYSTEM SVCS (CREDIT)           140.00         PW - A/C SYSTEM SVCS (CREDIT)           140.00         PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         1,142.10           Vendor Tota         1,142.10           Vendor Tota         1,142.10           Vendor Tota         1,142.10           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7	312814	KI M INC		PW - A/C SYSTEM SVCS (STATION)
728.76         PW - A/C SYSTEM SVCS (CITY HALL)           439.43         PW - A/C SYSTEM SVCS (PLAZA)           352.38         PW - A/C SYSTEM SVCS (CITY YARD)           325.00         PW - A/C SYSTEM SVCS (PLAZA)           320.00         PW - A/C SYSTEM SVCS (PLAZA)           320.00         PW - A/C SYSTEM SVCS (PLAZA)           320.00         PW - A/C SYSTEM SVCS (CLRWTR)           320.00         PW - KITCHEN REF MNTC (PROGRESS PLAZA)           225.00         PW - A/C SYSTEM SVCS (SPANE PARK)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         5,246.15           312815         KONE, INC         1,142.10           Vendor Tota         1,142.10           312816         KTS NETWORKS, INC.         458.96           312816         KTS NETWORKS, INC.         458.96           GEN - TELEPHONE MNTC (7/15)         200.00           GEN - TELEPHONE MNTC (7/3)         200.00	012014	NEW, HVO.	,	
352.38         PW - A/C SYSTEM SVCS (CITY YARD)           325.00         PW - A/C SYSTEM SVCS (PLAZA)           320.00         PW - KITCHEN REF MNTC (PROGRESS PLAZA)           225.00         PW - A/C SYSTEM SVCS (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         5,246.15           312815         KONE, INC           Vendor Tota         1,142.10           S12816         KTS NETWORKS, INC.           458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)			728.76	
325.00         PW - A/C SYSTEM SVCS (PLAZA)           320.00         PW - KITCHEN REF MNTC (PROGRESS PLAZA)           225.00         PW - A/C SYSTEM SVCS (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         5,246.15           312815         KONE, INC           Vendor Tota         1,142.10           State         1,142.10           State         1,142.10           State         GEN - TELEPHONE MNTC (7/19 - 9/19)           312816         KTS NETWORKS, INC.           458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)				
320.00         PW - KITCHEN REF MNTC (PROGRESS PLAZA)           225.00         PW - A/C SYSTEM SVCS (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - KITCHEN REF MNTC (CLRWTR)           140.00         PW - KITCHEN REF MNTC (CLRWTR)           140.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           Vendor Tota         5,246.15           312815         KONE, INC           Vendor Tota         1,142.10           S12816         KTS NETWORKS, INC.           458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)				
225.00         PW - A/C SYSTEM SVCS (CLRWTR)           191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - KITCHEN REF MNTC (CLRWTR)           140.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           140.00         PW - CLRWTR ELEVATOR MNTC (7/19 - 9/19)           Vendor Tota         1,142.10           112816         KTS NETWORKS, INC.           458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)				, ,
191.00         PW - A/C SYSTEM SVCS (SPANE PARK)           175.00         PW - KITCHEN REF MNTC (CLRWTR)           140.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           312815         KONE, INC           Vendor Tota         1,142.10           S12816         KTS NETWORKS, INC.           458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)				· · · · · · · · · · · · · · · · · · ·
175.00         PW - KITCHEN REF MNTC (CLRWTR)           140.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           312815         KONE, INC           Vendor Tota         1,142.10           Vendor Tota         1,142.10           Size for the second				
140.00         PW - A/C SYSTEM SVCS (FIREHOUSE)           -11.11         PW - A/C SYSTEM SVCS (CREDIT)           312815         KONE, INC           Vendor Tota         1,142.10           Vendor Tota         1,142.10           Vendor Tota         1,142.10           Stable         1,142.10           Vendor Tota         1,142.10           Stable         KTS NETWORKS, INC.           458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)				
Vendor Tota         5,246.15           312815         KONE, INC Vendor Tota         1,142.10         PW - CLRWTR ELEVATOR MNTC (7/19 - 9/19)           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)         200.00				
312815         KONE, INC         1,142.10         PW - CLRWTR ELEVATOR MNTC (7/19 - 9/19)           Vendor Tota         1,142.10         PW - CLRWTR ELEVATOR MNTC (7/19 - 9/19)           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)         200.00		-	-11.11	PW - A/C SYSTEM SVCS (CREDIT)
Vendor Tota         1,142.10           312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)		Vendor Tota	5,246.15	
312816         KTS NETWORKS, INC.         458.96         GEN - TELEPHONE MNTC (7/15)           200.00         GEN - TELEPHONE MNTC (7/3)	312815	KONE, INC	1,142.10	PW - CLRWTR ELEVATOR MNTC (7/19 - 9/19)
200.00 GEN - TELEPHONE MNTC (7/3)		Vendor Tota	1,142.10	
	312816	KTS NETWORKS, INC.		
Vendor Lota 658.96				GEN - IELEPHONE MNTC (7/3)
		Vendor Lota	658.96	

Check Number	Vendor Name	Amount	Description
312817	L A COUNTY DEPT OF AUDITOR-	1,380.61	CC - LAFCO FEES (FY 2020)
	Vendor Tota	1,380.61	
312818	LINCOLN AQUATICS	407.01	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	407.01	
312819	LINDSAY LUMBER CO., INC	13.11	CSR - STAR SUPPLIES
	Vendor Tota	13.11	
312820	LYONS	7.34	WTR DEP REF - 7727 SOMERSET
	- Vendor Tota	7.34	
312821	M. HARA LAWNMOWER CENTER	746.08	PW - GENERAL SMALL TOOLS
	- Vendor Tota	746.08	
312822	M/D PLUMBING	353.00	PW - FACILITY MNTC SVCS
		85.00	PW - FACILITY MNTC SVCS
	Vendor Tota	438.00	
312823	MAGLIN CORPORATION	15,458.01	CIP - BUS STOP TRASH CANS (12)
	- Vendor Tota	15,458.01	
312824	MARTINEZ	26.46	WTR DEP REF - 8246 3RD
	- Vendor Tota	26.46	
312825	MELENDEZ-BRAYMILLER	4.77	WTR DEP REF - 8329 CENTURY
	Vendor Tota	4.77	
312826	MORA	35.00	WTR DEP REF - 6709 BANDA
012020	Vendor Tota	35.00	
312827	NAPA AUTO PARTS	398.48	PW - FACILITY MNTC SUPPLIES
512027		37.25	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	435.73	
312828	NATIONAL READY MIXED CONCRETE	566.46	PW - STREET MNTC SUPPLIES
	Vendor Tota	566.46	
312829	OFFICE DEPOT, INC.	352.92	CSR - STAR SUPPLIES
		149.08	CSR - STAR SUPPLIES
		55.29	PS - OFFICE SUPPLIES
		48.99	
		6.50	PS - OFFICE SUPPLIES
	-	-15.65	PS - OFFICE SUPPLIES (CREDIT)
	Vendor Tota	597.13	
312830	OFFICE SOLUTIONS	148.33	CM - OFFICE SUPPLIES PL - OFFICE SUPPLIES
		40.61 40.29	CM - OFFICE SUPPLIES
		33.49	HR - OFFICE SUPPLIES
	- Vendor Tota	262.72	
312831	OSASERI	17.71	WTR DEP REF - 6802 ALONDRA
512031	Vendor Tota	17.71	WIN DEFINET - 0002 ALONDRA
242822			
312832	PACIFIC OFFICE PRODUCTS	94.51	PL - OFFICE SUPPLIES
	Vendor Tota	94.51	
312833	PACIFIC RIM AUTOMATION, INC.	8,541.00	PW - SCADA SYSTEM SUPPORT
	- Vendor Tota	1,050.00	PW - SCADA SYSTEM MNTC (7/19)
		9,591.00	

Check Number	Vendor Name	Amount	Description
312834	PARAMOUNT JOURNAL	366.63	CM - PUBLISHED NOTICE (7/4)
		88.00	CM - PUBLISHED NOTICE (7/4)
		.00	CM - PUBLISHED NOTICE (7/4)
	Vendor Tota	454.63	
312835	PELOTON INTERACTIVE INC	32.63	WTR DEP REF - 7621 SOMERSET
	Vendor Tota	32.63	
312836	POOL & ELECTRICAL PRODUCTS, INC	117.64	PW - FACILITY MNTC SUPPLIES
		102.34	PW - FACILITY MNTC SUPPLIES
		101.97	
		71.54	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	393.49	
312837	PR CONSTRUCTION	61.08	WTR DEP REF - 7905 ALONDRA
	Vendor Tota	61.08	
312838	PRINTTIO	873.90	PW - PRINTING/REPRO SVCS
	Vendor Tota	873.90	
312839	Q DOXS	546.41	CSR - COPIER USAGE (7/19)
		207.65	CSR - COPIER USAGE OVERAGE (6/19)
		316.45	
		138.63	GEN - COLOR COPIER OVERAGE (6/19)
		101.83	
		140.02	
		65.70	
		28.20	PL - COPIER USAGE OVERAGE (6/19)
	Vendor Tota	1,544.89	
312840	RAYVERN LIGHTING SUPPLY CO INC	714.98	PW - FACILTY MNTC SUPPLIES
		469.76	PW - FACILTY MNTC SUPPLIES
		108.95	PW - FACILTY MNTC SUPPLIES
		107.19	PW - FACILTY MNTC SUPPLIES
	Vendor Tota	1,400.88	
312841	RIO VERDE NURSERY	572.68	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	572.68	
312842	ROBERT SKEELS & CO.	208.63	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	208.63	
312843	ROMERO	32.66	WTR DEP REF - 7558 CENTURY
	Vendor Tota	32.66	
312844	ROYAL PAPER CORPORATION	1,603.34	PW - HOUSEHOLD SUPPLIES
	Vendor Tota	1,603.34	

**Check Number** Vendor Name Amount Description RPW SERVICES, INC. 312845 PW - PEST CONTROL SVCS (COM CTR) 190.00 PW - PEST CONTROL SVCS (SIDEWALKS) 120.00 PW - PEST CONTROL SVCS (COM CTR) 95.00 95.00 PW - PEST CONTROL SVCS (STATION) PW - PEST CONTROL SVCS (POND) 95.00 90.00 PW - PEST CONTROL SVCS (CIVIC CENTER) PW - PEST CONTROL SVCS (GYM) 88.00 PW - PEST CONTROL SVCS (PARAMOUNT PARK) 88.00 PW - PEST CONTROL SVCS (PROGRESS PARK) 88.00 88.00 PW - PEST CONTROL SVCS (DILLS PARK) PW - PEST CONTROL SVCS (SALUD PARK) 88.00 PW - PEST CONTROL SVCS (SPANE PARK) 88.00 PW - PEST CONTROL SVCS (ALL AMERICAN PA 80.00 80.00 PW - PEST CONTROL SVCS (CITY YARD) 70.00 PW - PEST CONTROL SVCS (CITY HALL) PW - PEST CONTROL SVCS (FIREHOUSE) 65.00 PW - PEST CONTROL SVCS (SNACK SHACK) 45.00 Vendor Tota 1,553.00 312846 S & J SUPPLY CO. 1,003.30 **PW - WATER OPER MNTC SUPPLIES** Vendor Tota 1,003.30 312847 S & S WORLDWIDE 274.49 **CSR - STAR SUPPLIES** 144.15 **CSR - STAR SUPPLIES** 27.91 **CSR - STAR SUPPLIES** Vendor Tota 446.55 WTR DEP REF - 8235 QUIMBY 312848 SALAZAR .13 .13 Vendor Tota 312849 SMART & FINAL IRIS CO 179.30 **GEN - KITCHEN SUPPLIES** Vendor Tota 179.30 SOMEX DISTRIBUTION WTR DEP REF - 15533 ILLINOIS 312850 59.67 Vendor Tota 59.67 PW - GRAFFITI REMOVAL SUPPLIES 312851 SUPERCO SPECIALTY PRODUCTS 1,929.07 Vendor Tota 1,929.07 312852 TARGET SPECIALTY PRODUCTS INC 670.14 **PW - LANDSCAPE MNTC SUPPLIES** 441.12 **PW - LANDSCAPE MNTC SUPPLIES** Vendor Tota 1,111.26 312853 TAYLOR'S LOCK & KEY SVCS 184.63 **PW - FACILTY MNTC SVCS** 18.06 **PW - FACILTY MNTC SVCS** Vendor Tota 202.69 UNDERGROUND SERVICE ALERT PW - WATER OPER MNTC SVCS 312854 110.65 37.20 **PW - WATER OPER MNTC SVCS** Vendor Tota 147.85 312855 UNIVERSITY TROPHIES 92.61 **CP - PLAQUES** 20.73 GEN - NAMEPLATE (MB) Vendor Tota 113.34 484.59 **PW - WATER OPER MNTC SUPPLIES** 312856 USA BLUEBOOK Vendor Tota 484.59 312857 VERNON SANITARY SUPPLY CO 753.91 **PW - GRAFFITI REMOVAL SUPPLIES** Vendor Tota 753.91 WEST COAST ARBORISTS, INC PW - TREE MNTC SVCS (7/1 - 7/15) 312858 15,933.80 Vendor Tota 15,933.80

Check Number	Vendor Name	Amount	Description
312859	WILLDAN ASSOCIATES, INC	928.50	PW - LANDSCAPE MNTC DISTRICT ADMIN
	Vendor Tota	928.50	
312860	ZUMAR INDUSTRIES, INC.	824.61	PW - STREET MNTC SUPPLIES
		373.63	CSR - SPANE PARKING SIGNS
		134.26	PW - TRAFFIC SAFETY SUPPLIES
	Vendor Tota	1,332.50	
	A total of 98 checks were issued for	\$881,051.77	

Check Number	Vendor Name	Amount	Description
312447	A & G FENCE AND SUPPLY SALES	380.00	PW - FACILITY MNTC SVCS
		325.00	PW - FACILITY MNTC SVCS
312610		38.50	PW - GATE REPAIRS (PS)
	Vendor Tota	743.50	
312705	ACE BUSINESS MACHINES, INC	212.38	FIN - EQUIPMENT MNTC SVCS
	Vendor Tota	212.38	
312566	ADVANCE ELEVATOR, INC	300.00	PW - ELEVATOR MNTC (8/19)
	Vendor Tota	300.00	
312685	AFLAC	1,848.48	AFLAC INSURANCE PAYABLE (6/19)
	Vendor Tota	1,848.48	
312595	AIRGAS	135.42	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	135.42	
312746	ALCARAZ, SUSANA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
312621	ALOHI'S POLYNESIAN PERFORMERS	400.00	CSR - ENP EVENT SUPPLIES
	Vendor Tota	400.00	
312639	AMERISON, SHANNON	50.00	FACILITY DEPOSIT REFUND (AMERISON)
	Vendor Tota	50.00	······································
312476	APA AMERICAN PLANNING	525.00	CD - APA MEMBERSHIP (JC)
012470	Vendor Tota	525.00	
312622	ARGUELLO, LOURDES	200.00	PS - HOME SECURITY REBATE PROGRAM
512022	Vendor Tota	200.00	P3-HOME SECONTI REBATE PROGRAM
242540			
312540 312686	AT & T	105.00 99.25	
312659		5,422.00	
		1,089.87	
	Vendor Tota	6,716.12	
312448	AT&T MOBILITY	68.08	PW - CELLULAR SERVICE (6/19)
312541		75.32	
040500		56.33	
312596		1,361.59 15.17	( ),
		766.50	
312623			PW - CELLULAR SERVICE (7/19)
	Vendor Tota	2,409.02	
312640	ATKINSON, ANDELSON, LOYA	130.00	PERS - LEGAL SVCS (6/19)
	Vendor Tota	130.00	
312477	BANDA, JULIE MARY	71.00	PARKING CITATION REFUND (BANDA)
	Vendor Tota	71.00	
312449	BAPTISTA, RICARDO	190.78	CD - RIDGECREST INSPECTIONS (RB)
0.2.1.0	Vendor Tota	190.78	
312706	BARRAZA, FRANK	200.00	FACILITY DEPOSIT REFUND (BARRAZA)
0.2100	Vendor Tota	200.00	
312641	BARROM, PRINCE	50.00	FACILITY DEPOSIT REFUND (BARROM)
512041	Vendor Tota	50.00	A A A A A A A A A A A A A A A A A A A
242642			
312642	BARTEL ASSOCIATES, LLC	1,088.00	FIN - OPEB GASB 75 REPORT (FY 2019)
	Vendor Tota	1,088.00	

Check Number	Vendor Name	Amount	Description
312450	BARTLE WELLS ASSOCIATES	1,912.50	PW - WATER RATE STUDY (6/19)
	Vendor Tota	1,912.50	
312478	BEIGHTON, DAVE	1,600.00	PS - DETECTIVE SPECIALIST (7/6 - 7/19)
312611		1,750.00	PS - DETECTIVE SPECIALIST (7/20 - 8/2)
312722		1,950.00	PS - DETECTIVE SPECIALIST (8/3 - 8/16)
	Vendor Tota	5,300.00	
312660	BELTRAN, FERNANDO	134.00	PW - EDUCATION REIMBURSEMENT (FB)
	Vendor Tota	134.00	
312451	BISHOP COMPANY	554.37	PW - LANDSCAPE MNTC SUPPLIES
		538.83	PW - LANDSCAPE MNTC SUPPLIES
		509.44	
		-51.18	PW - LANDSCAPE MNTC SUPPLIES (CREDIT)
		-119.86	
		-190.17	
		-732.30	PW - LANDSCAPE MNTC SUPPLIES (CREDIT)
	Vendor Tota	509.13	
312452	BLAIS & ASSOCIATES, INC	3,126.79	CSR - PROP 68 GRANT CONSULTANT (6/19)
	Vendor Tota	3,126.79	
312723	BOATWRIGHT, STEPHANIE	50.00	FACILITY DEPOSIT REFUND(BOATWRIGHT,5689
	Vendor Tota	50.00	
312612	BRIGHTVIEW LANDSCAPE	21,532.44	PW - LANDSCAPE MNTC SVCS (8/19)
		150.00	PW - LANDSCAPE MNTC (SOMERSET) - 8/19
		300.00	PW - LANDSCAPE MNTC (STATION) - 8/19
		2,000.00	PW - LANDSCAPE MNTC (DOWNTOWN) - 8/19
		7,637.00	PW - MEDIAN MNTC SVCS (8/19)
		1,667.50	PW - DILLS PARK MNTC SVCS (8/19)
		3,248.45	PW - PARAMOUNT PARK MNTC SVCS (8/19)
	Vendor Tota	36,535.39	
312453	CA SCIENCE CENTER FOUNDATION	864.65	CSR - DAY CAMP EXCURSION (7/26)
	Vendor Tota	864.65	
312542	CALDERON, LUCERO	155.00	DAY CAMP REFUND (CALDERON)
	Vendor Tota	155.00	
13378	CALIFORNIA PUBLIC EMPLOYEES'	1,661,900.00	PERS UL CONTRIBUTION (FY20 CLASSIC)
13379		2,524.00	PERS UL CONTRIBUTION (FY20 PEPRA)
13381		3,059.32	
13382		314.18	
13383		41,828.32	
13384 13409		6,120.58 92,986.39	PERS RETIREMENT - PPE 7/19 MEDICAL INSURANCE (ACTIVE) - 8/19
13409		5,848.00	MEDICAL INSURANCE (RETIRED) - 8/19
		352.23	, ,
13410		41,383.23	
13411		6,175.98	PERS RETIREMENT - PPE 8/12
13428		92,367.75	MEDICAL INSURANCE (ACTIVE) - 8/19
-		5,848.00	MEDICAL INSURANCE (RETIRED) - 8/19
		350.56	MEDICAL INSURANCE (PPO) - 7/19 ADJ
	Vendor Tota	1,961,058.54	
312724	CALMET SERVICES, INC	80,973.05	TRASH ASSESSMENT (FY2019)
	,	-6,477.84	TRASH ASSESS FRANCHISE (FY2019)
		-8,097.31	TRASH ASSESS ADMIN FEE (FY2019)

Check Number	Vendor Name	Amount	Description
312497	CALPERS LONG-TERM CARE PROGRAM	31.27	CALPERS LTC - PPE 7/19 (AF)
312624	-	31.27	CALPERS LTC - PPE 8/2 (AF)
	Vendor Tota	62.54	
312715	CANSINO, ARIEL	50.00	FACILITY DEPOSIT REFUND (CANSINO)
	Vendor Tota	50.00	
312625	CARLOS, JUAN	53.20	CSR - GUITAR CLASS (7/19)
	Vendor Tota	53.20	
312643	CASA ADELITA	591.30	CSR - MEETING SUPPLIES
	Vendor Tota	591.30	
312725	CASTANEDA, ERASMO	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
312687	CASTILLO, BRENDA	40.00	DOG LICENSE REFUND (CASTILLO)
	Vendor Tota	40.00	
312726	CATALAN, MERCEDES	50.00	FACILITY DEPOSIT REFUND (CATALAN, 5711)
	Vendor Tota	50.00	
312727	CDW GOVERNMENT, INC.	23.36	GEN - COMPUTER MNTC SUPPLIES
	Vendor Tota	23.36	
312479	CENTRAL BASIN MUNI WATER DIST	72,607.16	PW - PURCHASED WATER (6/19)
	Vendor Tota	72,607.16	
312613	CERTIFIED INSPECTIONS & CODE	16,640.00	CD - PLAN CHECK SVCS (7/19)
	Vendor Tota	16,640.00	
312597	CHAPMAN, JASHANTE	50.00	FACILITY DEPOSIT REFUND (CHAPMAN)
	Vendor Tota	50.00	
312557	CINDY'S JUMPERS, LLC	30.00	CSR - SUMMER CONCERT (7/25)
312661		607.50	CSR - FRIDAY NIGHT MARKET SUPPLIES
	Vendor Tota	637.50	

Check Number	Vendor Name	Amount	Description
312662	CINTAS #053	31.22	PW - UNIFORM SVC (FACILITIES)
		38.53	
		85.56	
		35.68	PW - UNIFORM SVC (WTR PROD)
		41.01	PW - UNIFORM SVC (WTR DIST)
		19.22	PW - UNIFORM SVC (WTR CUST SVC)
		.00	
		31.22	PW - UNIFORM SVC (FACILITIES)
		57.47	PW - UNIFORM SVC (LANDSCAPE)
		28.34	PW - UNIFORM SVC (ROADS)
		35.68	PW - UNIFORM SVC (WTR PROD)
		59.95	PW - UNIFORM SVC (WTR DIST)
		19.22	PW - UNIFORM SVC (WTR CUST SVC)
		31.22	PW - UNIFORM SVC (FACILITIES)
		38.53	PW - UNIFORM SVC (LANDSCAPE)
		47.28	PW - UNIFORM SVC (ROADS)
		35.68	PW - UNIFORM SVC (WTR PROD)
		41.01	PW - UNIFORM SVC (WTR DIST)
		1.23	PW - UNIFORM SVC (WTR CUST SVC)
		31.22	PW - UNIFORM SVC (FACILITIES)
		38.53	PW - UNIFORM SVC (LANDSCAPE)
		28.34	PW - UNIFORM SVC (ROADS)
		35.68	PW - UNIFORM SVC (WTR PROD)
		41.01	PW - UNIFORM SVC (WTR DIST)
		19.22	PW - UNIFORM SVC (WTR CUST SVC)
		31.22	PW - UNIFORM SVC (FACILITIES)
		38.53	PW - UNIFORM SVC (LANDSCAPE)
		28.34	PW - UNIFORM SVC (ROADS)
		35.68	PW - UNIFORM SVC (WTR PROD)
		41.01	PW - UNIFORM SVC (WTR DIST)
		19.22	PW - UNIFORM SVC (WTR CUST SVC)
	Vendor Tota	1,066.05	
312578	CIT TECHNOLOGY FIN SERV, INC	156.69	PW - COPIER (8/19)
312707		283.11	PW - COPIER (9/19)
	Vendor Tota	439.80	
312728	CITIZEN, CASSANDRA	50.00	FACILITY DEPOSIT REFUND (CITIZEN, 5724)
	Vendor Tota	50.00	
312511	CITY OF DOWNEY	119,319.00	PS - ANIMAL CONTROL SVCS (7/19 - 12/19)
		7,649.62	PS - SEAACA ADMIN (FY 2020)
		3,000.00	PS - ANIMAL LICENSING SVCS (FY 2020)
	Vendor Tota	129,968.62	
312579	CITY OF LAKEWOOD	70.35	PS - DMV TRAINING
	Vendor Tota	70.35	
312558	CITY OF NORWALK	396.00	PS - TRAINING (EG,RS,AZ)
	Vendor Tota	396.00	

Check Number	Vendor Name	Amount	Description
13368	CITY OF PARAMOUNT PAYROLL	279,425.80	NET PAYROLL - PPE 07/19
13385		194.07	NET PAYROLL - SPEC 7/31
13388		541.35	NET PAYROLL - SPEC 7/31
13393		372.72	NET PAYROLL - SPEC 8/6
13396		265,235.78	NET PAYROLL - PPE 08/02
13406		104.07	NET PAYROLL - SPEC 8/12
13413		262.92	NET PAYROLL - SPEC 8/15
13416		1,917.16	NET PAYROLL - SPEC 8/15
13420		5,660.88	NET PAYROLL - SPEC 8/15
13423		1,548.72	NET PAYROLL - SPEC 8/16
13427		270,422.23	NET PAYROLL - PPE 8/16
	- Vendor Tota	825,685.70	
312708	CITY OF PARAMOUNT WATER DEPT	14,732.12	GEN - PARKS & FACILITIES (5/19 - 6/19)
		26,790.47	PW - MEDIAN IRRIGATION (5/19 - 6/19)
		385.66	GEN - ASSESSMENT DISTRICT (5/19 - 6/19)
		37.08	GEN - CLRWTR BLDG (5/19 - 6/19)
		240.04	GEN - PARAMOUNT PARK (5/19 - 6/19)
		1,251.16	PW - PARAMOUNT PARK (5/19 - 6/19)
	- Vendor Tota	43,436.53	
312644	CITY OF SANTA FE SPRINGS	13.334.44	PW - TRAFFIC SIGNAL MNTC (5/19)
312663		18,912.87	PW - TRAFFIC SIGNAL MNTC (6/19)
512005		22,332.12	CIP - NEIGHBORHOOD IMP (RADAR/BEACONS)
	Vendor Tota		
		54,579.43	
312480	CITY OF WHITTIER	5,000.00	PW - SOUTHEAST WATER COALITION (FY20)
	Vendor Tota	5,000.00	
312664	CITYSPAN TECHNOLOGIES, INC	7,250.00	CSR - STAR CITYSPAN (7/19 - 6/20)
	Vendor Tota	7,250.00	
312645	COLLEY, MARCHELL	50.00	FACILITY DEPOSIT REFUND (COLLEY)
	Vendor Tota	50.00	
312747	COLORS PRINTING, INC	284.67	CSR - SENIOR NEWSLETTER (8/19)
	Vendor Tota	284.67	
312729	CONFIDENCE CONSULTING	1,500.00	HR - LEADERSHIP TRAINING (JK) - 7/16
	Vendor Tota	1,500.00	
312709	CONTINENTAL INTERPRETING	104.00	PS - TRANSLATION SVCS (8/7)
	Vendor Tota	104.00	
312710	CONTRACT LAW FUND	50.00	PS - CCCA ANNUAL BOARD MEETING (8/21)
		100.00	PSC - CCCA ANNUAL BOARD MEETING (8/21)
		50.00	PS - CCCA ANNUAL BOARD MEETING (8/21)
312716		25.00	AS - CCCA ANNUAL BOARD MEETING (KC)
		25.00	CM - CCCA ANNUAL BOARD MEETING (JM)
		25.00	CC - CCCA ANNUAL BOARD MEETING (BO)
	Vendor Tota	275.00	
312614	COPY R OFFICE SOLUTIONS	55.19	CSR - COM CTR COPIER (7/19)
	Vendor Tota	55.19	
312454	CORE & MAIN LP	3,446.01	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	3,446.01	
212409			
312498 312748	CORELOGIC SOLUTIONS, LLC	170.50 170.50	PS - PROPERTY DATA SVCS (7/19) PS - PROPERTY DATA SVCS (8/19)
012140	- Vendor Tota		10-1101 LITT DATA 3V03 (0/19)
040075		341.00	
312675	COUMPAROULES, STEVE	431.43	PS - CERT CONFERENCE (SC)
	Vendor Tota	431.43	

Check Number	Vendor Name	Amount	Description
312567	COUNTY SANITATION DISTRICTS	112.35	PW - WELL #15 WASTEWATER SURCHARGE
	Vendor Tota	112.35	
312481	DATA TICKET, INC	200.00	PS - ADMIN CITATION SVCS (6/19)
		200.00	PS - NOISE DISTURBANCE SVCS (6/19)
312749	·····	5,897.98	PS - PARKING CITATION SVCS (7/19)
	Vendor Tota	6,297.98	
312646	DE LAGE LANDEN	213.86	CSR - COM CTR COPIER (8/19)
	Vendor Tota	213.86	
312647	DELGADO, MIGUEL ANGEL	225.00	CSR - SENIOR ENTERTAINMENT (8/22)
	Vendor Tota	225.00	
312598	DELL MARKETING L.P.	2,110.41	GEN - LAPTOP REPLACEMENT (KL)
	Vendor Tota	2,110.41	
312717	DEPT OF JUSTICE	96.00	HR - FINGERPRINTING SVCS (7/19)
	Vendor Tota	96.00	
312455	DEPT OF TRANSPORTATION	1,595.30	PW - TRAFFIC SIGNAL MNTC (1/19 - 3/19)
312525		3,497.23	PW - TRAFFIC SIGNAL MNTC (4/19 - 6/19)
	Vendor Tota	5,092.53	
312648	DIAZ, ISABEL	500.00	FACILITY DEPOSIT REFUND (DIAZ)
	Vendor Tota	500.00	
312599	DIRECTV	73.99	PS - EOC SATELLITE SVCS (8/19)
	Vendor Tota	73.99	
312456	DISCOUNT SCHOOL SUPPLY	2,487.75	CSR - RECREATION SUPPLIES
312457		2,121.91	CSR - RECREATION SUPPLIES
	Vendor Tota	4,609.66	
312580	ELECTRIC CAR SALES & SVCS	5,984.58	CSR - ELECTRIC UTILITY CART(2017 MODEL)
		5,984.58	CSR - ELECTRIC UTILITY CART(2013 MODEL)
	Vendor Tota	11,969.16	
13370	EMPLOYMENT DEVELOPMENT DEPT	10,634.97	STATE PAYROLL TAX - PPE 7/19
13398		10,833.62	
13418		23.88	STATE PAYROLL TAX - SPEC 8/15
13422 13425		451.07 3.88	STATE PAYROLL TAX - SPEC 8/15 STATE PAYROLL TAX - SPEC 8/16
13430		10,586.39	STATE PAYROLL TAX - PPE 8/16
	Vendor Tota	32,533.81	
312482	ESQUIVIAS, JESUS	45.00	PARKING CITATION REFUND (ESQUIVIAS)
	Vendor Tota	45.00	
312688	ESTRELLA, RICARDO	197.09	PS - HOME SECURITY REBATE PROGRAM
0.2000	Vendor Tota	197.09	
312581	EVERBRIDGE, INC	11,000.00	PS - REVERSE 911 RESPONSE SYSTEM
012001	Vendor Tota	11,000.00	
212400			
312499	FACILITY WERX, INC	1,180.74 717.95	PW - HOUSEHOLD SUPPLIES PW - HOUSEHOLD SUPPLIES
312615		605.92	PW - HOUSEHOLD SUPPLIES
312750		605.92	PW - HOUSEHOLD SUPPLIES
	Vendor Tota	3,110.53	
312568	FARMERS STATE BANK OF HARTLAND	1,540.00	CP - YOUTH GROUP FUNDING (SOFTBALL)
312649		6,160.00	CP - YOUTH GROUP FUNDING (PJAA)
	Vendor Tota	7,700.00	

Check Number	Vendor Name	Amount	Description
312543	FEDEX	39.57	GEN - POSTAGE EXPENSE
312559		158.89	GEN - POSTAGE EXPENSE
312600		39.66	GEN - POSTAGE EXPENSE
	Vendor Tota	238.12	
312676	FEDEX OFFICE	1,699.21	CSR - STAR SUPPLIES
	Vendor Tota	1,699.21	
312601	FERNANDO TOURS INC	1,401.00	CSR - DAY CAMP EXCURSION (8/9)
		1,358.00	CSR - DAY CAMP EXCURSION (7/26)
	Vendor Tota	2,759.00	
312711	FILARSKY & WATT LLP	310.00	HR - LEGAL SVCS (7/19)
	Vendor Tota	310.00	
312718	FILE KEEPERS, LLC	87.10	PS - SHREDDING SVCS (7/25)
	Vendor Tota	87.10	
312689	FINLEY, CHRIS	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
312500	FRESH PRINTS & DESIGN, INC	1,623.31	CIP - WELL #16 PLANS & SPECS
		138.48	CIP - WELL #16 PLANS & SPECS
	Vendor Tota	1,761.79	
312719	FRONTIER COMMUNICATIONS OF CA	56.79	GEN - PS CIRCUIT LINE (8/19)
	Vendor Tota	56.79	
312501	FUSION	200.99	GEN - STATION INTERNET (8/19)
		184.18	GEN - PROGRESS PLAZA INTERNET (8/19)
	V/an dag Tata	157.87	GEN - PROGRESS PLAZA INTERNET (8/19)
040500	Vendor Tota	543.04	
312526	GARCIA, NELLY Vendor Tota	200.00	PS - HOME SECURITY REBATE PROGRAM
312650	GARNER, SHOWNADI	50.00	FACILITY DEPOSIT REFUND (GARNER)
312030	Vendor Tota	50.00	PACIENT DEPOSIT REPORD (GARNER)
312626	GAS COMPANY	1,642.47	GEN - FACILITIES NATURAL GAS (7/19)
312020		9,728.97	
		1.09	GEN - CLRWTR NATURAL GAS (7/19)
	Vendor Tota	11,372.53	
312616	GBS LINENS	100.00	CSR - LAUNDRY SVCS (7/17)
		62.73	CSR - LAUNDRY SVCS (7/10)
312690		523.09	CSR - LAUNDRY SVCS (7/30)
312730	Vandar Tata	108.57	CSR - LAUNDRY SVCS (8/7)
	Vendor Tota	794.39	
312691	GOGOVAPPS	2,520.00	GEN - PARAMOUNT WORKS MOBILE APP
	Vendor Tota	2,520.00	
312677	GOLDEN STATE WATER COMPANY	342.45	PW - MEDIAN IRRIGATION (7/19)
	Vendor Tota	<u>5,453.91</u> <b>5,796.36</b>	GEN - ALL AMERICAN PARK WATER(7/19)
312458	GOLDEN TOUCH CLEANING, INC	,	PW - JANITORIAL SVCS (6/19)
512400	Vendor Tota	11,882.05	
24.06.07		11,882.05	
312627	GONZALEZ, MARIO	200.00	PS - HOME SECURITY REBATE PROGRAM
040704	Vendor Tota	200.00	
312731	GOPHER Venden Tete	599.58	CSR - STAR SUPPLIES
	Vendor Tota	599.58	

Check Number	Vendor Name	Amount	Description
312678	GRAFFITI TRACKER, INC	13,000.00	PS - GRAFFITI TRACKING SVCS(7/19-12/19)
	Vendor Tota	13,000.00	
312459	GRAINGER	260.94	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	260.94	
312602	H & H NURSERY INC.	148.99	PW - LANDSCAPE MNTC SUPPLIES
		30.97	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	179.96	
312483	HADLEY, RANEYETTE	50.00	FACILITY DEPOSIT REFUND (HADLEY)
	Vendor Tota	50.00	
13391	HASLER MAILING SYSTEMS	2,500.00	GEN - POSTAGE METER (7/31)
	Vendor Tota	2,500.00	
312692	HDL COREN & CONE	3,150.00	SA - PROPERTY TAX SVCS (7/19 - 9/19)
		745.00	FIN - CAFR STATISTICS (FY2019)
	Vendor Tota	3,895.00	
312484	HERC RENTALS INC	358.65	PS - ELECTRONIC BOARD COMM
	Vendor Tota	358.65	
312693	HERNANDEZ, ROSA	20.00	DOG LICENSE REFUND (HERNANDEZ)
	Vendor Tota	20.00	
312582	HOLLAND, DAVE VICTORINO	200.00	CSR - SENIOR ENTERTAINMENT (8/1)
	Vendor Tota	200.00	
312544	HOLLEY, VICTORY	50.00	FACILITY DEPOSIT REFUND (HOLLEY)
	Vendor Tota	50.00	
312694	HOME DEPOT CRC/GECF	29.24	CSR - RECREATION SUPPLIES
		-29.24	CSR - RECREATION SUPPLIES (CREDIT)
		93.56	CSR - RECREATION SUPPLIES
		21.87	
		10.93	CSR - SUMMER CONCERT SUPPLIES
		20.19	CSR - RECREATION SUPPLIES
		49.18	CSR - RECREATION SUPPLIES
		68.30	CSR - STAR SUPPLIES
		52.80	CSR - RECREATION SUPPLIES
	Vendor Tota	316.83	

Check Number	Vendor Name	Amount	Description
312666	HOME DEPOT/GECF	34.96	PW - GRAFFITI REMOVAL SUPPLIES
		123.52	PW - GRAFFITI REMOVAL SUPPLIES
		24.54	PW - FACILITY MNTC SUPPLIES
		25.12	PW - LANDSCAPE MNTC SUPPLIES
		133.20	PW - LANDSCAPE MNTC SUPPLIES
		56.36	PW - GRAFFITI REMOVAL SUPPLIES
		162.36	PW - FACILITY MNTC SUPPLIES
		198.64	PW - GRAFFITI REMOVAL SUPPLIES
		162.58	PW - GRAFFITI REMOVAL SUPPLIES
		28.41	PW - FACILITY MNTC SUPPLIES
		153.96	PW - GRAFFITI REMOVAL SUPPLIES
		27.96	PW - GRAFFITI REMOVAL SUPPLIES
		609.70	PW - GRAFFITI REMOVAL SUPPLIES
		25.51	PW - WATER OPER MNTC SUPPLIES
		55.48	PW - GRAFFITI REMOVAL SUPPLIES
		79.43	PW - GRAFFITI REMOVAL SUPPLIES
		245.83	PW - FACILITY MNTC SUPPLIES
		58.86	PW - FACILITY MNTC SUPPLIES
		430.23	PW - GRAFFITI REMOVAL SUPPLIES
		41.94	PW - FACILITY MNTC SUPPLIES
		30.80	PW - FACILITY MNTC SUPPLIES
		5.11	PW - FACILITY MNTC SUPPLIES
		45.08	PW - GRAFFITI REMOVAL SUPPLIES
		18.55	PW - FACILITY MNTC SUPPLIES
		246.73	PW - GRAFFITI REMOVAL SUPPLIES
		123.52	PW - GRAFFITI REMOVAL SUPPLIES
		159.07	PW - WATER OPER MNTC SUPPLIES
		40.79	PW - FACILITY MNTC SUPPLIES
		16.35	PW - FACILITY MNTC SUPPLIES
		110.43	PW - FACILITY MNTC SUPPLIES
		47.86	PW - FACILITY MNTC SUPPLIES
		217.91	PW - GENERAL SMALL TOOLS
		641.67	PW - GENERAL SMALL TOOLS
		39.97	PW - FACILITY MNTC SUPPLIES
		327.41	PW - GENERAL SMALL TOOLS
		327.41	PW - GENERAL SMALL TOOLS
		89.42	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	5,166.67	
312512	HUMAN SERVICES ASSOCIATION	716.30	CSR - ENP MEALS (HOME DEL) - 6/19
312617		1,348.50	CSR - ENP MEALS (HOME DEL) - 3/19
312695		3.75	CSR - ENP EVENT MEALS (4/17)
	- Vendor Tota	2,068.55	
312513	HYDRO INDUSTRIAL ELECTRIC CORP	1,012.00	PW - WATER OPER MNTC SVCS
	Vendor Tota	1,012.00	
312696	IMAGE 2000, INC	8.50	FIN - COPIER MNTC
	Vendor Tota	8.50	
312460	INK HEAD DESIGN & PRINTS	2,230.52	CSR - STAR UNIFORMS
312502		1,404.34	CSR - STAR SUPPLIES
312667		1,617.16	CP - VETERANS CELEBRATION
312697		301.04	PW - UNIFORMS (FACILITIES)
		602.07	PW - UNIFORMS (LANDSCAPE)
		134.95	PW - UNIFORMS (WTR DIST)
		1,478.25	CP - COMMISSIONER'S BBQ SUPPLIES
312732			
312732		1,314.00	CSR - STAR SUPPLIES
312732 312751			CSR - STAR SUPPLIES CSR - PARAMOUNT HOODIE
		1,314.00	

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Check Number	Vendor Name	Amount	Description
13369	INTERNAL REVENUE SERVICE	30,450.53	FED PAYROLL TAX - PPE 7/19
		10,009.56	MEDICARE PAYMENT - PPE 7/19
13386		6.18	MEDICARE PAYMENT - SPEC 7/31
13389		24.42	MEDICARE PAYMENT - SPEC 7/31
13394		8.88	FED PAYROLL TAX - SPEC 8/6
		12.14	MEDICARE PAYMENT - SPEC 8/6
13397		29,388.59	FED PAYROLL TAX - PPE 8/2
		9,524.96	MEDICARE PAYMENT - PPE 8/2
13407		3.32	
13414		13.46	
		8.80	MEDICARE PAYMENT - SPEC 8/15
13417		99.26	FED PAYROLL TAX - SPEC 8/15
13421		1,005.19	FED PAYROLL TAX - SPEC 8/15
13424		90.80	FED PAYROLL TAX - SPEC 8/16
		52.34	
13429		30,245.20	FED PAYROLL TAX - PPE 8/16
10120		9,815.18	MEDICARE PAYMENT - PPE 8/16
	Vendor Tota	120,758.81	
312712	IRON MOUNTAIN, INC	470.72	GEN - OFFSITE TAPE VAULTING SVC (7/19)
	Vendor Tota	470.72	
312461	JANKOVICH COMPANY	118.46	PS - FLEET FUEL (7/7 - 7/14)
		61.61	PS - FLEET FUEL (7/7 - 7/14)
312545		1,321.51	PS - FLEET FUEL (7/8 - 7/14)
		1,286.04	PS - FLEET FUEL (7/15 - 7/21)
		189.67	PS - FLEET FUEL (7/15 - 7/21)
		51.80	PS - FLEET FUEL (7/15 - 7/21)
312651		2,171.96	PS - FLEET FUEL (7/22 - 7/31)
		988.03	PW - FLEET FUEL (7/22 -7/31)
		961.28	PW - FLEET FUEL (7/8 - 7/14)
		941.67	
		670.82	PW - FLEET FUEL (7/15 - 7/21)
		653.20	PW - FLEET FUEL (7/8 - 7/14)
		645.35	PW - FLEET FUEL (7/15 - 7/21)
		579.47	, , , , , , , , , , , , , , , , , , ,
		564.85	PW - FLEET FUEL (7/22 -7/31)
		508.63	PW - FLEET FUEL (7/1 - 7/7)
		492.32	
		364.07	
		279.49	PS - FLEET FUEL (8/1 - 8/7)
		234.04	PW - FLEET FUEL (7/1 -7/7)
		207.62	PW - FLEET FUEL (7/15 -7/21)
		133.63	PW - FLEET FUEL (7/1 -7/7)
			· · · · · · · · · · · · · · · · · · ·
		114.80 113.48	PW - FLEET FUEL (7/22 -7/31)
			PW - FLEET FUEL (7/8 -7/14)
		96.26	PW - FLEET FUEL (7/8 -7/14)
		95.12	PW - FLEET FUEL (7/15 -7/21)
		95.08	PW - FLEET FUEL (7/15 -7/21)
		67.57	PW - FLEET FUEL (7/1 -7/7)
		58.03	PS - FLEET FUEL (7/22 -7/31)
240750		26.15	PS - FLEET FUEL (8/1 - 8/7)
312752	Vendor Tota	26.80	CSR - FLEET FUEL (8/1 - 8/7)
212462		14,118.81	
312462	JMG SECURITY SYSTEMS, INC	348.50	GEN - KEY FOBS (30)
	Vendor Tota	348.50	

Check Number	Vendor Name	Amount	Description
312753	JOE GONSALVES & SON INC	3,000.00	CC - LEGISLATIVE LOBBYIST (4/19)
		3,000.00	CC - LEGISLATIVE LOBBYIST (5/19)
		3,000.00	CC - LEGISLATIVE LOBBYIST (8/19)
	Vendor Tota	9,000.00	
312754	JOEY'S BBQ SPOT	640.00	CP - COMMISSIONER'S BBQ SUPPLIES
	Vendor Tota	640.00	
312514	JOHN L HUNTER	467.50	PW - STORMWATER MGMT SVCS (6/19)
	Vendor Tota	467.50	
312485	JOHN'S WHOLESALE ELECTRIC, INC	1,748.44	PW - FACILITY MNTC SUPPLIES
312569		744.93	PW - FACILITY MNTC SUPPLIES
040040		575.53	PW - FACILITY MNTC SUPPLIES
312618		282.73	
312755		2,412.76 492.75	PW - FACILITY MNTC SUPPLIES PW - FACILITY MNTC SUPPLIES
	Vendor Tota	6,257.14	
312628	KCV ENTERPRISES, INC	1,330.24	CSR - ENP EVENT SUPPLIES
0.2020	Vendor Tota	1,330.24	
312463	KILEY COMPANY	300.00	PBS - APPRAISAL SVCS (16305 HUNSAKER)
	Vendor Tota	300.00	
312603	KNOTT'S BERRY FARM	3,740.00	CSR - DAY CAMP EXCURSION (8/9)
	Vendor Tota	3,740.00	
312515	KTS NETWORKS, INC.	383.96	GEN - TELEPHONE MNTC (6/27)
	Vendor Tota	383.96	
312583	L A COUNTY FIRE DEPARTMENT	2,078.00	PW - HAZ MAT DISCLOSURE (CITY YARD)
312584		1,675.00	PW - HAZ MAT DISCLOSURE (WELL #14)
312585		1,474.00	PW - HAZ MAT DISCLOSURE (WELL #13)
312604		1,474.00	PW - HAZ MAT DISCLOSURE (WELL #15)
	Vendor Tota	6,701.00	
312516	L A COUNTY SHERIFF	428,439.99	PS - GENERAL LAW ENFORCEMENT (6/19)
		97,372.60	
		19,655.25 1,053.18	PS - SERGEANT SERVICES (6/19) PS - VEHICLE MDC UNIT (6/19)
		387.50	PS - ALPR UNIT (6/19)
		18,380.01	PS - CRIME SUPPRESSION (5/19)
		10,116.08	
			PS - TRANSIT ENFORCEMENT (PROP A)-5/19
		6,209.63	
		2,239.98	PS - PARTY PATROL (5/19)
		2,296.29	
		9.45	
		3,749.04	
24.25.46		3,127.73	
312546		28,267.52 8,638.24	
		5,346.16	
		2,624.33	( )
		2,577.47	
		2,811.78	PS - TRANSIT ENFORCEMENT (PROP A)-6/19
		1,499.62	
312570		15,819.83	
312586		2,267.70 156.93	PS - HELICOPTER SVCS (6/19) PS - PRISONER MNTC (6/19)
	Vendor Tota	669,325.96	
		555,525.50	

Check Number	Vendor Name	Amount	Description
312527	L A SIGNS & BANNERS	100.00	PW - FACILITY MNTC SVCS
	Vendor Tota	100.00	
312571	L A TIMES	110.00	PS - PUBLICATIONS (9/19 - 10/19)
	Vendor Tota	110.00	
312464	LDI COLOR TOOLBOX	38.37	PW - COPIER USAGE (7/19)
		28.44	PW - COPIER OVERAGE (6/19)
	Vendor Tota	66.81	
312465	LINCOLN AQUATICS	508.58	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	508.58	
312503	LINCOLN NATIONAL LIFE INS CO	615.12	DENTAL INSURANCE (HMO) - 7/19
		8,424.92	DENTAL INSURANCE (PPO) - 7/19
		43.27	DENTAL INSURANCE (HMO) - 6/19 ADJ
312572		1,231.60	LIFE INSURANCE (7/19)
		2,864.20	DISABILITY INSURANCE (7/19)
312733		8,294.16	DENTAL INSURANCE (PPO) - 8/19
		599.14	DENTAL INSURANCE (HMO) - 8/19
		297.81	DENTAL INSURANCE (8/19) - ADJ
312734		1,212.40	LIFE INSURANCE (8/19)
		2,818.96	DISABILITY INSURANCE (8/19)
	Vendor Tota	26,401.58	

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Check Number	Vendor Name	Amount	Description
312680	LINDSAY LUMBER CO., INC	668.63	PW - GRAFFITI REMOVAL SUPPLIES
		230.18	PW - GRAFFITI REMOVAL SUPPLIES
		178.56	PW - GRAFFITI REMOVAL SUPPLIES
		166.08	PW - GRAFFITI REMOVAL SUPPLIES
		149.38	PW - GRAFFITI REMOVAL SUPPLIES
		146.64	PW - GRAFFITI REMOVAL SUPPLIES
		133.51	PW - STREET MNTC SUPPLIES
		122.19	PW - GRAFFITI REMOVAL SUPPLIES
		122.19	PW - GRAFFITI REMOVAL SUPPLIES
		121.15	PW - GRAFFITI REMOVAL SUPPLIES
		106.28	PW - FACILITY MNTC SUPPLIES
		103.06 92.80	PW - FACILITY MNTC SUPPLIES PW - GRAFFITI REMOVAL SUPPLIES
		92.80 85.06	PW - LANDSCAPE MNTC SUPPLIES
		78.26	PW - GRAFFITI REMOVAL SUPPLIES
		71.53	PW - GRAFFITI REMOVAL SUPPLIES
		64.57	PW - STREET MNTC SUPPLIES
		63.46	PW - LANDSCAPE MNTC SUPPLIES
		60.52	PW - LANDSCAPE MNTC SUPPLIES
		60.10	PW - LANDSCAPE MNTC SUPPLIES
		58.81	PW - GRAFFITI REMOVAL SUPPLIES
		56.44	PW - FACILITY MNTC SUPPLIES
		52.69	PW - GRAFFITI REMOVAL SUPPLIES
		51.20	PW - FACILITY MNTC SUPPLIES
		50.05	PW - GRAFFITI REMOVAL SUPPLIES
		49.36	PW - GRAFFITI REMOVAL SUPPLIES
		48.98	PW - GRAFFITI REMOVAL SUPPLIES
		46.94	PW - GRAFFITI REMOVAL SUPPLIES
		37.81	PW - FACILITY MNTC SUPPLIES
		33.87	PW - GRAFFITI REMOVAL SUPPLIES
		32.84	PW - LANDSCAPE MNTC SUPPLIES
		31.53	PW - FACILITY MNTC SUPPLIES
		31.39	PW - FACILITY MNTC SUPPLIES
		29.40 28.44	PW - FACILITY MNTC SUPPLIES PW - GRAFFITI REMOVAL SUPPLIES
		28.19	PW - GRAFFITI REMOVAL SUPPLIES
		28.19	PW - GRAFFITI REMOVAL SUPPLIES
		27.88	PW - FACILITY MNTC SUPPLIES
		26.21	PW - FACILITY MNTC SUPPLIES
		25.80	PW - FACILITY MNTC SUPPLIES
		25.50	
		24.62	PW - FACILITY MNTC SUPPLIES
		24.51	PW - GRAFFITI REMOVAL SUPPLIES
		24.06	PW - FACILITY MNTC SUPPLIES
		17.25	PW - LANDSCAPE MNTC SUPPLIES
		15.31	PW - FACILITY MNTC SUPPLIES
		14.22	PW - GRAFFITI REMOVAL SUPPLIES
		11.59	PW - STREET MNTC SUPPLIES
		11.55	PW - STREET MNTC SUPPLIES
		11.50	PW - LANDSCAPE MNTC SUPPLIES
		10.94	PW - FACILITY MNTC SUPPLIES
		10.94	
		8.19	
		6.56	PW - FACILITY MNTC SUPPLIES
		6.55 5.01	PW - FACILITY MNTC SUPPLIES
		5.91	
		5.30 4.40	
		4.40	
			PW - FACILITY MINTO SUPPLIES
		5.05	

Check Number	Vendor Name	Amount	Description
312680	LINDSAY LUMBER CO., INC	3.06	PW - FACILITY MNTC SUPPLIES
		-3.83	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	3,846.50	
312735	LUNA, ISIDRA	197.09	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	197.09	
312573	M/D PLUMBING	37,243.00	CIP - PMT PARK GYM RESTROOM REMODEL
	Vendor Tota	37,243.00	
312486	MACIEL, JOSE	48.00	PARKING CITATION REFUND (MACIEL)
	Vendor Tota	48.00	
312698	MARTIN, NATALIE	75.00	DAY CAMP REFUND (MARTIN)
	Vendor Tota	75.00	
312652	MARTINEZ, ANTONIO	500.00	FACILITY DEPOSIT REFUND (MARTINEZ)
	Vendor Tota	500.00	
312547	MARTINEZ, DESTINY	50.00	FACILITY DEPOSIT REFUND (MARTINEZ
	Vendor Tota	50.00	```
312548	MARTINEZ, MARIA	50.00	FACILITY DEPOSIT REFUND (MARTINEZ
-	Vendor Tota	50.00	- ,
312629	MATRIX TRUST TPA 000363	28,673.25	RETIREE HEALTH TRUST (9/19)
312630		28,673.25	RETIREE HEALTH TRUST (10/19)
312668		28,673.25	RETIREE HEALTH TRUST (11/19)
	Vendor Tota	86,019.75	
312466	MATT CHLOR INC	2,103.09	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	2,103.09	
312528	MCA DIRECT	778.22	CM - OFFICE SUPPLIES
312699		293.23	CM - OFFICE SUPPLIES
	Vendor Tota	1,071.45	
312487	MCFARLAND, TRAVELLE	50.00	FACILITY DEPOSIT REFUND (MCFARLAND)
312736		50.00	FACILITY DEPOSIT REFUND(MCFARLAND,5683)
	Vendor Tota	100.00	
312517	MELCAR INVESTMENTS	269.08	BUSINESS LICENSE REFUND - MELCAR
	Vendor Tota	269.08	
312631	MENDOZA, ROBERT	736.40	CSR - JU JITSU CLASS (7/19)
	Vendor Tota	736.40	
312518	MID-CITIES MOTORSPORTS	1,000.00	CP - SUSTAINABILITY FAIR SUPPLIES
		949.00	CP - SUSTAINABILITY FAIR SUPPLIES
	Vendor Tota	1,949.00	
312574	MOBILE RELAY ASSOCIATES	725.00	GEN - WIRELESS SITE RENT (8/19)
	Vendor Tota	725.00	
312529	MORALES, MARIA	1,000.00	FACILITY DEPOSIT REFUND (MORALES)
		-300.00	FACILITY FEE REFUND (MORALES)
	Vendor Tota	700.00	
312575	MRC SMART TECHNOLOGY SOLUTIONS	1,099.51	GEN - PRINTER TONER (8/19)
	Vendor Tota	1,099.51	
312560	NEUTRON INDUSTRIES	193.36	PS - OFFICE SUPPLIES
	Vendor Tota	193.36	
312737	NONNETTE, BRENDA	50.00	FACILITY DEPOSIT REFUND (NONNETTE,5647)
	Vendor Tota	50.00	

Check Number	Vendor Name	Amount	Description
312467	OFFICE DEPOT, INC.	302.42	CSR - PEP SUPPLIES
312519		838.44	CSR - PEP SUPPLIES
		248.98	CSR - PEP SUPPLIES
		188.18	CSR - RECREATION SUPPLIES
		168.18	CSR - PEP SUPPLIES
		110.58	CSR - RECREATION SUPPLIES
		88.09	CSR - RECREATION SUPPLIES
		54.74	CSR - RECREATION SUPPLIES
		32.83	CSR - RECREATION SUPPLIES
312669		166.27	FIN - OFFICE SUPPLIES
		14.89	FIN - OFFICE SUPPLIES
		26.27	PS - OFFICE SUPPLIES
		15.75	FIN - OFFICE SUPPLIES
		-68.96	FIN - OFFICE SUPPLIES (CREDIT)
		-68.96	FIN - OFFICE SUPPLIES (CREDIT)
	Vendor Tota	2,117.70	
312520	OFFICE SOLUTIONS	30.75	CD - OFFICE SUPPLIES
312549		1,114.04	GEN - OFFICE SUPPLIES
		191.32	GEN - OFFICE SUPPLIES
		241.12	GEN - PAPER STOCK
		209.15	GEN - OFFICE SUPPLIES
312576		1,602.64	GEN - PAPER STOCK
		521.22	GEN - OFFICE SUPPLIES
		85.59	GEN - OFFICE SUPPLIES
		49.49	GEN - OFFICE SUPPLIES
		46.10	GEN - OFFICE SUPPLIES
		19.48	GEN - OFFICE SUPPLIES
		15.08	GEN - OFFICE SUPPLIES
312587		475.18	GEN - OFFICE SUPPLIES
	Vendor Tota	4,601.16	
13392	OPENEDGE	1,811.95	GEN - UB WEB BANK CHARGES (7/19)
	Vendor Tota	1,811.95	
312521	PACIFIC OFFICE PRODUCTS	47.63	CD - OFFICE SUPPLIES
	Vendor Tota	47.63	
312488	PALOMERA, HERLINDA	50.00	FACILITY DEPOSIT REFUND (PALOMERA)
	Vendor Tota	50.00	
312653	PARAMOUNT CHAMBER OF COMMERCE	15.00	AS - NETWORKING WORKSHOP (7/19)
312700	_	697.00	CP - PULSE BEAT CITY SCAPE (8/19)
	Vendor Tota	712.00	
312504	PARAMOUNT UNIFIED SCHOOL DIST	24,349.71	PS - RESOURCE OFFICER (4/19 - 6/19)
	Vendor Tota	24,349.71	
312713	PARKS, ALVIN	175.00	CSR - SENIOR ENTERTAINMENT (8/29)
	Vendor Tota	175.00	
312468	PASSAGE ENTERTAINMENT	1,233.33	CSR - SUMMER CONCERT (7/25)
312530		1,233.33	CSR - SUMMER CONCERT (8/1)
312588		1,233.33	CSR - SUMMER CONCERT (8/8)
312632		833.35	CSR - SUMMER CONCERT (8/15)
312670		500.00	CSR - SUMMER CONCERT (8/15)
	Vendor Tota	5,033.34	
312531	PENA, VANESSA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
312469	PENNER PARTITIONS, INC	646.50	PW - FACILITY MNTC SUPPLIES
	—		

Check Number	Vendor Name	Amount	Description
312633	PEREZ, DANALY	382.90	CSR - FOLKLORICO CLASS (7/19)
		106.40	CSR - SALSA CLASS (7/19)
	Vendor Tota	489.30	
312605	PETTY CASH	220.00	PC - PLANNING COMMISSION MEETING
312634		788.72	PETTY CASH REPLENISHMENT
312756		722.57	PETTY CASH REPLENISHMENT
	Vendor Tota	1,731.29	
312720	PIONEER CHEMICAL CO	274.48	CSR - FACILITY MNTC SUPPLIES
	Vendor Tota	274.48	
312489	POLYDOT	3,362.50	CP - AROUND TOWN CARDS (7/19)
	Vendor Tota	3,362.50	
312550	PRINTTIO	89.79	CSR - BANNER UPDATE
	Vendor Tota	89.79	
312490	PRUITT, BRENDA B	50.00	FACILITY DEPOSIT REFUND (PRUITT)
	Vendor Tota	50.00	
312532	RAMIREZ, ERNESTINA	500.00	FACILITY DEPOSIT REFUND (RAMIREZ)
	Vendor Tota	500.00	
312757	RAMIREZ, RIGOBERTO	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
312551	REED, LAWANZA	50.00	FACILITY DEPOSIT REFUND (REED)
	Vendor Tota	50.00	
312606	REGISTRAR-RECORDER/L.A. COUNTY	75.00	CD - PUBLISHED NOTICE (8/14)
	Vendor Tota	75.00	
13375	RELIANCE TRUST COMPANY	1,551.70	DEF COMP 457 ROTH - PPE 7/19
13376		15,967.23	FT DEF COMP 457 - PPE 7/19
13377		8,398.62	
13387 13390		15.99	PT DEF COMP 457 - SPEC 7/31 PT DEF COMP 457 - SPEC 7/31
13395		63.11 31.43	
13403		1,551.70	
13404		14,567.95	
13405		7,344.54	
13408		8.57	PT DEF COMP 457 - SPEC 8/12
13415		22.77	PT DEF COMP 457 - SPEC 8/15
13419		150.00	FT DEF COMP 457 - SPEC 8/15
13426		135.37	PT DEF COMP 457 - SPEC 8/16
13435		1,601.70	DEF COMP 457 ROTH - PPE 8/16
13436		16,481.56	FT DEF COMP 457 - PPE 8/16
13437		7,862.16	
13371		1,492.07	
13372		1,219.61	457 LOAN PAYMENT - PPE 7/19
13373 13399		157.66 1,700.59	401A EXEC LOAN PAYMENT - PPE 7/19 401A LOAN PAYMENT - PPE 8/2
13400		1,352.14	40TA LOAN PAYMENT - PPE 8/2 457 LOAN PAYMENT - PPE 8/2
13400		1,352.14	
13431		1,595.17	
13432		1,352.14	457 LOAN PAYMENT - PPE 8/16
13433		157.66	401A EXEC LOAN PAYMENT - PPE 8/16
13374		665.54	FT 401 QUAL COMP - PPE 7/19
13402		665.54	FT 401 QUAL COMP - PPE 8/2
13434		665.54	FT 401 QUAL COMP - PPE 8/16
	Vendor Tota	86,935.72	

Check Number	Vendor Name	Amount	Description
312671	RESPOND SYSTEMS	570.13	PS - FIRST AID SUPPLIES
	Vendor Tota	570.13	
312533	RETAIL MARKETING SERVICES	2,390.00	PW - CART SERVICES (6/19)
	Vendor Tota	2,390.00	
312561	RIVERA, JULIO	150.00	CSR - SENIOR ENTERTAINMENT (7/3)
	Vendor Tota	150.00	
312491	ROBINSON, KEITH	144.00	PARKING CITATION REFUND (ROBINSON)
	Vendor Tota	144.00	
312738	ROBINSON, KEUNA	50.00	FACILITY DEPOSIT REFUND (ROBINSON,5528)
	Vendor Tota	50.00	
312635	RODGER'S CATERING	618.68	CSR - MEETING SUPPLIES
040750		328.50	CSR - MEETING SUPPLIES
312758	Vendor Tota	711.95	CSR - STAR SUPPLIES
0.10711		1,659.13	
312714	RODRIGUEZ, ISELA	1,000.00	FACILITY DEPOSIT REFUND (RODRIGUEZ)
040550	Vendor Tota	1,000.00	
312552	RODRIGUEZ, JOSE A	50.00	FACILITY DEPOSIT REFUND (RODRIGUE
	Vendor Tota	50.00	
312619	RON'S MAINTENANCE	6,127.00 600.00	PW - CATCH BASIN MNTC (7/19) PW - CULVERT CLEANING
	Vendor Tota	6,727.00	
312470	S & S WORLDWIDE	31.71	CSR - STAR SUPPLIES
312739	3 & 3 WORLDWIDE	87.47	CSR - STAR SUPPLIES
		55.79	
	Vendor Tota	174.97	
312740	SALDANA, FRANCES	50.00	FACILITY DEPOSIT REFUND (SALDANA, 5715)
	Vendor Tota	50.00	
312741	SANDERS, ANITA	50.00	FACILITY DEPOSIT REFUND (SANDERS, 5725)
	Vendor Tota	50.00	
312759	SCHULTZ, RUTH	100.00	CE CITATION REFUND (SCHULTZ)
	Vendor Tota	100.00	
312534	SECTRAN SECURITY INC	495.51	GEN - ARMORED CAR SVC (7/19)
	Vendor Tota	495.51	
312607	SHOATS, CHERYL L	400.00	AS - MAYOR'S SCRAPBOOK
	Vendor Tota	400.00	
312553	SIMONE, STUART RUSSELL	1,500.00	CSR - SUMMER CONCERT (8/1)
	Vendor Tota	1,500.00	

312471 312492	SMART & FINAL IRIS CO	23.61	PW - GWMA MEETING (7/11)
		274.51	CSR - STAR SUPPLIES
		141.39	CSR - RECREATION SUPPLIES
		128.47	CSR - FACILITY SUPPLIES
		58.09	CSR - RECREATION SUPPLIES
		29.21	CSR - SUMMER CONCERT SUPPLIES
312535		41.56	PS - NW MEETING (1/30)
312562		209.46	CSR - STAR SUPPLIES
		24.57	CSR - SUMMER CONCERT
		13.60	CSR - ENP EVENT SUPPLIES
312577		65.79	PW - MEETING SUPPLIES
312589		97.33	CSR - RECREATION SUPPLIES
		76.66	CSR - FACILITY SUPPLIES
312701		353.70	
0.2.0.		234.52	
		132.23	CSR - RECREATION SUPPLIES
		129.69	CSR - STAR SUPPLIES
		47.16	CSR - STAR SUPPLIES
		32.69	CSR - STAR SUPPLIES
	V/andar Tata		
312760	Vendor Tota SONSRAY MACHINERY LLC	<b>2,114.24</b> 21.90	
512700	Vendor Tota	21.90	PW - TRACTOR LEASE (ADJ)
312472	SOURCE GRAPHICS	1,327.14	PS - CE ENVELOPES
512472	SOURCE GRAFIICS	771.98	PS - LETTERHEAD
312563		56.94	GEN - BUSINESS CARDS (BO)
312654		151.11	GEN - PRINTING/REPRO SVCS
312034		2,882.59	GEN - PRINTING/REPRO SVCS GEN - CITY LETTERHEAD
		,	
312742	Vendor Tota	515.53 <b>5,705.29</b>	CSR - STAR SUPPLIES
312554	SOUTH COAST AIR QUALITY	1,556.66	PW - EMMISSIONS FEE (15966 DOWNEY)
012004	Vendor Tota	1,556.66	
312505	SOUTHERN CALIFORNIA EDISON CO.	35,527.53	GEN - FACILITIES & PARKS (6/19)
0.2000		1,639.02	GEN - CLRWTR BLDG (6/19)
		352.28	GEN - PARAMOUNT PARK (6/19)
		32,919.77	PW - WATER PRODUCTION WELLS (6/19)
		5,783.71	PW - STREET LIGHTS & MEDIANS (6/19)
	Vendor Tota	76,222.31	
312590	STALEY, ROB	1,200.00	CSR - SUMMER CONCERT (8/8)
	Vendor Tota	1,200.00	
312672	STAPLES - DEPT 51-7862079851	356.25	CSR - STAR SUPPLIES
		10.34	CSR - STAR SUPPLIES
		73.33	CSR - STAR SUPPLIES
		200.13	CSR - STAR SUPPLIES
		13.13	CSR - STAR SUPPLIES
		92.40	CSR - STAR SUPPLIES
		39.00	GEN - BANK CHARGES
		23.35	GEN - BANK CHARGES
		172.23	CSR - PEP SUPPLIES
		39.60	CSR - PEP SUPPLIES
		70.44	CSR - RECREATION SUPPLIES
	Vendor Tota	1,090.20	
13380	STATE BOARD OF EQUALIZATION	6,149.00	PURCHASES SALES TAX REMITTANCE (FY 19)
10000		1.21	SALES TAX ROUNDING-OFF ADJ (FY 2019)
		-1.21	SALES TAX ROUNDING-OFF ADJ (FY 2019)
		-1.21	GALLO TAX ROOMDING-OFF ADS (FT 2013)
	Vendor Tota	6,149.00	

Check Number	Vendor Name	Amount	Description
312507	STATE DISBURSEMENT UNIT	224.76	PAYROLL DEDUCTION - PPE 7/19
312591		224.76	
312506		250.00	PAYROLL DEDUCTION - PPE 7/19
312636		250.00	PAYROLL DEDUCTION - PPE 8/2
312761	-	250.00	PAYROLL DEDUCTION - PPE 8/16
	Vendor Tota	1,199.52	
312473	STEPHENS, EDWARD	1,450.00	CSR - SUMMER CONCERT (7/25)
	Vendor Tota	1,450.00	
312762	SUPERIOR COURT OF CALIFORNIA	14,139.50	PS - PARKING VIOLATIONS (7/19)
	Vendor Tota	14,139.50	
312608	SUSTAINABILITY ENVIRONMENTAL	1,160.00	GEN - SOLID WASTE ANNUAL REPORT
	Vendor Tota	1,160.00	
312522	TACTICAL DIGITAL CORP	18.58	GEN - EMAIL TO FAX SVCS (6/19)
	Vendor Tota	18.58	
312523	TEST AMERICA LABORATORIES, INC	110.00	PW - WATER CHEMICAL TESTING
	Vendor Tota	110.00	
312536	TETRA TECH, INC	3,975.00	CIP - WELL #16 DEVELOPMENT (5/19)
	Vendor Tota	3,975.00	
312609	THE CAVANAUGH LAW GROUP, APLC	22,054.50	
	·····	6,559.20	PS - CITY PROSECUTOR (7/19)
	Vendor Tota	28,613.70	
312537	THE PLOTTER DOCTOR	111.22	
312681	Vendor Tota	654.37 <b>765.59</b>	PS - CERT BANNER
312743	THE SAUCE CREATIVE SERVICES	591.83	CSR - SUMMER CONCERT (HAY TREE)
512745	Vendor Tota	<u> </u>	
312474	TIME WARNER CABLE	113.90	GEN - CITY YARD CABLE (6/19)
312555	TIME WARNER CABLE	356.31	GEN - PEG CHANNEL START (7/19)
012000		323.94	· ,
		99.34	
312592		367.64	GEN - PEG CHANNEL END (7/19)
312655	-	144.98	GEN - CITY YARD INTERNET (7/19)
	Vendor Tota	1,406.11	
312538	TIMMONS, LINDA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
312539	TOUCH OF ELEGANCE	755.00	CSR - RECREATION SUPPLIES
	Vendor Tota	755.00	
312673	TRIPEPI SMITH & ASSOCIATES	3,076.18	PW - ENVIRONMENTAL SVCS (7/19)
	Vendor Tota	3,076.18	
312493	U S POSTAL SVC/ U S POSTMASTER	2,612.07	CP - AROUND TOWN POSTAGE (7/19)
312637		200.00	FIN - BRM POSTAGE DEPOSIT
	Vendor Tota	2,812.07	
312638	UNITED STATES TREASURY	636.00	PAYROLL DEDUCTION - PPE 8/2
	Vendor Tota	636.00	

Check Number	Vendor Name	Amount	Description
312674	UNIVAR USA	1,665.50	PW - WATER OPER MNTC SUPPLIES
		769.37	PW - WATER OPER MNTC SUPPLIES
		722.50	PW - WATER OPER MNTC SUPPLIES
		698.05	PW - WATER OPER MNTC SUPPLIES
		653.23	PW - WATER OPER MNTC SUPPLIES
		343.55	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	4,852.20	
312593	UNIVERSITY TROPHIES	182.74	CP - CRYSTAL GAVEL (DM)
	Vendor Tota	182.74	
312564	US BANK VOYAGER FLEET	221.34	PW - CNG FUEL (7/19)
	Vendor Tota	110.90	PW - CNG FUEL (7/19)
		332.24	
312702	UTILITY COST MANAGEMENT LLC	4,459.90	PW - UTILITY AUDIT (3/19-5/19) WELL#15
		331.68 722.46	PW - UTILITY AUDIT (3/19-5/19) WELL#13 GEN - UTILITY AUDIT(3/19-5/19)FOUNTAINS
		1,755.79	GEN - UTILITY AUDIT (3/19-5/19) PARKS
	Vendor Tota	7,269.83	GEN - OTIENT AODIT (3/13-3/13) TANKO
242404	VALVERDE CONSTRUCTION	,	
312494 312682	VALVERDE CONSTRUCTION	3,440.93 14,167.25	PW - SINK HOLE REPAIR (14012 ARTHUR) CIP - ANNUAL VALVE REP (7277 ROSECRANS)
012002	Vendor Tota	17,608.18	
242620		•	
312620	VAVRINEK, TRINE, DAY & CO.,LLP	9,450.00 2,800.00	FIN - AUDIT SVCS (FY 2019) FIN - AUP SVCS - PAYROLL/HR (FY 2019)
		1,000.00	FIN - SINGLE AUDIT SVCS (FY 2019)
		750.00	SA - AUDIT SVCS (FY 2019)
	Vendor Tota	14,000.00	
312565	VERIZON WIRELESS - LA	142.06	AS - CELLULAR SERVICE (7/19)
		25.17	CD - CELLULAR SERVICE (7/19)
		107.26	CM - CELLULAR SERVICE (7/19)
		53.63	FIN - CELLULAR SERVICE (7/19)
		206.86	PS - CELLULAR SERVICE (7/19)
		427.01	PS - CELLULAR SERVICE (7/19)
		438.49 25.17	PW - CELLULAR SERVICE (7/19) AS - SOCIAL MEDIA CELL SERVICE (7/19)
		38.01	PW - USB AIRCARD WELL #13 & #14(7/19)
		13.98	GEN - EOC CELLULAR & P/R DEVICE(7/19)
		42.75	PW - CELLULAR EQUIPMENT (EG)
	Vendor Tota	1,520.39	
312656	VIDIFLO, LLC	400.00	GEN - AV SYSTEM MNTC (COM CTR)
	Vendor Tota	400.00	
312495	VILLASENOR, JUAN	48.00	PARKING CITATION REFUND (VILLASENOR)
	Vendor Tota	48.00	
312703	WALMART COMMUNITY	8.63	CSR - FACILITY SUPPLIES
		41.52	CSR - RECREATION SUPPLIES
		88.45	CSR - FACILITY MNTC SUPPLIES
		524.08	CSR - STAR SUPPLIES
		110.46	CSR - STAR SUPPLIES
		112.54	CSR - STAR SUPPLIES
		375.92 164.90	CSR - STAR SUPPLIES CSR - STAR SUPPLIES
		91.35	CSR - STAR SUPPLIES CSR - STAR SUPPLIES
		51.55	
		67.79	CSR - STAR SUPPLIES

Check Number	Vendor Name	Amount	Description
312594	WALTERS MUSIC AGENCY	1,080.00	CSR - SUMMER CONCERT (8/15)
	Vendor Tota	1,080.00	
312704	WATER REPLENISHMENT DISTRICT	143,119.02	PW - GROUNDWATER PRODUCTION (6/19)
		141,020.61	PW - GROUNDWATER PRODUCTION (5/19)
	Vendor Tota	284,139.63	
312744	WATSON, LUROY	50.00	FACILITY DEPOSIT REFUND (WATSON, 5703)
	Vendor Tota	50.00	
312745	WATSON, PATRICIA	50.00	FACILITY DEPOSIT REFUND (WATSON, 5467)
	Vendor Tota	50.00	

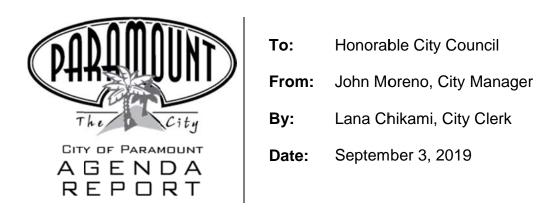
Check Number	Vendor Name	Amount	Description
312508	WELLS FARGO	56.13	CSR - PEP SUPPLIES
		42.31	CSR - MEETING SUPPLIES
		100.42	PERS - INTERVIEW PANEL (6/20)
		148.48	CSR - PEP SUPPLIES
		365.99	CSR - PEP SUPPLIES
		63.89	CSR - MEETING SUPPLIES
312510		121.52	GEN - CC MEETING (6/4)
		61.24	. ,
		755.55	
		61.90	
		29.98	
		2.38	
		-2.38	· · · · · · · · · · · · · · · · · · ·
		40.00	
		19.45	
			GEN - CC MEETING (6/11)
		32.14	
		315.71	
		32.58 93.53	
		177.00	
		48.41	
		71.49	
			CSR - RECREATION SUPPLIES
		471.28	
		192.99	
		51.30	
		170.27	
		152.30	
		12.71	× ,
		-12.71	
		48.85	
		797.60	
		232.76	
		22.12	
		-22.12	MC - KART IT
		32.39	
		3.08	CSR - RECREATION SUPPLIES (TAX)
		-3.08	MC - SUPERIOR ABOHONE
		111.84	
		41.61	CSR - FLEET FUEL (6/28)
		43.75	CSR - RECREATION SUPPLIES
		.00	CSR - RECREATION SUPPLIES
		156.08	GEN - CC MEETING (7/2)
		232.30	GEN - CC MEETING (7/2)
		48.59	GEN - CC MEETING (7/2)
		127.85	GEN - CC MEETING (7/2)
		93.49	GEN - CC MEETING (7/2)
		13.20	CSR - FACILITY MNTC SUPPLIES
312496		545.00	PBS - APA CONFERENCE (JK)
			PBS - APA CONFERENCE (JC)
			PBS - PUBLICATIONS
		55.00	
		240.00	
			PBS - ICC MEMBERSHIP (SB)
			PBS - ICC MEMBERSHIP (RB)
		60.00	
		18.00	
			AS - STANDUP DESK AND MAT (KC)
			CD - PUBLICATIONS
		100.00	

Check Number	Vendor Name	Amount	Description
312496	WELLS FARGO	251.84	CD - CAMERA
312683		60.00	PBS - MEETING SUPPLIES
	Vendor Tota	8,413.42	
13412	WELLS FARGO BANK	1,628.85	GEN - CITY BANK ANALYSIS (7/19)
	Vendor Tota	1,628.85	
312657	WELLS FARGO FINANCIAL LEASING	214.62	FIN - COPIER (7/19)
		214.62	FIN - COPIER (8/19)
	Vendor Tota	429.24	
312658	WEST COAST SPORTS LLC.	300.00	CSR - PARAMOUNT CUP SUPPLIES
	Vendor Tota	300.00	
312475	WILLDAN ASSOCIATES, INC	13,460.00	PW - TRAFFIC ENG SVCS (5/19)
312524		4,900.00	CIP - NEIGHBORHOOD STREET RESURF (6/19)
		4,900.00	CIP - NEIGHBORHOOD STREET RESURF (6/19)
		28,500.00	CIP - NEIGHBORHOOD STREET RESURF (6/19)
		2,000.00	CIP - ARTERIAL STREET RESURFACE (6/19)
		23,500.00	CIP - ARTERIAL STREET RESURFACE (6/19)
		12,129.50	PW - GENERAL ENG SVCS (6/19)
		5,621.00	PW - TRAFFIC ENG SVCS (4/19)
		1,600.00	CIP-BIKE PARK CONCEPTUAL DESIGN (2/19)
		262.50	PW - GENERAL ENG SVCS (6/19)
		75.00	PW - GENERAL ENG SVCS (6/19)
312684		5,204.75	PW - TRAFFIC ENG SVCS (6/19)
	Vendor Tota	102,152.75	
312556	XEROX FINANCIAL SERVICES, LLC	394.89	GEN - CITY HALL COPIER/PRINTER (7/19)
		172.85	GEN - CITY HALL COLOR PRINTER(7/19)
		181.79	CD - COPIER (7/19)
		361.08	CSR - COPIER (7/19)
	Vendor Tota	1,110.61	
	A total of 383 checks were issued for	\$5,175,459.56	

#### ORAL REPORT

NEW VOTING EXPERIENCE, VOTING SOLUTIONS FOR ALL PEOPLE (VSAP)

A REPRESENTATIVE FROM THE L.A. COUNTY REGISTRAR-RECORDER/COUNTY CLERK'S OFFICE WILL PROVIDE INFORMATION ABOUT THE NEW VOTE CENTER MODEL AND WHAT TO EXPECT AT THE MARCH 3, 2020 ELECTION



# Subject: ORAL REPORT: NEW VOTING EXPERIENCE, VOTING SOLUTIONS FOR ALL PEOPLE (VSAP)

Los Angeles County will be launching a new voting experience, Voting Solutions for All People (VSAP), that will introduce some changes to the way voters will cast ballots at the March 2020 election. Traditional polling places will be eliminated and replaced by voting centers and new voting machines will be introduced. Additionally, some vote centers will provide an opportunity to cast a ballot 10 days before election day.

Mr. Aaron Nevarez, representing the Los Angeles County Registrar Recorder/County Clerk's Office, will provide information about the new voting experience and what to expect at the March 3, 2020 election.

#### ORAL REPORT

# LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) UPDATE ON THE PROPOSED SANTA ANA BRANCH LIGHT RAIL LINE

# ORAL REPORT ECO-RAPID AUTHORITY

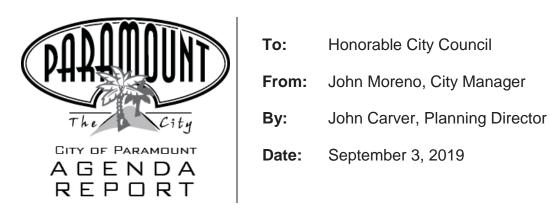
#### RESOLUTION NO. 19:032

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING THE ACQUISITION OF PROPERTY LOCATED AT 16305 HUNSAKER AVENUE, AS SHOWN ON THE ATTACHED EXHIBIT A AND DESCRIBED IN THE ATTACHED EXHIBIT B"

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 19:032.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:



#### Subject: RESOLUTION NO. 19:032

#### Introduction

This item is a resolution approving the acquisition of a parcel of land located at 16305 Hunsaker Avenue. The site would be purchased for redevelopment to construct a single-family home for sale to a low-to-moderate income family. The property would be purchased for the appraised value of \$400,000 (appraisal attached) plus a realtor commission fee of 3 percent, or \$12,000, for a total of \$412,000. The money to purchase the property would come from the former Redevelopment Agency's Low-to-Moderate Income Housing fund. The money in this fund totals approximately \$700,000 and can only be used for the provision of affordable housing. The property, which is in a dilapidated condition, has been the site of numerous code enforcement violations over the years, and the redevelopment of the property will be a significant visual improvement to the neighborhood.

#### **Property Description**

The site measures approximately 7,660 square feet and contains two buildings, one measuring 1,642 square feet, and the second measuring 814 square feet. The larger building has been used for light manufacturing purposes (cabinet shop and electrical contractor), while the smaller building contains two residential units. The property is zoned M-1 (Light Manufacturing). The properties to the north and south of the site are zoned R-2 (Medium Density Residential) and the General Plan Land Use Designation for this stretch of Hunsaker Avenue is Multiple Family Residential. As part of the redevelopment of the site, a zone change from M-1 to R-2 would be processed through the Planning Commission and the City Council. This re-zoning would ensure that no future manufacturing could locate in what is a mostly residential neighborhood.

#### **Affordable Home**

As we have done in the past, we would partner with a housing developer to redevelop the property with an affordable single-family home. We have had initial talks with Habitat for Humanity as a potential partner. All of the buildings at the site would be demolished to allow for the construction of the home. The City's contribution to the project would be the land. This project would be similar to the home that was completed in 2012 across the street at 16324 Hunsaker Avenue. As the project progresses, we will determine a method to select a Paramount family to purchase the property. To be eligible to purchase the property, a family would need to have an income that is classified as low-to-moderate.

#### Benefits of Property Acquisition

The following are benefits of purchasing the subject property and constructing an affordable home:

- 1. Use of Low-to-Moderate Income Housing funds that may only be used to provide affordable housing.
- 2. Provide a future new home to a low-to-moderate income family.
- 3. Eliminate a blighted piece of property that has had numerous code enforcement cases over the last several years.
- 4. Re-zoning the property from M-1 to R-2 eliminates the possibility of an industrial use locating in a residential neighborhood.
- 5. Create a partnership with Habitat for Humanity for future affordable housing projects.

#### **Environmental Assessment**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15332, Class 32 Categorical Exemption – infill development projects.

#### **RECOMMENDED ACTION**

It is recommended that the City Council read by title only and adopt Resolution No. 19:032.

#### CITY OF PARAMOUNT LOS ANGELES COUNTY, CALIFORNIA

#### **RESOLUTION NO. 19:032**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING THE ACQUISITION OF PROPERTY LOCATED AT 16305 HUNSAKER AVENUE, AS SHOWN ON THE ATTACHED EXHIBIT A AND DESCRIBED IN THE ATTACHED EXHIBIT B

WHEREAS, the property located at 16305 Hunsaker Avenue is for sale; and

WHEREAS, this property has been the site of numerous code enforcement violations; and

WHEREAS, this property is in a dilapidated condition; and

WHEREAS, the redevelopment of this site will eliminate a blighted piece of property; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15332, Class 32 Categorical Exemption – in-fill development projects; and

WHEREAS, the City Council of the City of Paramount desires to purchase this property to provide an affordable home for a Paramount resident.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1**. The above recitations are true and correct.

**<u>SECTION 2</u>**. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 3<sup>rd</sup> day of September 2019.

Tom Hansen, Mayor

ATTEST:

Lana Chikami, City Clerk

RESOLUTION NO. 19:032 Page 2

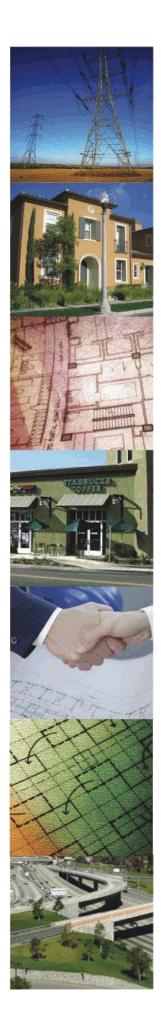
# EXHIBIT A



# EXHIBIT B

Official Map of Los Angeles County as Per Bk 4 Pg 5-6 of O M SW 65 Ft measured on SE Line of Lot 55 Div 116 Reg 54.

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#### APPRAISAL REPORT

16305 Hunsaker Avenue Paramount, CA 90723

Prepared for:

City of Paramount 16400 Colorado Avenue Paramount, CA 90723

> Date of Valuation July 19, 2019

Date of Report August19, 2019



August 19, 2019

City of Paramount John Carver Assistant Community Development Director 16400 Colorado Avenue Paramount, CA 90723

Re: Our File No. 19-6311.1 An appraisal of property located at 16305 Hunsaker Avenue, in the city of Paramount, CA 90723

Dear Mr. Carver:

In accordance with your authorization, the subject property has been examined for the purpose of forming an opinion of the current market value of the subject property. The client has requested a value of the fee simple interest of the property based on the highest and best use of the site. The intended use of the report is to assist the City of Paramount in the evaluation of the property being appraised for possible acquisition purposes. The intended user is the City of Paramount and no additional intended users are identified by the appraisers. No other party shall have any right to rely on any service provided by Kiley Company without prior written consent.

According to the Assessor's office, the subject property consists of one interior lot containing approximately 7,660 square feet, or 0.18 acre, of land, improved with two small buildings. The Paramount Building Department reports that the site is improved with a building of 1,642 square feet which is used for an electrical contractor's business and two small residential units containing approximately 814 square feet, totaling approximately 2,456 square feet. The improvements were built in 1962 and appear to be in fair condition. The improvements are considered to add nominal value to the site. An interior inspection was not available and we reserve the right to adjust our opinion of value should access to the property become available and so warrant.

The subject site is located mid-block within a residential neighborhood zoned R-2, Medium Density Residential. However, the subject property is zoned M-1, Light Manufacturing. Based on the property size, the surrounding uses, and a comparison of values for both industrial and medium density residential uses, the concluded highest and best use for the subject site indicates a zone change to R-2 would be reasonable and in conformity with the surrounding uses.

Discussions with planners at the City of Paramount indicate that a zone change for the subject property to the R-2 zone could take three to six months. Reportedly, the City is supportive of the zone change to medium density residential.

City of Paramount August 19, 2019 Page Two

A review of recent sales of industrially zoned land in the market area as compared with multi-family residentially zoned land indicates that the subject site would achieve a higher return as if zoned for multi-family residential. A number of comparable land sales for medium residential development were uncovered and utilized to provide an indication of value of the subject site as if rezoned for medium density residential.

The following is an appraisal report made under section 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal is made in compliance with the guidelines set forth in the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The following report has also been made in compliance with the guidelines set forth by the Interagency Appraisal and Evaluation Guidelines; and the Uniform Standards of Professional Appraisal Practice (USPAP).

#### "As Is" Market Value

Based on a review of the market data and the subject site's specific characteristics, the following conclusion of the "as is" market value of the subject property, as of July 19, 2019, is concluded to be:

FOUR HUNDRED THOUSAND DOLLARS \$400,000

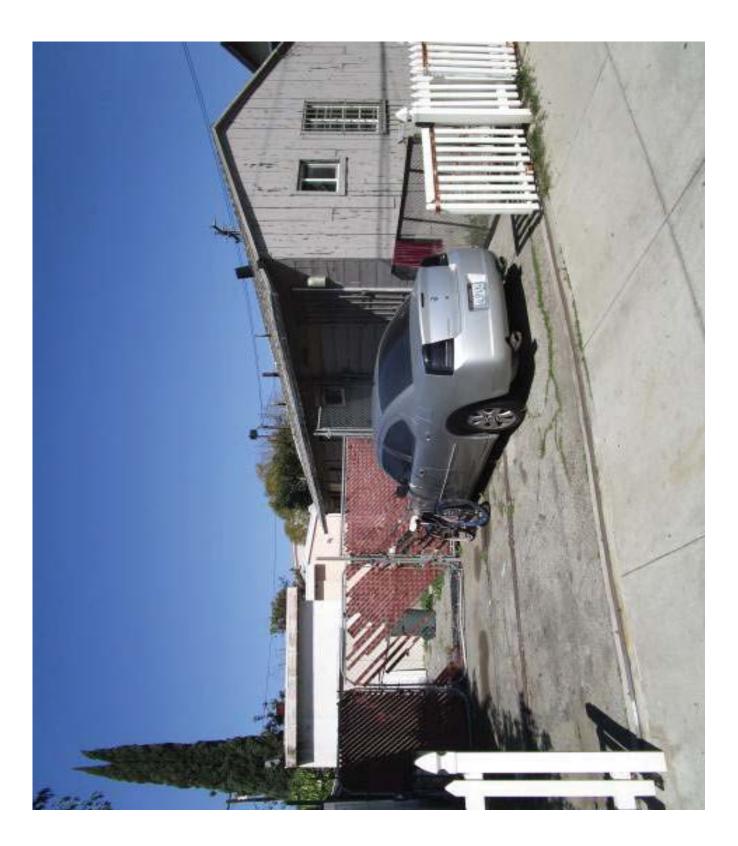
This opinion is subject to the definitions, certifications, assumptions and limiting conditions summarized in the following report. The following is a narrative appraisal report which sets forth the investigation, data and analyses upon which the conclusion is predicated. This letter must remain attached to the report in order for the value to be considered valid.

Respectfully submitted,

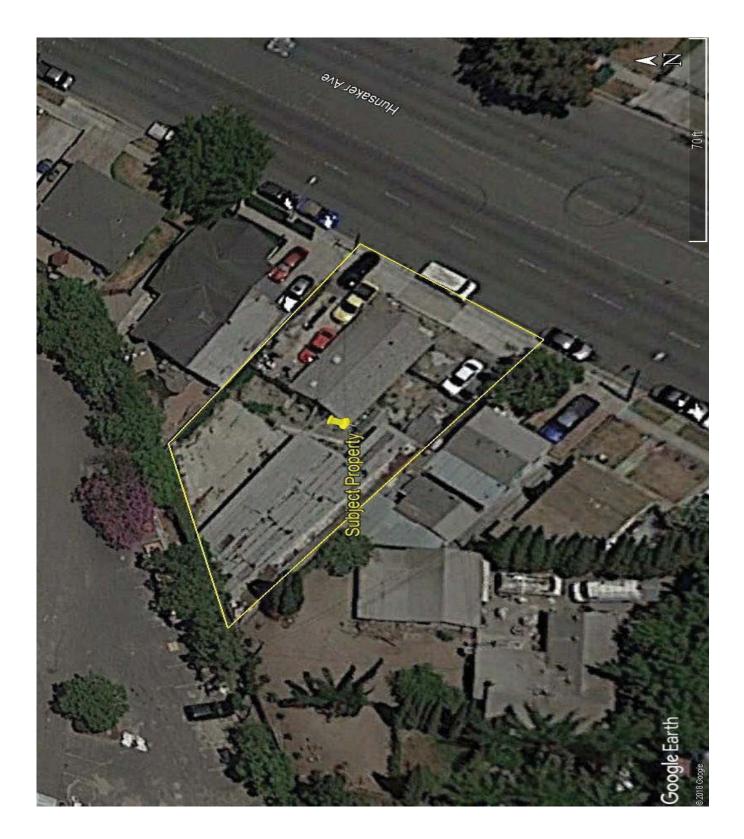
Chizaushuhit

Elizabeth M. Kiley, MAI, AI-GRS Certified General Real Estate Appraiser Certificate No. AG005391 Expiration Date: April 13, 2020

Ellen Netzer Trainee Real Estate Appraiser Certificate No. AT008864 Expiration Date: November 14, 2019



Subject Property



Aerial View of the Subject Property

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION	16305 Hunsaker Avenue Paramount, CA 90723
CENSUS TRACT	5538.02
EFFECTIVE DATE OF APPRAISAL	July 19, 2019
DATE OF INSPECTION	March 13, 2019
DATE OF REPORT	August 19, 2019
INTEREST APPRAISED	Fee simple
ASSESSOR'S PARCEL NO.	7101-011-016
LEGAL DESCRIPTION	Included in the Property Profile provided by MLS Realist in the Addenda of this report
SITE AREA	7,660 square feet, or 0.18 acre
<u>OWNERSHIP</u>	Jose A. Sanchez
FLOOD HAZARD AREA	Zone "X", per Panel 06037C1820F, dated September 26, 2008, Zone "X" - areas of minimal flood hazard.
<u>SEISMIC RISKS</u>	According to the South Gate Quadrangle, with the effective date of March 25, 1999, State of California Special Studies Zones, the subject property does not appear to be located within a fault zone.
	The subject property <b>does appear</b> to be in a liquefaction area as indicated by the State of California Seismic Hazards Zones, South Gate Quadrangle, dated March 25, 1999.
<u>ZONING</u>	The subject site is located mid-block within a residential neighborhood zoned R-2, Medium Density Residential. The subject property is currently zoned M-1, Light Manufacturing Zone which does not allow for residential uses.
	Based on the property size, the surrounding uses, and a comparison of values for both industrial and medium density residential uses, the concluded highest and best use

### SUMMARY OF SALIENT FACTS AND CONCLUSIONS (Continued)

ZONING - continued	for the subject site indicates a zone change to R-2 would reasonable and in conformity with the surrounding uses.
<u>SUBJECT SITE</u>	According to the Assessor's office, the subject property consists of one interior lot containing approximately 7,660 square feet, or 0.18 acre, of land, improved with two small buildings. The Paramount Building Department reports that the site is improved with a building of 1,642 square feet which is used for an electrical contractor's business and two small residential units containing approximately 814 square feet, totaling approximately 2,456 square feet. The improvements were built in 1962 and appear to be in fair condition. The improvements are considered to add nominal value to the site. An interior inspection was not available and we reserve the right to adjust our opinion of value should access to the property become available and so warrant.
HIGHEST AND BEST USE	<u>As If Vacant</u> - Re-zone to R-2 zone and develop as permitted by zoning <u>As Improved</u> - Demolition and redevelop
MARKETING AND EXPOSURE TIME	Three months
VALUE CONCLUSION:	
"As Is" Market Value	\$400,000

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### **INTRODUCTION**

Subject Location:	16305 Hunsaker Avenue Paramount, CA 90723		
Purpose:	Provide an opinion of market value of the subject property		
Client:	City of Paramount		
Purpose of Appraisal:	The client has requested a value of the fee simple interest of the property based on the highest and best use of the site.		
Intended Use:	The intended use of the report is to assist the City of Paramount in the evaluation of the property being appraised for possible acquisition purposes.		
Intended User:	The intended user of this appraisal report is the City of Paramount. No additional intended users are identified by the appraisers. No other party shall have any right to rely on any service provided by Kiley Company without prior written consent.		
Date of Value Opinion:	July 19, 2019		
Date of Inspection:	March 13, 2019		
Date of Report:	August 19, 2019		
Property Rights Appraised:	Fee simple		
Non-Realty Rights:	There are no non-realty rights valued.		
Scope of Work:	<ul> <li>The scope of work and appraisal content are defined by the appraisers to develop credible assignment results in compliance with USPAP standards. The assignment elements that are defined and analyzed in order to identify the problem to be solved include:</li> <li>Client and intended user;</li> <li>Intended use;</li> <li>Type and definition of value;</li> <li>Effective date;</li> <li>Subject of the assignment and relevant characteristics; and</li> <li>Assignment conditions.</li> </ul>		

As part of this appraisal, a number of independent investigation and analyses were made. This scope of work description should be considered in conjunction with the assumptions and limiting conditions outlined in this appraisal report.

Elizabeth M. Kiley participated in all aspects of the analysis and valuation appraisal process. She has identified the property characteristics, determined the extraordinary assumptions and hypothetical conditions, identified the appropriate scope of work, determined the highest and best use of the subject property, and identified neighborhood and market influences. She has seen the property during the course of the appraisal assignment. In addition, she supervised the selection of the comparable sales, determined the appropriate units of comparison and supervised the adjustments of the comparable sales based on their elements of comparison, concluded the value of the property, and reviewed the appraisal report in its entirety.

Ellen Netzer participated in the entire appraisal process under the direct technical supervision of Elizabeth M. Kiley. She completed the exterior drive-by inspection of the subject property. She conducted broker and market participant interviews, researched the data, participated in the value analysis, and completed the preparation of the physical report.

The investigations and analyses undertaken include the following:

- An exterior drive-by inspection of the subject property was performed by Ellen Netzer on March 13, 2019;
- An inspection of the sale comparables from the street;
- Collection and verification of relevant market data derived from brokers, MLS Realist, CoStar, PwC, Marcus & Millichap, and the appraisers' files;
- Interviews with knowledgeable professionals such as brokers regarding real property values and market trends, as well as governmental website information regarding real estate taxes and zoning information in the area;
- A primary field study of potentially competitive properties and projects for sale;

- Analysis and reconciliation of the data; and
- Preparation of an appraisal report, which includes the most pertinent data and analyses used in estimating the final value conclusion. This report is prepared for a knowledgeable client, and the use of "boilerplate" or extraneous data is limited.

The appraisers have the required knowledge and experience in the appraisal of similar property types.

The Appraisal Standards Board of the Appraisal Foundation defines and explains exposure time as:

"The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges under various market conditions."

The value of the subject property has been based on the market value definition. The market value definition calls for the valuation to be established based on exposure in the open market for a "reasonable time," which is influenced by price, use type, and anticipated market conditions, such as changes in the cost and availability of funds.

The comparable sales reported marketing times ranging from less than three month to six months. A review of the MLS for similar properties within the area indicated marketing times that ranged from one to six months. Based on the location of the subject property, assuming market pricing and active marketing, a reasonable exposure and marketing time is estimated to be approximately three months for the subject property.

Jose A. Sanchez

**Kiley Company** 

**USPAP Competency:** 

Estimated Marketing and Exposure Time:

Property History:	A review of the public records indicates that the current owner has retained title to the property since 1994.
	A search of the MyFirstAM and CoStar databases did not reveal any listings, sales or transfers of ownership of the property in the past three years.
Legal Description:	See MLS Property Detail found in the Addenda
Assessor's Parcel Number:	7101-011-016

#### Taxes 2018/2019 :

SUMMARY OF 2018/19 TAX ASSESSMENTS					
Assessor's Parcel No.	Assessed Imp. Value	Assessed Land Value	Total Value	Total Taxes	Base Tax Rate
7101-011-016	\$62,462	\$89,246	\$151,708	\$2,973	1.216135%

Tax Rate Area: 11104 Special Assessments: \$1,236.05

In California, real property is assessed at 100% of market value. A reassessment generally occurs only when a property is sold or transferred or when new construction occurs. Property taxes are limited by law to 1% of assessed value plus voter-approved obligations. Assessments may not increase by more than 2% annually

#### Assumptions, Limiting Conditions, and Definitions

The certification of the appraisers appearing in this appraisal report is subject to the following extraordinary and general assumptions and limiting conditions:

#### **Hypothetical Conditions**

USPAP defines a hypothetical condition as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." This report has a hypothetical condition that based on the highest and best use conclusion of the subject property "as if vacant" and were available for rezoning to medium residential use.

#### **Extraordinary Assumptions**

USPAP defines an extraordinary assumption to be "an assumption directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinion or conclusion." This appraisal report does not have any extraordinary assumptions.

#### **General Assumptions**

According to the Assessor's office, the subject property consists of one interior lot containing approximately 7,660 square feet, or 0.18 acre, of land, improved with two small buildings. The Paramount Building Department reports that the site is improved with a building of 1,642 square feet which is used for an electrical contractor's business and two small residential units containing approximately 814 square feet, totaling approximately 2,456 square feet. The improvements were built in 1962 and appear to be in fair condition. The improvements are considered to add nominal value to the site. An interior inspection was not available and we reserve the right to adjust our opinion of value should access to the property become available and so warrant.

A title report was not provided for review. For the purpose of this report, it is assumed that there are no easements, encroachments or restrictions that would adversely affect the value of the subject property. The reader is advised that the current title of the property should be checked carefully as title issues can influence value. The right is reserved to adjust the valuation estimate if adverse title items are revealed and would so warrant, and a new appraisal may be required.

An environmental report was not provided for review. A review of Geo Tracker was conducted which indicates that there are no reported issues at the subject site. For purposes of this appraisal, it is assumed that there are no hazardous materials on the site, that the subject site is free of any type of contamination, and that there are no hazardous materials on or in the subject property that would cause a loss in value. During the subject property inspection, evidence of the existence of potentially hazardous waste materials was not observed. However, the appraisers are not qualified to detect such substances.

This report has been made in conformity with, and is subject to, the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute (AI), the Uniform Standards of Professional Appraisal Practice (USPAP), and the rules of the Bureau of Real Estate Appraisers (BREA).

The date of value, for which the opinion of value is expressed in this report, is set forth in the letter of transmittal. The dollar amount of the value opinion is based on the purchasing power of the United States dollar on that date.

This report is being prepared for a knowledgeable real estate lender. It does not repeat standard industry definitions and extensive "boiler plate." Primary and pertinent information pertaining to the subject property, the comparable data and market information are included as they are the major influences on value.

The intended user of this appraisal report is the City of Paramount, its affiliates, designates and assignees. The intended use of this report is to assist the City of Inglewood in the evaluation of the property being appraised for possible disposition purposes, subject to the stated scope of work, purpose of the appraisal,

## **Kiley Company**

reporting requirements of this appraisal report and definition of market value. No additional intended users are identified by the appraisers.

The property is appraised assuming that all applicable zoning and use regulations and restrictions will be complied with, unless otherwise stated. The appraisers are not experts in interpreting zoning ordinances and are not experts in legal matters. As far as can be ascertained, the zoning and development standards are as presented. A complete zoning study is beyond the scope of work of this assignment. If verification of the zoning and development standards is necessary, it is recommended that a qualified professional make such a determination.

No responsibility is assumed for economic or physical factors which may occur after the date of this appraisal. In rendering the opinion, no responsibility is assumed for subsequent changes in management, tax laws, or economic or physical factors which may or may not affect said conclusion or opinion. The appraisers have not checked all of these items and we assume no responsibility regarding any such issues.

According to the South Gate Quadrangle, with the effective date of March 25, 1999, State of California Special Studies Zones, the subject property does not appear to be located within an earthquake fault zone. However, most of Southern California is subject to seismic activity. The subject property **does appear** to be in a liquefaction zone.

No responsibility is assumed for matters legal in character and no opinion is rendered as to title, which is assumed to be good and marketable. The premises are assumed to be free and clear of all leases, use restrictions and reservations, covenants, conditions, easements, cases or actions pending, tax liens and bonded indebtedness, except as specified. The property is assumed to be under responsible ownership and competent management.

This report has been prepared in accordance with USPAP and GLB Act Section 504 regarding privacy. Possession of this report, or a copy of it, does not carry with it the right of publication or distribution. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraisers and in any event, only with proper written qualification and only in its entirety. In particular, it may not be referred to in any report or financial statement or in any documents filed with a governmental agency without prior written consent of the appraisers.

Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media, without the prior written consent and approval of the appraisers. This limitation pertains to any valuation conclusion, the identity of the appraisers or the firm, and any reference to the professional organization of which the appraisers are affiliated or to the designations thereof. No responsibility is assumed for any conditions not readily observable during the customary inspection of the subject property which might affect the valuation, except those items specifically mentioned in this report. The right is reserved to change the valuation if so warranted, when supplied with further information if that information so dictates.

Any estimates or projections included in this report are not predictions of the future. Rather, they are estimates of expectations based on current market conditions. The achievement of the projections may be affected by fluctuations in economic conditions and is dependent on future occurrences that cannot be assured. Actual results may vary from the projections included in this report.

No survey, legal or engineering analyses of this property have been made. It is assumed that the legal description and area computations furnished are reasonably accurate. However, it is recommended that such analyses be made for exact verification through appropriate professionals before demising, hypothecating, purchasing or lending occurs, or any decision is made requiring exact survey, legal or engineering analyses.

Maps, plats and exhibits included in this report are for illustration only, as an aid for the reader in visualizing matters discussed within the report. They should not be considered as surveys or relied on for any other purpose, nor should they be removed from, reproduced, or used apart from this report.

Although the appraisers have made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the appraisers either by the client or others. If for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the appraisers reserve the right to alter or change any or all analyses, opinion, and/or conclusion of value.

Oil, gas, mineral and subsurface rights, if any exist, were not considered in making this appraisal, unless otherwise stated, and are not a part of the appraisal.

For the purpose of this report, the soil is assumed to be of adequate loadbearing capacity to support the proposed use and all uses considered under the conclusion of highest and best use.

The property is appraised assuming that property taxes will change to reflect the market value of the property, as herein reported.

No opinion is intended to be expressed for matters that require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. There is no evidence that the subject site has special resource value for natural, cultural, recreational or scientific concerns.

### Definitions

#### Market Value<sup>1</sup>

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

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

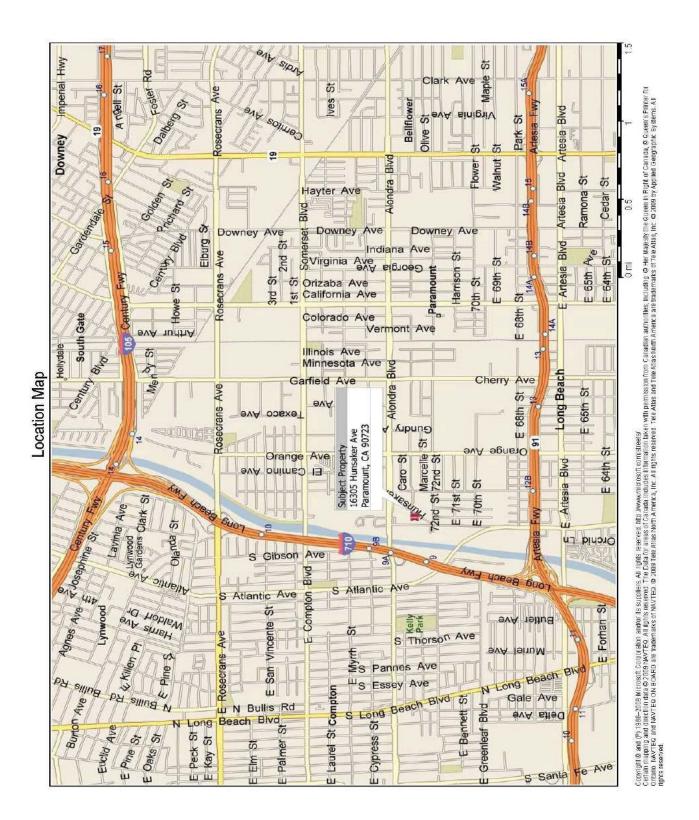
<u>Fee Simple Estate (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015, Appraisal</u> <u>Institute, Chicago, IL)</u>

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

<sup>&</sup>lt;sup>1</sup> Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42 [g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472.

# AREA DESCRIPTION

CITY:	Paramount
Population	55,461
Median Household Income	\$46,209 Within 5.0 miles: \$54,063
No. of Households	14,063
Transportation Linkages	Long Beach (I-710) Freeway Artesia (SR-91) Freeway Century (I-105) Freeway San Gabriel River (I-605) Freeway
NEIGHBORHOOD:	
Boundaries	North - Rosecrans Avenue East - Lakewood Boulevard South - Artesia (SR-91) Freeway West - Long Beach (I-710) Freeway
Туре	Suburban
Age of Improvements	20 to 80 years
Condition	Average
Life Cycle Stage	Stable
Traffic Count	Hunsaker Ave Approximately 3,612 vpd Alondra Boulevard - Approximately 27,756 vpd Atlantic Avenue - Approximately 21,730 vpd
MARKET CONDITIONS	
Туре	Residential
Trends	Increasing
Average SFR Price	\$460,000 (CoreLogic - December 2018)



#### **City of Paramount**

This report is being prepared for use by the City of Paramount. Readers are familiar with both the county and city physical and demographic characteristics. The city of Paramount is served by the Century (I-105) Freeway, the Long Beach (I-710) Freeway and the Artesia (SR-91) Freeway, which provides access to business centers in Los Angeles, Orange, Riverside and San Bernardino counties. The main north/south arterials in the city are Lakewood Boulevard, Downey Avenue, Paramount Boulevard, Garfield Avenue, and Orange Avenue. The primary arterials with an east/west orientation are Rosecrans Avenue, Somerset Boulevard, and Alondra Boulevard. These routes provide access to the freeways and serve as the primary arterials for local access.

Paramount has developed into one of Southern California's major industrial cities due to its location midway between the centers of Los Angeles and Orange counties and its proximity to the major transportation routes throughout the Southern California area. Advantages of doing business in Paramount include its central location, affordable property values, government incentives and support. The city has good access to major markets with equal distances from downtown Los Angeles and Orange County business centers, and easy access to major freeways, railways, airports, and seaport transportation corridors.

#### **Neighborhood**

The subject property is located in the southwestern portion of the city, west of Orange Avenue, a major north/south arterial and south of Alondra Boulevard, a major east/west arterial. The immediate area is mainly a suburban neighborhood with predominant residential uses surrounding the subject.

A recent development of 30 single-family homes is situated southwest of the subject property off of North Atlantic Place. The homes range in size from 1,800 to 1,900 square feet and sold for \$500,00 to \$600,000 on lots of 3,500 to 4,000 square feet. A newer Home Depot is located behind the property on the northwest side.

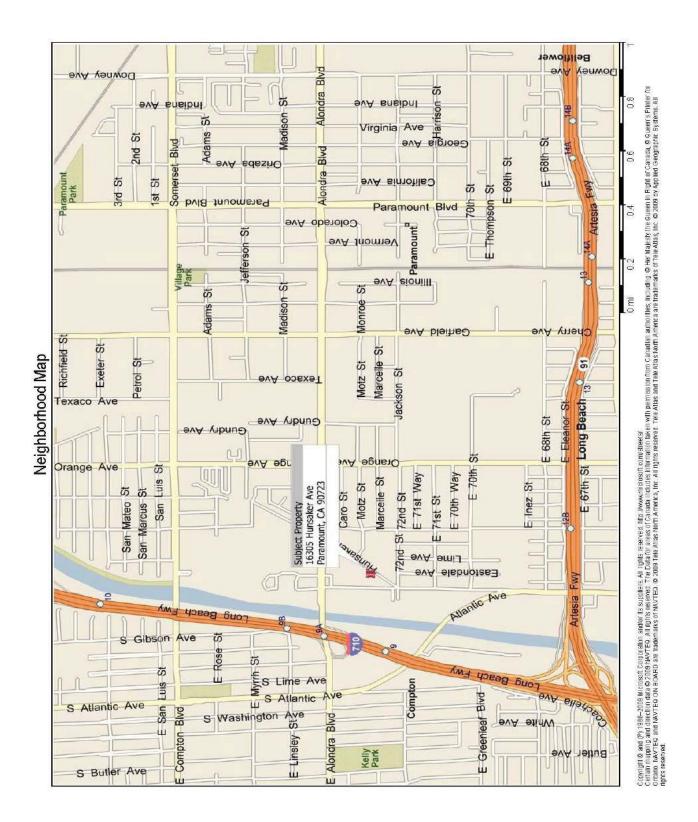
The majority of the properties appear to be in average condition, with some properties showing signs of renovation and/or upgrading while some of the oldest properties show signs of disrepair. Overall, the neighborhood is considered to be in a mature stage and stable at this time.

Demographic Profile	One Mile	Three Mile	Five Mile
2018 Population	38,174	330,448	773,174
2023 Population Forecast	38,683	337,048	787,612
2018 Total Households	8,756	83,068	208,433
2018 Household Size	4.33	3.95	3.67
2023 Household Forecast	8,819	84,235	211,068
New Households Forecast	63	1,167	2,635
2018 Median Household Income	\$48,433	\$49,880	\$54,063
2023 Median Household Income	\$53,896	\$55,655	\$61,099
2018 Median Home Value	\$331,926	\$371,074	\$417,503

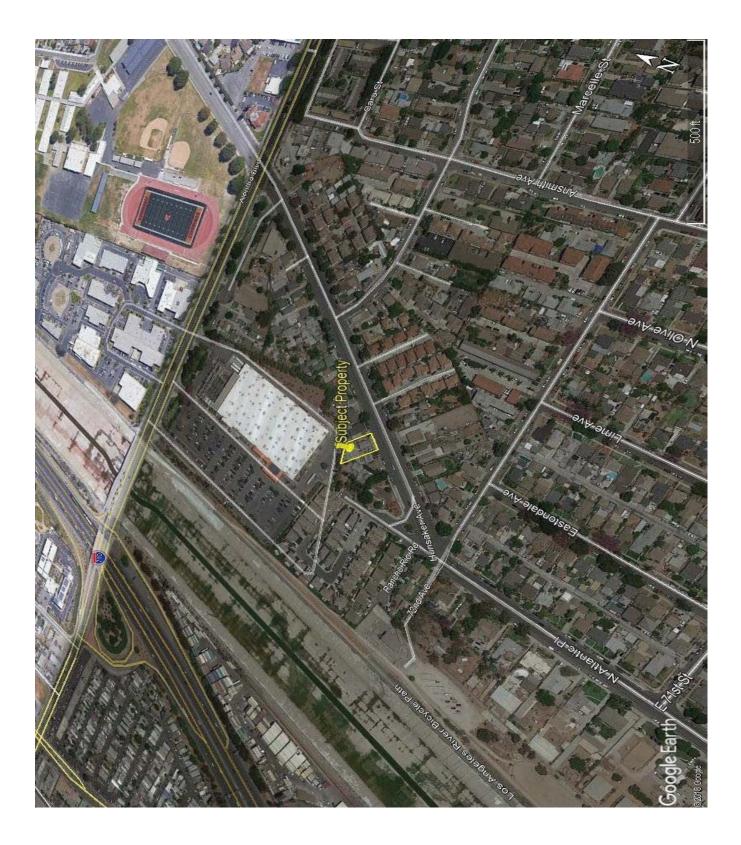
The demographic data above indicates that the subject area has been experiencing limited population and household growth due to the fully developed nature of the area. This is typical for Los Angeles County as a whole. The subject area is almost fully built-out, and the lack of vacant land limits the rate of population growth. Population growth is characterized as being stable with a forecast for modest increases over the next five years; the household count is forecast to increase steadily for the next five years.

The subject neighborhood provides good access to schools, shopping and freeways, which should be attractive to a wide range of potential buyers. Businesses are attracted to the area due to its central access to the freeway system and the close vicinity to major employment centers.

On the following pages are a neighborhood location map, aerial photograph and demographic information as provided by ESRI.



# **Kiley Company**



Neighborhood Aerial



# Market Profile

16305 Hunsaker Ave, Paramount, California, 90723 Rings: 1, 3, 5 mile radii Prepared by Esri Latitude: 33.88648

Rings: 1, 3, 5 mile radii			atitude: 33.886 itude: -118.184
	1 mile	3 miles	5 mile:
Population Summary			
2000 Total Population	36,167	311,316	728,53
2010 Total Population	37,235	318,250	746,489
2018 Total Population	38,174	330,448	773,174
2018 Group Quarters	287	2,349	8,32
2023 Total Population	38,683	337,048	787,61
2018-2023 Annual Rate	0.27%	0.40%	0.379
2018 Total Daytime Population	30,280	283,415	703,68
Workers	7,294	89,655	263,19
Residents	22,986	193,760	440,48
Household Summary			
2000 Households	8,606	79,882	200,96
2000 Average Household Size	4.19	3.87	3.5
2010 Households	8,667	80,992	203,82
2010 Average Household Size	4.26	3.90	3.6
2018 Households	8,756	83,068	208,43
2018 Average Household Size	4.33	3.95	208,45
2013 Average Household Size			
	8,819	84,235	211,06
2023 Average Household Size	4.35	3.97	3.6
2018-2023 Annual Rate	0.14%	0.28%	0.25%
2010 Families	7,369	66,057	161,55
2010 Average Family Size	4.48	4.23	4.0
2018 Families	7,475	67,960	165,74
2018 Average Family Size	4.55	4.29	4.0
2023 Families	7,548	69,069	168,23
2023 Average Family Size	4.58	4.32	4.1
2018-2023 Annual Rate	0.19%	0.32%	0.30%
Housing Unit Summary			
2000 Housing Units	9,037	83,978	209,568
Owner Occupied Housing Units	50.1%	46.1%	49.9%
Renter Occupied Housing Units	45.1%	49.0%	46.09
Vacant Housing Units	4.8%	4.9%	4.19
2010 Housing Units	9,114	85,521	214,66
Owner Occupied Housing Units	49.5%	45.8%	49.0%
Renter Occupied Housing Units	45.6%	48.9%	45.9%
Vacant Housing Units	4.9%	5.3%	5.19
en and the second se	9,334	88,264	220,59
2018 Housing Units Owner Occupied Housing Units	46.4%	43.5%	46.8%
	40.4%		40.89
Renter Occupied Housing Units		50.6%	
Vacant Housing Units	6.2%	5.9%	5.5%
2023 Housing Units	9,448	89,679	223,70
Owner Occupied Housing Units	49.6%	46.9%	49.89
Renter Occupied Housing Units	43.7%	47.1%	44.5%
Vacant Housing Units	6.7%	6.1%	5.6%
Median Household Income			
2018	\$48,433	\$49,880	\$54,06
2023	\$53,896	\$55,655	\$61,09
Median Home Value			
2018	\$331,926	\$371,074	\$417,50
2023	\$390,320	\$430,203	\$468,53
Per Capita Income			
2018	\$14,090	\$16,058	\$19,55
2023	\$16,130	\$18,565	\$22,67
Median Age	\$10,100	410,000	+cc,07
2010	27.7	28.6	30.
2010	27.7 28.5	28.6	30.
2023	30.3	31.5	33.

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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### Market Profile

16305 Hunsaker Ave, Paramount, California, 90723 Rings: 1, 3, 5 mile radii

Prepared by Esri

			itude: -118.18
2018 Households by Income	1 mile	3 miles	5 mil
Household Income Base	8,756	83,068	208,43
<\$15,000	11.1%	11.9%	
\$15,000 - \$24,999			10.9 10.3
	12.2%	11.4%	
\$25,000 - \$34,999	11.4%	11.1%	10.0
\$35,000 - \$49,999	16.6%	15.7%	14.3
\$50,000 - \$74,999	21.2%	20.1%	19.7
\$75,000 - \$99,999	11.9%	12.4%	12.6
\$100,000 - \$149,999	11.3%	12.0%	13.8
\$150,000 - \$199,999	2.9%	3.4%	4.9
\$200,000+	1.5%	2.0%	3.5
Average Household Income	\$59,945	\$62,589	\$70,9
2023 Households by Income			
Household Income Base	8,819	84,235	211,0
<\$15,000	9.5%	10.0%	9.1
\$15,000 - \$24,999	10.4%	9.7%	8.6
\$25,000 - \$34,999	10.0%	9.7%	8.6
\$35,000 - \$49,999	15.3%	14.4%	13.1
\$50,000 - \$74,999	21.2%	20.1%	19.4
\$75,000 - \$99,999	13.2%	13.6%	13.4
\$100,000 - \$149,999	14.1%	14.8%	16.4
\$150,000 - \$199,999	3.8%	4.5%	6.2
\$200,000+	2.3%	3.1%	5.0
Average Household Income	\$69,275	\$72,998	\$83,0
2018 Owner Occupied Housing Units by Value	\$05,275	\$72,550	\$05,0
Total	4 334	38 405	102.2
1.0.07	4,334	38,405	103,2
<\$50,000	9.9%	5.0%	2.9
\$50,000 - \$99,999	2.9%	2.3%	1.6
\$100,000 - \$149,999	2.1%	1.8%	1.4
\$150,000 - \$199,999	4.5%	3.2%	2.3
\$200,000 - \$249,999	8.1%	7.1%	6.1
\$250,000 - \$299,999	13.5%	11.6%	8.7
\$300,000 - \$399,999	28.1%	26.8%	23.5
\$400,000 - \$499,999	12.6%	19.3%	21.2
\$500,000 - \$749,999	15.5%	18.1%	23.2
\$750,000 - \$999,999	1.4%	3.0%	5.5
\$1,000,000 - \$1,499,999	0.9%	1.4%	3.0
\$1,500,000 - \$1,999,999	0.2%	0.1%	0.4
\$2,000,000 +	0.1%	0.4%	0.4
Average Home Value	\$353,946	\$406,252	\$469,4
2023 Owner Occupied Housing Units by Value			
Total	4,689	42,012	111,4
<\$50,000	6.4%	3.5%	1.8
\$50,000 - \$99,999	1.9%	1.6%	1.0
\$100,000 - \$149,999	1.9%	0.9%	0.6
\$150,000 - \$199,999	1.6%	1.4%	1.0
\$200,000 - \$249,999	3.0%	3.7%	3.0
\$250,000 - \$299,999	8.1%	7.5%	5.9
\$300,000 - \$399,999	30.0%	24.4%	20.3
\$400,000 - \$499,999	17.4%	23.2%	23.
\$500,000 - \$749,999	23.9%	25.5%	29.
\$750,000 - \$999,999	3.0%	5.2%	8.:
\$1,000,000 - \$1,499,999	2.1%	2.3%	3.9
\$1,500,000 - \$1,999,999	0.5%	0.2%	0.5
\$2,000,000 +	0.2%	0.6%	0.5
Average Home Value	\$436,311	\$474,293	\$530,0

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, persions, SSI and welfare payments, child support, and alimony. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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### MARKET CONDITIONS

The subject site is located mid-block within a residential neighborhood zoned R-2, Medium Density Residential. However, the subject property is zoned M-1, Light Manufacturing. Based on the property size, the surrounding uses, and a comparison of values for both industrial and medium density residential uses, the concluded highest and best use for the subject site indicates a zone change to R-2 would be reasonable and in conformity with the surrounding uses.

A multi-family development is the most likely use of the subject property, as concluded later in the highest and best use analysis. The market conditions for residential apartments or possible for-sale condominiums, are reviewed in order to determine current market conditions as they relate to the subject.

Limited published data is available regarding market conditions specific to residential land in Los Angeles County. As such, a survey of market participants, including land brokers, developers and investors, has been conducted. In addition, trends in prices of land sales over time and residual analyses and housing market trends have been reviewed in order to determine the current market conditions.

A number of factors have led to strong conditions for land in Los Angeles County. Fundamental factors include an increase in demand for new homes and the success of other recent developments. Other non-fundamental factors are also influencing the land market. Los Angeles County has drawn significant attention as public home builders have zeroed in on the most promising markets, and older properties are now ripe for in-fill projects.

There is significant demand for residential sites in both the larger public builder areas, as well as in small, local, in-fill areas of Los Angeles County. The combination of available financing, strong home prices, generally stable economic environment and low mortgage rates has resulted in a positive development cycle. The Los Angeles County residential market conditions are strong as builders hope to profit from this phase of the development cycle.

#### **Multi-family General Economic Conditions**

Investment criteria for the national apartment market reveals little movement the past year as this market continues to benefit from strong economic and demographic trends. The underlying fundamentals are sound, with a fourth quarter overall vacancy rate in the mid-3 percent level despite the addition of over 9,000 units in the past two years. Overall, demand for both new units and more affordable Class B and C apartments translates to nearly 3,900 new leases in 2019, while maintaining vacancy at a mid-3 percent level.

A review of the PwC Real Estate Investor Survey was made for an indication of overall market trends over the past 12 months. The following chart reflects the apartment market indicators as published by PwC.

	NATION	ESTATE INVESTO AL MARKET INDIC urth Quarter 2018	ATORS	
	Pacific	Region	National /	Apartment
	4th Qtr. 2018	4th Qtr. 2017	4th Qtr. 2018	4th Qtr. 2017
<b>IRR</b> Range Average Change	5.00-10.00% 6.45% -15	5.00-10.00% 6.65%	5.25-10.00% 7.15% -5	5.50-10.00% 7.26%
<b>OAR</b> Range Average Change	3.50-6.00% 4.45% +6	3.50-6.00% 4.45%	3.50-8.50% 5.16% -7	3.50-7.50% 5.32%

This quarter, the average overall cap rate holds relatively stable at 4.45%. Over the next six months, 75.0% of investors foresee cap rates holding steady. Economic conditions are in the expansion stage for residential real estate. Pricewaterhouse Coopers (PwC), in its Real Estate Survey as of the fourth quarter 2018, indicates that infill apartment assets are still sought after by investors and there is still a lot of buyer demand which should keep cap rates compressed and values elevated. Access to capital has improved over the past year, including attractive interest rates and loan terms for top-notch deals.

### Local Housing Market Trends

General housing trends for Southern California reflect a median single-family detached residence price in May of \$530,000, up 0.20% year-over-year.

The following table illustrates the findings of the CoreLogic monthly housing survey for Southern California.

	Souther	n California I	Home Sales	s May 2019		
County	Homes Sold 5/19	Homes Sold 5/19/18	Yr/Yr Chang e	Median 5/19	Median 5/18	Yr/Yr Change
Los Angeles	7.095	7.307	-2.90%	\$615.000	\$605.000	1.70%
Orange	3,313	3.526	-6.00%	\$720,500	\$740.000	-2.60%
Riverside	4,241	4.174	1.60%	\$392.000	\$379,500	3.30%
San Bernardino	2,768	2,862	-3.30%	\$345.000	\$339,000	1.80%
San Diego	3,916	4.033	-2.90%	\$570.000	\$570,000	0.00%
Ventura	967	1.024	-5.60%	\$590.000	\$590,000	0.00%
So. Cal	22.300	22,926	-2.70%	\$530.000	\$529.000	0.20%

The following table illustrates the findings of the CoreLogic resale activity for Paramount. The data for the subject's zip code (90723) shows a 19.30% decrease in median home price for single-family residences, and no increase for condominiums from year-ago levels.

		Paramoun	t Home Sal	es May 201	9		
		SFRs		Co	ondominiun	15	SFR Only
		o di basaren	Yr/Yr		Median	Yr/Yr	NATE OF CONTRACTOR
Zip Code	No. Sold	Median 5/19	Change	No. Sold	5/19	Change	Median S/SF
90723	7	\$370.000	-19.30%	7	\$308.000	0.00%	\$422

The population of data for any single month is small and is especially susceptible to changes in the mix of homes selling, and should be taken in context as price shifts can be exaggerated by sales of lower-priced homes, foreclosures and other distressed properties.

Overall, Los Angeles County appears to be outperforming the Southern California market, and the new home market appears to be performing on par with the resale home market. The city of Paramount reflects a median housing value approximately 30% lower than Southern California for the month of May 2019.

#### **Conclusion**

In summary, the general Los Angeles County market reflects a robust market during the past year. Brokers report that demand for similar properties continues to be increasing with a limited supply.

The sales survey completed as part of the sales comparison approach reflect comparable sales data for multi-family residential land and selling prices from \$44 to \$70 per square foot, rounded. The selling prices of multi-family residential land primarily depends upon density and location.

# SITE DATA

Subject Location:	16305 Hunsaker Avenue Paramount, CA 90723
Site Size:	According to the Assessor's information, the subject property consists of one interior lot containing approximately 7,660 square feet, or 0.18 acre, of land.
Site Frontage:	Frontage is approximate based on the Assessor's Map as follows: Hunsaker Avenue: +/-65 feet
Assessor's Parcel Number:	7101-011-016
Shape:	The shape is irregular.
Topography:	Level at street grade
Utilities:	Public utilities are available and meet market standards for the area.
Soil Condition:	A soils report was not provided for review. It is assumed that the soil is of suitable load-bearing capacity for the existing improvements.
Flood Hazards:	Zone "X", per Panel 06037C1820F, dated September 26, 2008. Zone "X" refers to areas of minimal flood hazard as indicated on the National Flood Insurance Map, Community Zone "X" is described as "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than one square mile and areas protected by levees from 1% annual chance flood."
Seismic Hazards:	According to the South Gate Quadrangle, with the effective date of March 25, 1999, State of California Special Studies Zones, the subject property does not appear to be located in a fault zone.
	The subject property <b>does appear</b> to be in a liquefaction area as indicated by the State of California Seismic Hazards Zones, South Gate Quadrangle, with the effective date of March 25, 1999.
Environmental Hazards:	An environmental report was not provided for review. A review of Geo Tracker was conducted which indicated that <b>Kiley Company</b> Page 20

there are no reported issues at the subject site. For purposes of this appraisal, it is assumed that there are no hazardous materials on the site, that the subject site is free of any type of contamination, and that there are no hazardous materials on or in the subject property that would cause a loss in value. The appraisers are not qualified to detect such substances.

The subject site is located mid-block within a residential neighborhood zoned R-2, Medium Density Residential. The subject property is currently zoned M-1, Light Manufacturing Zone which does not allow for residential uses.

Based on the property size, the surrounding uses, and a comparison of values for both industrial and medium density residential uses, the concluded highest and best use for the subject site indicates a zone change to R-2 would reasonable and in conformity with the surrounding uses.

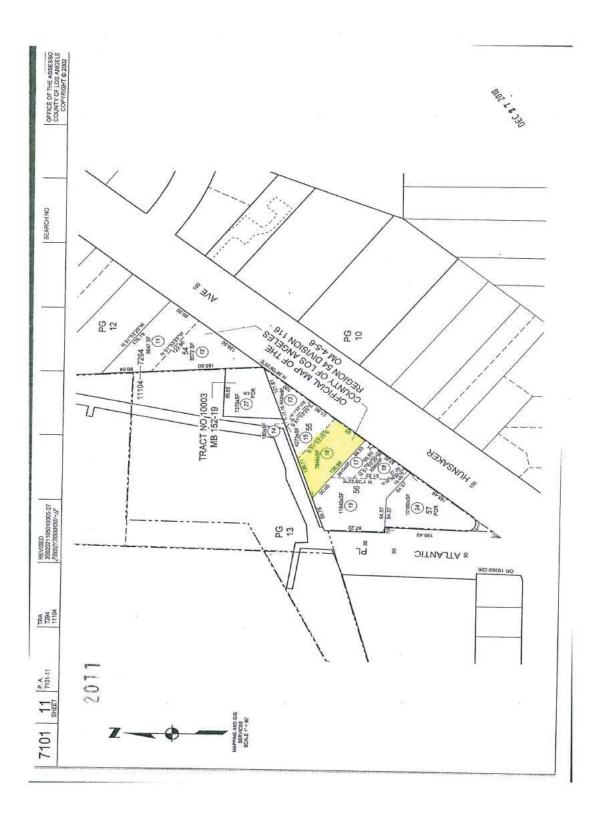
Development standards for the R-2, Medium Density Residential Zone are as follows.

Minimum lot size: 7,500 square feet
Minimum lot width: 50 feet
Density: One dwelling unit for every 3,750 square feet of lot area
Front yard: Not less than 20 feet
Side yard: Not less than 5 feet
Rear yard: Not less than 10 feet
Yards: Every unit shall be provided with a minimum of 360 square feet of contiguous private yard area with a minium dimension of 8 feet.
Maximum height: Shall not exceed 25 feet
Parking: Each dwelling unit shall be provided with two offstreet garage parking spaces.

The appraisers are not experts in interpreting zoning ordinances and are not experts in legal matters. As far as can be ascertained, the zoning and development standards are as presented. A complete zoning study is beyond the scope of work of this assignment. If verification of the zoning and development standards is necessary, it is recommended that a qualified professional make such a determination.

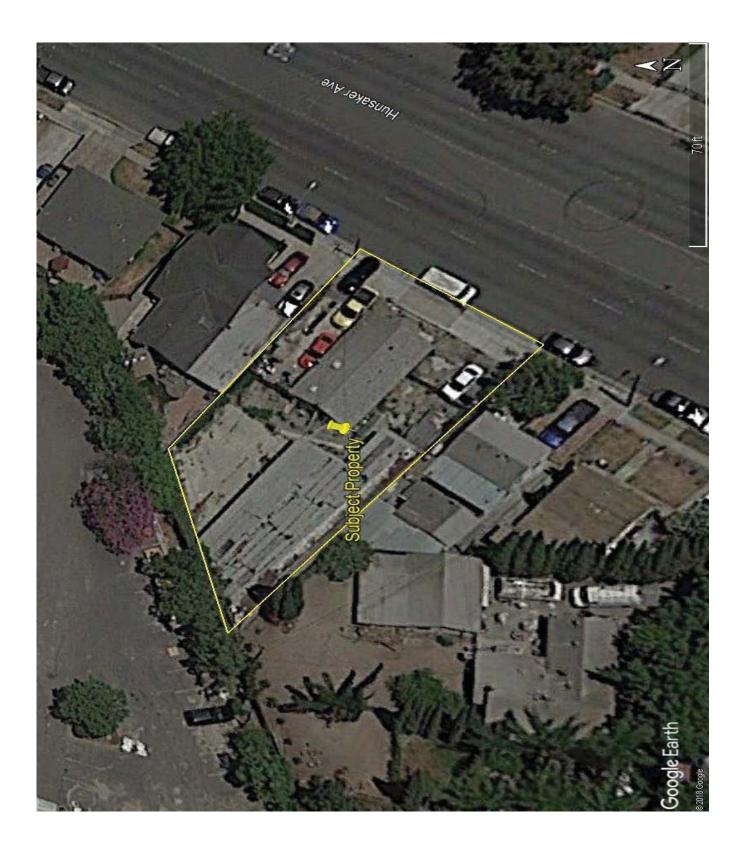
Zoning:

Easements:	A preliminary title report was not provided for review. For the purposes of this appraisal report, it is assumed that there are no easements, encroachments or restrictions that would adversely affect the value of the property. The complete and current title should be reviewed by a title professional, as title issues can influence value. The right is reserved to adjust the valuation estimates if specific adverse title items are revealed.
Street Improvements:	The subject property is located mid-block on the west side of Hunsaker Avenue. Hunsaker Avenue is a residential street with a width of 100 feet at the subject property. Street improvements include curbs, gutters and street lighting and are typical of that found in most urban and suburban areas.
Ingress and Egress:	Access is provided by a driveway via Hunsaker Avenue.
Freeway Access:	The Long Beach (I-710) Freeway is less than 0.25 mile northwest of the subject site accessible via Alondra Boulevard; the Artesia (SR-91) Freeway is less than 0.75 mile south accessible via Atlantic Avenue.
Visibility:	Visibility from Hunsaker Avenue is average for the subject property.
Traffic Count:	The ERSI reports the following traffic count: Hunsaker Avenue - 3,612 vpd Alondra Boulevard - 27,756 vpd
Site Improvements:	The Paramount Building Department reports that the site is improved with a building of 1,642 square feet which is used for an electrical contractor's business and two small residential units containing approximately 814 square feet, totaling approximately 2,456 square feet. The improvements were built in 1962 and appear to be in fair condition. The improvements are considered to add nominal value to the site. An interior inspection was not available and we reserve the right to adjust our opinion of value should access to the property become available and so warrant.



Assessor's Parcel Map

**Kiley Company** 



Subject Aerial

Kiley Company

## Subject Photos - March 2019



Northerly view along Hunsaker Avenue.



Southerly view along Hunsaker Avenue.

## Subject Photos - March 2019



View of the subject property.



View of the subject property.

### HIGHEST AND BEST USE

The highest and best use is shaped by the competitive forces within the market where the property is located and provides the foundation for a thorough investigation of the competitive positions of the property in the minds of market participants.

Highest and best use is defined as the reasonably probable use of property that results in the highest value. To be reasonably probable, a use must meet certain conditions. The use must be physically possible, legally permissible, and financially feasible. Uses that meet the three criteria are tested for economic productivity, and the reasonably probable use with the highest value is the highest and best use.

Regarding legally permissible and physically possible uses, the subject property is zoned M-1, Light Manufacturing Zone. A review of the M-1 zone guidelines does not indicate a minimum lot size for this zone. The subject site contains 7,660 square feet which is minimal for an industrial use development. The site is located mid-block within a residential neighborhood zoned R-2, Medium Density Residential. All of the surrounding uses are residential and the M-1 zone does not conform to the surrounding improvements. Discussions with planners at the City of Paramount indicate that a zone change for the subject property to the R-2 zone could take three to six months. Reportedly, the City is supportive of the zone change to medium density residential. Based on the property size and the surrounding uses, a zone change to medium density residential is considered the most reasonable use for the subject site.

Financially feasible uses are those uses which could produce positive returns. A potential use which has value commensurate with its cost and conforms to the first two tests may be financially feasible. A feasibility analysis of the existing use and all possible development scenarios is not within the scope of work of this assignment. A review of recent sales of industrially zoned land in the market area as compared with multi-family residentially zoned land indicates that the subject site would achieve a higher return as if zoned for multi-family residential. The unusually low vacancy in apartments and sales activity of for-sale units, plus the availability of construction financing is driving new multi-family development. Under current economic and financial conditions, there appears to be strong demand for in-fill sites of multi-family residential development.

### Conclusion - Highest and Best Use As If Vacant

Legal, physical and financial conditions have been analyzed in order to evaluate the highest and best use of the site as if vacant. Based on a review of the site's size, surrounding uses, and location, the highest and best use as if vacant would be to rezone the property to R-2 for current multi-family development. The most probable buyer of the subject property would be a developer.

### Highest and Best Use (As Improved)

The analysis of the subject property, as improved, relies on the same basic criteria outlined under the discussion of highest and best use of the site "as if vacant."

The subject is improved with two small buildings totaling approximately 2,456 square feet built in 1962. The improvements appear to be in fair condition and are considered to add nominal value to the site. An interior inspection was not available and we reserve the right to adjust our opinion of value should access to the property become available and so warrant. The current improvements appear to be a non-conforming use of the property as currently zoned and in below average condition nearing the end of its economic life. The existing improvements appear to contribute little or no value over the underlying land value. Demolition and redevelopment appear to represent the highest and best use as improved.

The most probably buyer would be a local developer.

### VALUATION METHODOLOGY

In this appraisal assignment, all three approaches to value were considered. The primary approach in the valuation of land is the sales comparison approach. The income and cost approaches are not considered relevant to the valuation of vacant land and have not been developed.

### Sales Comparison Approach

In the sales comparison approach, the market value is estimated by comparing the subject property to similar properties that have been sold recently. The sales comparison approach is based on the premise that the market value of a property is directly related to the prices of comparable properties. The sales comparison approach analyzes the subject property and market data in terms of differences in legal, physical, locational, and economic characteristics. The reliability of this approach is based, in part, on the availability of sales of similar properties.

The final step in the valuation process is the reconciliation or correlation of the value indications. In the reconciliation, the relative applicability of the data, as well as the range in indications, is examined. Once this is done, the greatest weight is given to the approach that appears to produce the most reliable solution to the appraisal problem. The purpose of the appraisal, the type of property, and the adequacy and reliability of the data are considered in assessing the credibility of each approach.

### SALES COMPARISON APPROACH

#### Land Valuation

A land sales comparison analysis is developed to provide an indication of value of the subject property as concluded in the highest and best use for multi-family residential development. The comparable sales are analyzed on a price per square foot of land area basis, which is the typical unit of measure used by buyers in this market for similar sites and provides a reliable basis for comparison.

The subject property contains 7,660 square feet. The R-2, Medium Residential zoning allows for approximately 12 dwelling units per acre. This appears to be consistent with the surrounding improvements in the area.

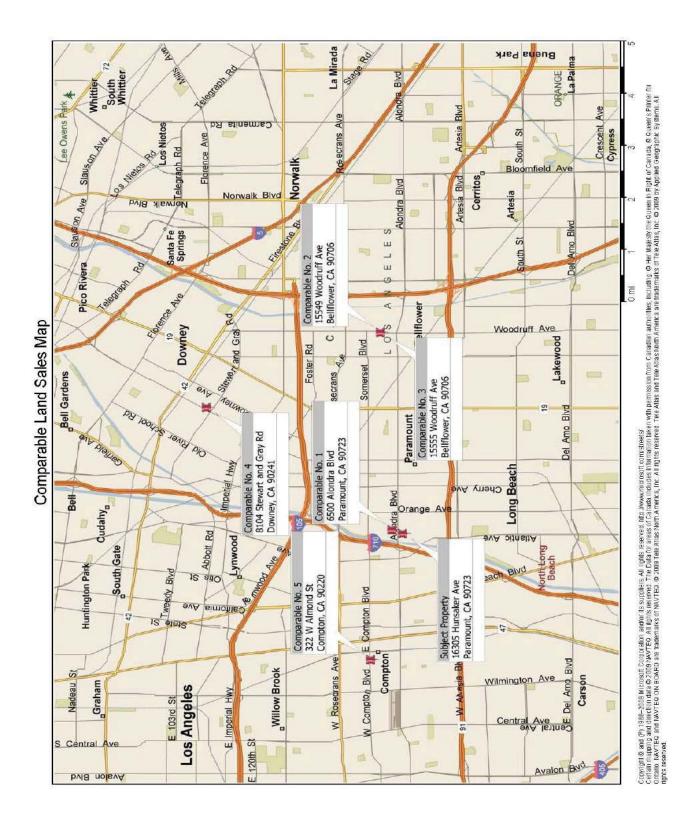
A search including other areas in Los Angeles County with relevant land sales activity revealed a total of five comparable multi-family land sales. Comparable No. 1 is a recent sale and current listing. Two of the comparables (Comparables Nos. 2 and 3) were purchased by a developer with the intention to build multi-family residential without entitlements. One of the comparable land sales (Comparable No. 4) sold with entitlements in place for multi-family residential development. Comparable No. 5 is currently listed with plans for development of four units which have not yet been approved. All of the comparables are considered to provide a value indication of the subject site.

The following adjustment grid has been included in order to illustrate the magnitude and direction of the adjustments which may be applicable for varying characteristics. The fully developed nature of the submarket limits the amount of data for paired sales or statistical comparison. In such markets, the appraisers utilize their best judgement to make reasonable estimates for adjustments based on the available data, conversations with market participants and professional experience. The adjustment grid is a summary of items a typical buyer may consider in determining a purchase price. Buyers in this submarket typically make subjective adjustments in their decisions. The numeric adjustments are not intended to imply an exact level of accuracy.

On The comparable land sales table is followed by a land sales map, photos, and an adjustment grid. Data sheets are included in the Addenda.

LAND SALES SUMMA	RY
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Location Assessor's Parcel No.	COE Date Doc No.	Acreage SF	Sales Price Price Per SF	Zoning	Comments
Subject Property 16305 Hunsaker Ave. Paramount, CA 7101-011-016	N/Ap N/Ap	0.18 7.660	N⁄Ap	R-2 (M-1)	Subject property improved with two small buildings in fair condition located mid-block within an R-2 zoned neighborhood. The HBU indicates a zone change from the current zone of M-1 to conform with the surrounding R-2 medium density residential uses.
Comparable No. 1 6500 Alondra Blvd. Paramount, CA 90723 7101-012-006	11/7/2017 1279294	0.33 14.377	\$685,000 \$47,65	M-1	The property was purchased in November 2017 for industrial use. The broker reported that the use is uncompatible with the sumounding use and the City would like to see
Verification:	Karen Butler	. Equity Ca	pital Realty		residential development consistent with the surrounding uses. The property is currently on the market for \$725,000. The broker indicated that several developers are interested in the site. The property has been on the market for one week. The site is situated on a side cul-de-sac street.
Comparable No. 2 15549 Woodruff Ave. Bellflower, CA, 90706 6274-037-032	4/18/2017 426184	0.34 14.681	\$650.000 \$44.27	R-3	The sale of a large lot for development of three units on the site. The property sold without entitlements. The buyer indicated the cost to tear down the present SFR and level the
Verification:	Mayan Patel.	Dp Sales I	IC		lot was approximately \$60.000 and the time to achieve entitlements is anticipated to take approximately one to two years. The property is being developed in conjunction with the adjacent property. Comparable No. 3.
Comparable No. 3 15555 Woodruff Ave. Bellflower, CA, 90706 6274-037-031	8/4/2017 882556	0.27 11.648	\$625,000 \$53,66	R-3	The sale of a large lot for development of three units on the site. The property sold without entitlements. The buyer indicated the cost to tear down the present SFR and level the
Verification:	Dp Sales LLC				lot was approximately \$60,000 and the time to achieve entitlements is anticipated to take approximately one to two years. The property is being developed in conjunction with the adjacent property. Comparable No. 2.
Comparable No. 4 8104 Stewart And Gray Rd. Downey, CA 90241 6259-002-023	5/25/2017 578091	0.37 15.943	\$1.108.000 \$69.50	<b>R-</b> 2	The sale of a large lot with entitlements in place to develop four units on the site. The property sold vacant.
Verification:	Mayan Patel	buver			
Comparable No. 5					
322 W. Almond St. Compton, CA 90220 6160-003-008	Active N/A	0.18 7.787	\$485.000 \$62.28	R3	The current listing for a vacant lot zoned R3 with development plans for four units on the site. The plans are yet to be approved. The property was previously purchased
Verification:	Ray Penado,	Excellence	Real Estate		without plans in December 2018 for \$330,000, or \$42.38/SF and is now being actively marketed with development plans for \$485,000.



## **Comparable Sale Photos**



Comparable No. 1



Comparable No. 2



Comparable No. 3



Comparable No. 4



Comparable No. 5

					LAND SAL 1630 P	SALES COMPARISON 16305 Hunsaker Ave Paramount, CA July 2019	LAND SALES COMPARISON GRID 16305 Hunsaker Ave. Paramount, CA July 2019	GI								
	SUBJECT PROPERTY	Comparable No. 1	4o. 1		Comparable No. 2	0.2		Comparable No. 3	lo. 3		Comparable No. 4	lo. 4		Comparable No. 5	0.5	
Location City State	16305 Hunsaker Ave. Deremount CA	6500 Alondra Blvd.	Blvd. A 90773		15549 Woodruff Ave. Relifiower CA 90706	uff Ave. 907.06		15555 Woodruff Ave. Bellfower CA 90706	uff Ave. 90706		8104 Stewart And Gray Rd. Downey: CA 90241	And Gray		322 W. Almond St. Compton CA 90220	d St. anz 20	
Total Sale Price Price/SF	1 41 41 10 11 1 41 1			\$685,000 \$47.65	10,000		\$650,000 \$44.27	2010		\$625,000 \$53.66	Con the second	_	\$1,108,000 \$69.50		0770	\$485,000 \$62.28
ADIUSTMENTS																
Rights Conveyed	Fee Simple	Fee Simple	0.0%	\$0.00	\$0.00 Fee Simple	0.0%	\$0.00	Fee Simple	0.0%	\$0.00	Fee Simple	0.0%	\$0.00	\$0.00 Fee Simple	0.0%	\$0.00
Adjusted Price				\$47.65			\$44.27			\$53.66			\$69.50			\$62.28
Financing Terms Adiusted Price	N/App	Cash	%0.0	\$47.65 N/Av	N/Av	%0.0	\$0.00 \$44.27	N/Av	0.0%	\$53.66	N/Av	%0.0	\$69.50 N/A	N/A	%0.0	\$62.28 \$62.28
Conditions of Sale	None	None	0.0%	\$0.00 None	None	0.0%		None	0.0%		None	0.0%	\$0.00 None	None	0.0%	\$0.00
Adjusted Price				\$47.65						\$53.66			\$69.50			\$62.28
Exp. After Purchase	None	None	%0.0	S0.00	\$0.00 Tear Down		\$4.09	Tear Down		\$5.15	None	0.0%	\$0.00 None	None	0.0%	\$0.00
Adjusted Price				\$47.65			\$48.36			\$58.81			\$69.50			\$62.28
Recording Date	N/App	21/20/11	7.0%	\$3.34	\$3.34 04/18/17	13.0%			11.0%	S6.47	05/25/17	12.0%	\$8.34 Active	Active	-10.0%	-\$6.23
Adjusted Price		14 months		\$50.98	\$50.98 26 months		\$54.65	22 months		\$65.28	24 months		\$77.84			\$56.05
Site Area (Acres)	0.35	0.33		0	0.34			0.27			0.37		-	0.18		
Site Area (SF)	7,660	14,377	0.0%	\$0.00 14,681	14,681	0.0%	\$0.00	\$0.00 11,648	0.0%	\$0.00	\$0.00 15,943	%0.0	\$0.00 7,787	7,787	%0.0	\$0.00
Adjusted Sale Price				86.00\$			c0.4c¢			87.006			\$11.84			CU.0C&
Location	Average	Similar	%0.0	\$0.00	\$0.00 Superior	-10%	-S5.47	Superior	-10%	-\$6.53	\$6.53 Superior	-10%	-\$7.78	-\$7.78 Inferior	10%	\$5.61
Zoning	As if Residential - R2	Inferior	5.0%	\$2.55 Similar	Similar	%0	\$0.00	Similar	%0	S0.00	Similar	%0	\$0.00	\$0.00 Similar	%0	S0.00
Access/Visibility	Interior/Avg	Superior	-5.0%	-\$2.55 Similar	Similar	%0	\$0.00		%0	\$0.00	Similar	%0	S0.00	\$0.00 Similar	%0	S0.00
Shape/Topography	Irregular/Level	Similar	%0.0	\$0.00 Similar	Similar	%0	\$0.00	Similar	%0	S0.00		%0	S0.00	\$0.00 Similar	%0	S0.00
Entitlements/Development Plans	None	Similar	%0.0	\$0.00 Similar	Similar	0%			%0	S0.00		-20%	-\$15.57	-\$15.57 Superior	-10%	-\$5.61
Condition	As if Vacant	Similar	0.0%	\$0.00	Similar	%0	\$0.00	Similar	%0	\$0.00	Similar	%0	\$0.00 Similar	Similar	%0	\$0.00
Overall Comparability			0.0%	\$50.98		-10.0%	\$49.19		-10.0%	\$58.75		-30.0%	\$54.49		\$0.00	\$56.05
* Differences may be due to rounding						-			1	1					-	

Minimum: \$49.19 Maximum: \$58.75 Average: \$53.89

#### Multi-Family Land Sale Analysis

The comparable sales are analyzed and reviewed for the following transactional elements of comparison: property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase and market conditions. The comparables are then adjusted for the following physical elements of comparison: site size, location, zoning, access/visibility, shape/topography, entitlements/development plans, and condition.

The comparable sales data uncovered for multi-family residential land indicates the primary range in the selling prices from \$44 to \$70 per square foot, rounded.

#### Transactional Adjustments

The comparable properties each conveyed the fee simple interest. The comparables all sold with cash or conventional cash-equivalent financing with no special financing terms reported.

The developer for Comparable Nos. 2 and 3 reported that the cost to remove the older single-family homes and level the site is \$60,000 per lot. Downward adjustments are applied for this expense in the Expenditures After Purchase category. The other three comparable properties sold either vacant or with nominal costs reported to remove the older residential improvements; therefore, no adjustments are made.

To evaluate changes in market conditions, buyers, sellers, and brokers familiar with the market were interviewed, and land sales and listing data were examined. Discussions with developers and brokers working in the area indicate that land prices are rising. This incremental increase in land values is a result of rising rental rates and low vacancy levels in the area, as well as a lack of supply. It appears that, in general, land prices have increased between 0.5% to 1.0% per month over the past year. Brokers working in the area consistently report that land prices are increasing. The consensus opinion is that prices are up on average 5% to 10% over the past several years. An adjustment of 0.5% per month is applied for market conditions.

Comparable No. 5 recently sold in December 2018 without development plans and now this comparable is currently an active listing with development plans yet to be approved. This comparable is adjusted downward for listing status which is typically slightly lower than the closed sales price.

#### Physical Adjustments

Each of the land sales is compared to the subject and adjusted for physical differences. A review of the comparables is made for differences in elements which warrant adjustments.

Typically, larger sites tend to sell on a lower price per square foot basis, but larger apartment complexes are in demand for institutional users. All of the comparables are considered to be generally similar in size and no adjustments are indicated.

To estimate an appropriate adjustment for locational differences, selling prices in the subject and comparable markets were reviewed along with other factors, such as specific location, income levels, and supply and demand. Locational adjustments are indicated based on a review of average home values per zip code and current rental rates of new multi-family developments in the location of each of the comparable land sales. Comparable Nos. 2, 3, and 4 are considered to be superior in location indicating downward adjustments. Comparable No. 5 is inferior in location indicating an upward adjustment. Comparable No. 1 is considered similar to the subject and no locational adjustment is made.

The subject property is valued based on the concluded highest and best use of the subject site site as zoned for medium density residential. Comparable No. 1 is very similar to the subject site with an M-1 zone within an area of residential uses. Discussions with City Planners have indicated that this property will be rezoned within the near future to R-2 to conform to the existing surrounding improvements, similar to the subject site. The comparison considers the subject site "as if" rezoned; therefore, Comparable No. 1 is considered inferior with its current M-1 zone and an upward adjustment is indicated. All of the other comparables are considered similar in zoning and use and no adjustments are made.

The subject property is located mid-block within a residential neighborhood primarily of multi-family residential developments. The site is considered to have average access and visibility. All of the comparables are located on interior lots which are considered similar to the subject site and no adjustments are indicated.

The subject property is rectangular in shape with level topography. All of the comparables are similar in shape and topography.

In this market there can be a difference in the entitled and unentitled properties due to the time, cost and risk involved in achieving entitlements. Comparable No. 4 was reported to have sold with approved development plans in place at the time of sale; therefore, a downward adjustment is made for the time and cost of achieving entitlements. Comparable No. 5 is currently listed with development plans which have not been approved as of yet; therefore, a slight downward adjustment is indicated for the cost of development plans ready to be submitted. All of the other comparables sold without entitlements in place similar to the subject site and no adjustments are made.

As previously indicated, adjustments for expenditures after purchase were made to Comparable Nos. 2 and 3 based on the actual cost reported by the developer/buyer to remove the older single-family home and level the site. Comparable Nos. 1, 4, and 5 sales sold either vacant or with nominal costs reported to remove older residential improvements; therefore, no adjustments are made.

Adjustments to the comparables are summarized on the adjustment grid and indicate an adjusted range in values from \$49 to \$59 per square foot, rounded, with an average of \$54 per square foot. The land sales selected for the analysis are considered relevant, providing support for a market valuation of the subject site.

Based on a review of the market data and characteristics specific to the subject property, a land value of \$54.00 per square foot is concluded for the subject site "as if vacant."

LAND VALUE INDICATION							
Land Value	7,660	SF x	\$54.00	Per/SF =	\$413,640		
				Rounded	\$410,000		

The subject site is currently improved with two small buildings of approximately 2,456 square feet which were built in 1962, as reported by the Assessor's office. The improvements appear to be in fair condition and are considered to add nominal value to the site. Consideration of the subject site in its current condition is made and a cost of approximately \$10,000 is estimated to tear down the existing improvements and re-zone the property to R-2. These costs are deducted to reflect the "as is" value of the property.

Based on a review of the subject property characteristics, market conditions and market data, the opinion has been formed that the "as is" market value of the subject property, as of July 17, 2019, is as follows:

"As Is" Market Value Conclusion	
Land Value "As If Vacant"	\$410,000
Less Estimated Cost of Tear Down and Re-zone	<u>(\$10,000)</u>
Total "As Is" Market Value	\$400,000

## "As Is" Market Value

Based on a review of the market data and the subject site's specific characteristics, the following conclusion of the "as is" market value of the subject property, as of July 19, 2019, is concluded to be:

# FOUR HUNDRED THOUSAND DOLLARS

# \$400,000

### **RECONCILIATION OF VALUE**

The appraisal has been reviewed to verify that the data and the analytical techniques applied have led to consistent judgements. In addition, the data utilized in the report has been reviewed to ensure that it is authentic, pertinent and sufficient. Finally, mathematical calculations have been verified.

#### Sales Comparison Approach

The sales comparison approach is based on the premise that a purchaser will not pay more for an existing property than for a comparable property of similar utility. This approach is most often used by buyers in this market to evaluate a purchase decision. The quantity and quality of comparable sales data is considered sufficient in this case. The sales comparison approach is considered to be a reliable indicator for this assignment.

### Concluded Market Value

Based on a review and analysis of the market data, the opinion of the "as is" market value of the subject property, as of July 19, 2019, is:

FOUR HUNDRED THOUSAND DOLLARS					
\$400,000					

# **CERTIFICATION**

We certify that, to the best of our knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 4. We have previously appraised the subject property within the past three-year period immediately preceding acceptance of this assignment, Our File 19-6311, dated March 14, 2019.
- 5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. Our compensation is not contingent on the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 8. This appraisal assignment is not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- 9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It has also been prepared in conformity with California state law and the Uniform Standards of Professional Appraisal Practice.
- 10. Ellen Netzer completed drive-by inspection of the property that is the subject of this report. Elizabeth M. Kiley and Ellen Netzer have fully participated in the analyses, opinions and conclusions concerning real estate contained in this report and fully concurs with the final value estimate expressed herein.
- 11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 12. As of the date of this report, Elizabeth M. Kiley has completed the continuing education program of the Appraisal Institute.

Chizaugu MA

Elizabeth M. Kiley, MAI, AI-GRS Certified General Real Estate Appraiser Certificate No. AG005391 Expiration Date: April 13, 2020

1000 Dete

Ellen Netzer Trainee Real Estate Appraiser Certificate No. AT008864 Expiration Date: November 14, 2019

# ELIZABETH M. KILEY, MAI, AI-GRS STATEMENT OF QUALIFICATIONS

### **EMPLOYMENT**

Appraiser/Consultant/President, 1990 to Present Elizabeth M. Kiley, Inc., DBA Kiley Company, Irvine, CA

Assistant Vice President/Senior Appraiser, 1984 to 1989 Interstate Appraisal Corporation, Newport Beach, CA

Chief Appraiser/Commercial Underwriter, 1982, 1983 to 1984 Cambridge Capital Group, Santa Ana, CA

Appraiser, 1982 to 1983 Harold Davidson & Associates, Los Angeles, CA

Senior Appraiser, 1979 to 1981 Bank of America NT & SA, Riverside/San Bernardino District, CA

### **EDUCATION**

Bachelor of Science, Business Administration, 1974 San Diego State University, San Diego, CA

# Appraisal Courses

Review Theory-General; Appraisal Principles; Appraisal Procedures; Income Capitalization; Advanced Income Capitalization; Standards of Professional Practice A, B & C; Report Writing and Valuation Analysis; Litigation Valuation; Case Studies in Real Estate Valuation; Mold, Pollution and the Appraiser; The Nuts and Bolts of Green Building for Appraisers; USPAP; Appraisal Curriculum Overview/General Class

### **Professional Seminars**

2011 Estate Tax Changes; Update on Climate Change Regulations Affecting Local Governments; Litigation Valuation; Condemnation-Partial Takes and Super Funds Sites; Property Acquisition, Appraisal, and Relocation in an Upside Down Market; Appraising in a Declining or Changing Market; Appraising Apartments; Leasehold Valuation; Easement Valuation; Appraising in the New Regulatory Climate; Feasibility Analysis and Highest and Best Use; Faculty Training Seminar; Federal and State Law and Regulation Workshop; Service Station; Restaurant Seminar; OCTA Partial Take Appraisal Workshop; Moderator E-commerce Panel, 2000 Summer Conference

### EXPERIENCE

### <u>Commercial</u>

High-rise, mid-rise and garden offices; community and neighborhood shopping centers; single tenant NNN properties; convenience stores; restaurants and fast-food stores; auto dealerships; service stations; bank branches; special-use properties; valuation of fee simple, leased fee, and leasehold interests

# <u>Industrial</u>

Existing and proposed multi-tenant industrial parks; single-tenant buildings; research and development buildings; and self-storage facilities

# ELIZABETH M. KILEY, MAI, AI-GRS (Continued)

# <u>Residential</u>

Apartments; proposed subdivisions; condominium complexes; apartment conversions and CBD lofts; mass appraisal for acquisitions

### Vacant Land

Planned community developments; business parks; industrial subdivisions; commercial sites; agricultural land; desert land; and Indian Trust property

# <u>Litigation</u>

Whole and partial take condemnation appraisals; redevelopment agency analyses; ground lease negotiations; bankruptcy appraisals; foreclosures; partnership valuations; estate tax valuations; and contaminated properties

### Public Agency

Railway corridors; transmission line easements, easement upgrades, and electrical substations; open space valuations; water tank sites; libraries; fire stations; correctional institutions; freeway widenings; railroad grade separations

### QUALIFICATIONS

MAI Designation No. 8339, Appraisal Institute AI-GRS Designation, Appraisal Institute Certified General Real Estate Appraiser, Certificate No. AG005391, State of California Expert Witness, Superior Court of California, Los Angeles and Riverside Districts Expert Witness, U. S. District Court, Los Angeles Expert Witness, U. S. Bankruptcy Court, Central District, Los Angeles and Orange Counties Qualified Instructor, Appraisal Principles Course, Appraisal Institute Qualified Instructor, Legal Consideration in Appraisal, Cal State Fullerton

### **AFFILIATIONS**

### <u>Appraisal Institute</u>

Elected Regional Representative, 2011; Public Relations Chair, 2003; Moderator for Summer Program, 2000; Executive Committee Member, 1995 to 1996; Member National Public Relations Committee, 1994 to 1996; Assistant Secretary, 1994; Public Relations Chair, 1993; Representative, Regional Committee, 1992 to 1996; Program Chairperson, Orange County, 1991; Co-chair, Highest and Best Use Seminar, 1991; Co-chair, Easement Valuation Seminar, 1990

### Commercial Real Estate Women (CREW - Orange County)

Regional Conference Chair, 1998; First Vice President, 1997; Second Vice President, 1995; Marketing Publications Chair, 1994 to 1996; Network Lunch Program Chair, 1993; Chapter President, 1991; Membership Chair, 1990; Program Chair, 1990

# International Right-of-Way Association

Public Agency Liaison, 2011

Member, Board of Directors 2009 and 2010

Presenter for 2010 Spring Seminar - How Energy is Changing Land Use and Values

# **Kiley Company**

# ELLEN NETZER STATEMENT OF QUALIFICATIONS

### **EMPLOYMENT**

Associate Appraiser, 2011 to Present Elizabeth M. Kiley, Inc., DBA, Kiley Company, Irvine, CA

Associate Appraiser, 2008 to 2011 Netzer & Associates, Costa Mesa, CA

Real Estate Consultant, 2005 to 2006 Lee & Associates, Newport Beach, CA

Senior Appraiser, 1992 to 1996 Elizabeth M. Kiley, Inc., DBA, Kiley Company, Irvine, CA

Senior Associate Appraiser, 1986 to 1992 Interstate Appraisal Corporation, Newport Beach, CA

Research Appraisal Assistant, 1986 to 1988 REAN - Real Estate Analysts of Newport, Inc., Newport Beach, CA

### EDUCATION

Bachelor of Arts, Geography and Cartography, 1983 California State University, Long Beach, CA

### **Professional Courses**

Appraisal Principles, Appraisal Procedures, Income Capitalization, Standards of Professional Practice A & B, Subdivision Analysis, Orange County Transit Authority Partial Take Appraisal Workshop, IRWA Valuation of Partial Acquisitions

#### **EXPERIENCE**

Ms Netzer held a Certified General Appraisal license from 1992 to 2002. She has returned to the appraisal field and Kiley Company. She is currently working toward meeting the new BREA licensing requirements and currently holds a Trainee License.

Commercial

High-rise, mid-rise and garden offices; community and neighborhood shopping centers; convenience stores; restaurants and fast food stores; auto service centers and gas stations; hotels; special use properties; leaseholds and leased fees.

Industrial

Existing and proposed single and multi-tenant industrial parks; multi-tenant and single-user industrial buildings; self-storage facilities.

Residential

Proposed subdivisions; condominium complexes; apartments; custom homes; mobile home parks, partial and full-take acquisitions.

Vacant Land

Planned community developments; community facility districts; industrial subdivisions; business parks; commercial sites, partial acquisitions.

**Kiley Company** 

ADDENDA



February 21, 2019

Mr. John Carver City of Paramount 16400 Colorado Avenue Paramount, CA 90723 Via Email: jcarver@paramountcity.com

Re: Proposal for an appraisal of the property located at 16305 Hunsaker Avenue, Paramount, CA

Dear Mr. Carver:

At your request, we are submitting this proposal for an appraisal of the property located at 16305 Hunsaker Avenue in the city of Paramount, California. It is our understanding that the appraisal is for possible acquisition. We will appraise the fee simple interest of the property. For this assignment an exterior inspection will be completed and an interior inspection of possible.

We will undertake this assignment and provide you with the appraisal report within approximately three weeks from the date of authorization. The date of authorization will be the date that we receive a signed copy of this letter along with the documents requested.

The fee for the appraisal report will be Three Thousand Dollars (\$3,000). Payment is due and payable on delivery of the final report or within thirty (30) days of your receipt of our draft report, whichever is sooner. If a draft report is requested for review purposes, the fee is considered earned on delivery of our draft report. The fee is not contingent on the closing of any escrows or loan fundings. If any portion of the fee becomes delinquent, a re-billing charge of 1% per month from the due date until paid will be applied to the total bill.

The report will be prepared in a format that will be in compliance with the guidelines set forth by the Uniform Standards of Professional Appraisal Practice (USPAP). We agree to take no other employment which would be in conflict with this assignment. No warranties, guarantees, or assurances of any kind are expressed or implied and we assume no liability in connection with this appraisal. City of Paramount February 21, 2019 Page Two

This proposal, or the acceptance of this proposal, is not contingent on, or related to, any anticipated value conclusions. The fee will have been earned in full on delivery of the completed appraisal report. Report revision or amendment, other than those required due to our error, shall be prepared at our current hourly rate in addition to the original fee. Any additional copies of the completed reports, other than the two copies currently agreed upon, shall be made available at an additional cost of \$75 per copy.

If for any reason you wish to cancel this assignment, please do so in writing. We shall be compensated at our current hourly rate for the time we have spent on the assignment prior to the date we receive such notification. Our hourly rate for calendar year 2019 is \$250 for appraisal and \$450 for court-related meetings and expert witness testimony.

Thank you for the opportunity to present this proposal for your consideration. If the proposal meets with your approval, please sign for written authorization. The attached agreement should be signed by an authorized representative of your company or the person(s) responsible for the payment of this contract and returned to our office.

Thank you for considering the Kiley Company. We look forward to the possibility of working with you. Please feel free to contact me if you have any questions.

Sincerely,

Childentuk

Elizabeth M. Kiley, MAI, AI-GRS Certified General Real Estate Appraiser Certificate No. AG005391 Expiration Date: April 13, 2020

**City of Paramount** February 21, 2019 Page Three

### Appraisal/Consultation Agreement Authorization

I hereby agree to the terms and conditions of this Appraisal/Consultation Agreement, as detailed on this and the preceding two pages, as submitted by Elizabeth M. Kiley, MAI, AI-GRS, Kiley Company.

vel

2-21-19 Date

Signature

A554.1 ann. Dev. Director

City of Paramount

eluvado Ave. 164001 Street Address

City, State, Zip 723

562 - 220 - 2048 Area Code and Phone Number

#### COMPARABLE NO. 1



#### 6500 Alondra Blvd.

#### Paramount, CA 90723

APN:	7101-012-006	Document No.:	1279294		
Grantor:	Margaret M. Curtis				
Grantee:	Salt Beach Holdings LLC				
Date of Sale:	October 3, 2017	Present Use:	Auto Repair		
Recording Date:	November 7, 2017	Highest & Best Use:	Multi-family Development		
Down Payment:	N/Av	Site Area Acres:	0.33		
Financing:	Cash	Site Area SF:	14,377		
Sale Price:	\$685,000	Topography:	Level		
Sale Price PSF:	\$47.65	Shape:	Rectangular		
Zoning:	M-1	Condition:	Older Garage		
Comments:	The property was purchased in November 2017 for industrial use. The broker reported that the use is uncompatible with the surrounding use and the City would like to see residential development consistent with the surrounding uses. The property is currently on the market for \$725,000. The broker indicated that several developers are interested in the site. The property has been on the market for one week. The site is situated on a side cul-de-sac street.				
Source:	MLS, Costar	Date:	March 12, 2019		

Karen Butler, Equity Capital Realty

Verification:

# Comparable No. 1



Inspection Date:

March 13, 2019

By:

E. Netzer

#### COMPARABLE NO. 2

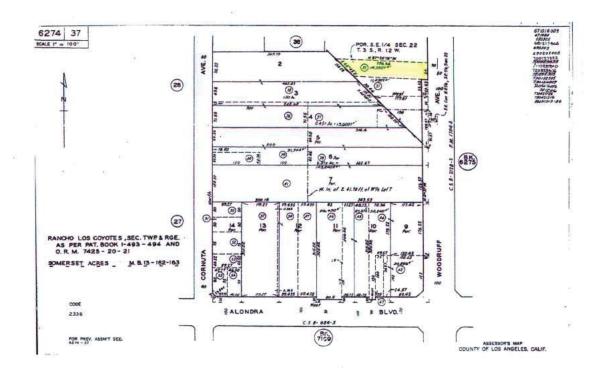


# 15549 Woodruff Ave.

Bellflower, CA, 90706

APN:	6274-037-032	Document No.:	426184		
Grantor:	Laura J. Wheeler				
Grantee:	Mayan Patel				
Date of Sale:	February 16, 2017	Present Use:	SFR		
Recording Date:	April 18, 2017	Highest & Best Use:	Multi-family Development		
Down Payment:	N/Av	Site Area Acres:	0.34		
Financing:	N/Av	Site Area SF:	14,681		
Sale Price:	\$650,000	Topography:	Level		
Sale Price PSF:	\$44.27	Shape:	Irregular		
Zoning:	R-3	Condition:	Fair		
Comments:	The sale of a large lot for development of three units on the site. The property sold without entitlements. The buyer indicated the cost to tear down the present SFR and level the lot was approximately \$60,000 and the time to achieve entitlements is anticipated to take approximately one to two years. The property is being developed in conjunction with the adjacent property, Comparable No. 3.				
Source:	MLS, CoStar	Date:	March 13, 2019		
Verification:	Mayan Patel, Dp Sales LLC				

# Comparable No. 2



Inspection Date:

March 13, 2019

By:

E. Netzer

# COMPARABLE NO. 3

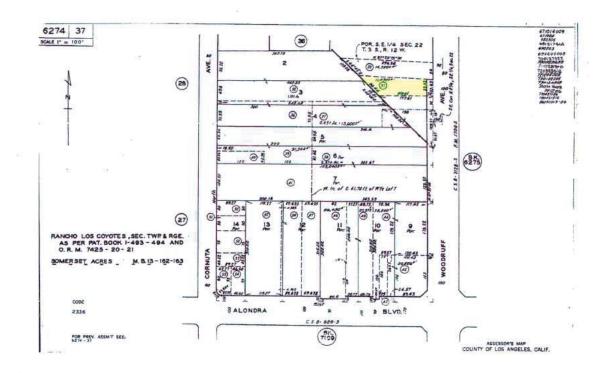


# 15555 Woodruff Ave.

Bellflower, CA, 90706

APN:	6274-037-031	Document No.:	882556		
Grantor:	Gold Miners Investments Inc.				
Grantee:	Mayan Patel				
Date of Sale:	July 5, 2017	Present Use:	SFR		
Recording Date:	August 4, 2017	Highest & Best Use:	Multi-family Development		
Down Payment:	N/Av	Site Area Acres:	0.27		
Financing:	N/Av	Site Area SF:	11,648		
Sale Price:	\$625,000	Topography:	Level		
Sale Price PSF:	\$53.66	Shape:	Irregular		
Zoning: Comments:	R-3 Condition: Fair The sale of a large lot for development of three units on the site. The property sold without entitlements. The buyer indicated the cost to tear down the present SFR and level the lot was approximately \$60,000 and the time to achieve entitlements is anticipated to take approximately one to two years. The property is being developed in conjunction with the adjacent property, Comparable No. 2.				
Source:	MLS, CoStar	Date:	March 13, 2019		
Verification:	Dp Sales LLC				

# Comparable No. 3



#### **COMPARABLE NO. 4**

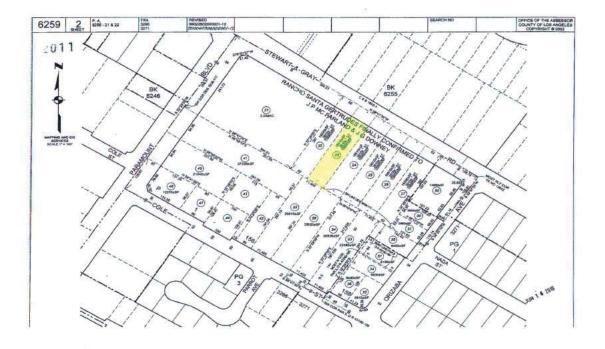


# 8104 Stewart And Gray Rd.

# Downey, CA 90241

APN:	6259-002-023	Document No.:	578091
Grantor:	Raul Echemendia		
Grantee:	DP Property Enterprises LLC		
Date of Sale:	May 22, 2017	Highest & Best Use:	Multi-family Development
Recording Date:	May 25, 2017	Site Area Acres:	0.37
Down Payment:	N/A	Site Area SF:	15,943
Financing:	All cash	Topography:	Level
Sale Price:	\$1,108,000	Shape:	Rectangular
Sale Price PSF:	\$69.50	Condition:	Vacant
Zoning:	R-2		
Comments:	The sale of a large lot with enti sold vacant.	tlements in place to deve	elop four units on the site. The property
Source:	MLS	Date:	March 13, 2019
Verification:	Mayan Patel, buyer		

# Comparable No. 4



Inspection Date: March 13, 2019

By:

E. Netzer

#### COMPARABLE NO. 5

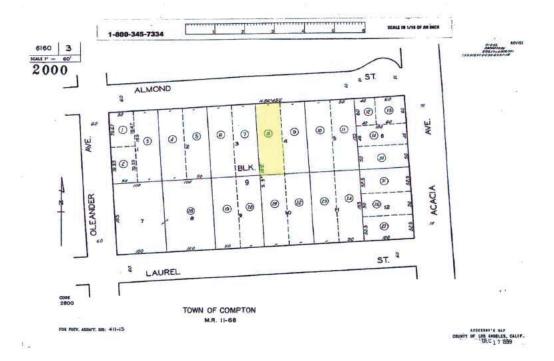


# 322 W. Almond St.

# Compton, CA 90220

APN:	6160-003-008	Document No.:	N/A			
Grantor:	Pro Renovation Enterprises	Pro Renovation Enterprises				
Grantee:	New Castle Beverage Inc.					
Date of Sale:	Active	Present Use:	Vacant lot			
Recording Date:	Active	Highest & Best Use:	Multi-family Development			
Down Payment:	N/A	Site Area Acres:	0.18			
Financing:	N/A	Site Area SF:	7,787			
List Price:	\$485,000	Topography:	Level			
List Price PSF:	\$62.28	Shape:	Rectangular			
Zoning: Comments:	R3 Condition: Vacant lot The current listing for a vacant lot zoned R3 with development plans for four units on the site. The plans are yet to be approved. The property was previously purchased without plans in December 2018 for \$330,000, or \$42.38/SF and is now being actively marketed with development plans for \$485,000.					
Source:	MLS	Date:	March 13, 2019			
Verification:	Ray Penado, Excellence Real Estate					

# Comparable No. 5



Inspection Date:

March 13, 2019

By:

E. Netzer



#### **Owner Information**

#### Multiple Building Property Summary

N/A	2,456	7,660	N/A	Expired Listing
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price	
2	1962	LT IND	N/A	
	Yr Built	Туре	Sale Date	

Owner Name: Mail Owner Name: Tax Billing Address: Tax Billing City & State:	Sanchez Jose A Sr Jose A Sanchez 16309 Hunsaker Ave Paramount, CA	Tax Billing Zip: Tax Billing Zip+4: Owner Vesting: Owner Occupied:	90723 4726 Married Man Yes
Location Information	1		
Zip Code:	90723	Comm College District Code:	Compton
Carrier Route:	C015	Census Tract:	5538.02
Zoning:	PAM1YY	Topography:	Rolling/Hilly
School District:	Paramount		
Tax Information			
APN :	7101-011-016	Lot:	55

AFN.	/101-011-010	LUI.	55
Exemption(s):	Homeowner	Water Tax Dist:	Central And W Basin
% Improved:	41%	Fire Dept Tax Dist:	Consolidated Co
Tax Area:	11104		
Legal Description:	OFFICIAL MAP OF LOS ON SE LINE OF LOT 55		PG 5-6 OF O M SW 65 FT MEASURED

#### **Assessment & Tax**

Assessment Year	2018	2017	2016
Assessed Value - Total	\$151,708	\$148,735	\$145,820
Assessed Value - Land	\$89,246	\$87,497	\$85,782
Assessed Value - Improved	\$62,462	\$61,238	\$60,038
YOY Assessed Change (\$)	\$2,973	\$2,915	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$2,734		
2017	\$2,914	\$180	6.6%
2018	\$2,996	\$82	2.81%
Special Assessment	Tax Amount		
Flood Control 62	\$73.99		
ConsIdated Sewer62	\$252.50		
Paramount St Lt 62	\$86.55		
County Park Dist83	\$6.91		
Laco Vectr Cntrl80	\$12.79		
Cb Mwd Stdby Chg86	\$10.00		
Coty Son Dict 02E4	\$173.01		
Chity San Dist 0256	\$173.UT		
Cnty San Dist 0256 Rposd Measure A 83	\$36.84		

Courtesy of Elizabeth Kiley, Kiley Company, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Combined Liens	\$248.20
Total Of Special Assessments	\$1,236.05

#### **Characteristics**

County Land Use:	Light Manufacturing	Quality:	Average
Universal Land Use:	Light Industrial	Roof Material:	Roll Composition
Lot Acres:	0.1759	Roof Shape:	Flat
Lot Area:	7,660	Exterior:	Stucco
Building Sq Ft:	2,456	Foundation:	Concrete
Gross Area:	2,456	Year Built:	1962
Stories:	1	Building Type:	Type Unknown
Total Units:	1	Building Comments:	11/84: Shop (1962) 1642#;Ofc Bldg-Orig Dplx (1948)-814# Stg Patios-420#, 684#*
Total Baths:	2	# of Buildings:	2
Full Baths:	2	_	

#### **Estimated Value**

Value As Of:

03/04/2019

#### Listing Information

MLS Listing Number: MLS Status: MLS Area: MLS Status Change [	Date:	P292849 Expired PARAMOUNT SOUTH OF S 05/29/2003	MLS Current List MLS Original List MLS Listing Ager MLS Listing Brok	Price: ht:	\$275,000 \$275,000 Mrm-Pgoodsco-Scott Gooding COMMUNITY HOME SALES
MLS Listing #	P292849	Cc186678	P261610	P261610	Cc186729
MLS Status	Expired	Expired	Expired	Expired	Expired
MLS Listing Date	05/28/2002	2 03/07/2002	09/26/2001	09/26/2001	09/08/2001
MLS Listing Price	\$275,000	\$275,000	\$350,000	\$350,000	\$300,000
MLS Orig Listing Price	\$275,000		\$350,000	\$350,000	
MLS Listing Close Price			\$0		
MLS Listing Cancellation Date	05/28/2003	3 03/07/2002	03/26/2002	03/26/2002	12/09/2001

# Last Market Sale & Sales History

Owner Name:	Sanchez Jose A Sr		
Recording Date	11/07/1994	02/27/1992	11/14/1984
Sale Date		08/1991	
Sale Price			\$85,000
Nominal	Y	Y	
Buyer Name	Sanchez Jose A	Sanchez Jose A Sr	Sanchez Jose A & Aurora
Seller Name	Sanchez Jose A Sr	Sanchez Jose A Sr	Rainwater Charles
Document Number	2017248	317825	1356256
Document Type	Grant Deed	Deed (Reg)	Deed (Reg)

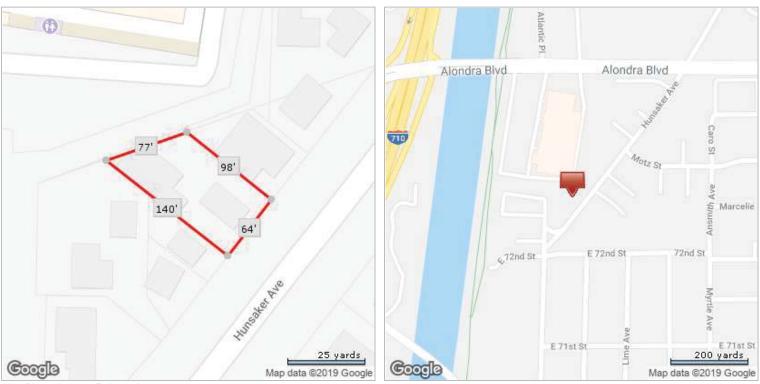
#### **Mortgage History**

Mortgage Date	01/26/2005	11/07/1994	11/14/1984
Mortgage Amount	\$150,000	\$65,000	\$32,516
Mortgage Lender	Private Individual	Miscellaneous Fin	
Mortgage Code	Private Party Lender	Conventional	Private Party Lender

Courtesy of Elizabeth Kiley, Kiley Company, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

#### **Property Map**



\*Lot Dimensions are Estimated

#### Building 1 of 2

#### Characteristics

County Land Use:	Light Manufacturing	Quality:	Average
Universal Land Use:	Light Industrial	Roof Material:	Roll Composition
Lot Acres:	0.1759	Roof Shape:	Flat
Lot Area:	7,660	Exterior:	Stucco
Building Sq Ft:	1,642	Foundation:	Concrete
Gross Area:	2,456	Year Built:	1962
Stories:	1	Building Type:	Type Unknown
Total Baths:	2	Building Comments:	11/84: Shop (1962) 1642#;Ofc Bldg-Orig Dplx (1948)-814# Stg Patios-420#,

#### Building 2 of 2

#### **Characteristics**

County Land Use:	Light Manufacturing	Building Sq Ft:	814	
Universal Land Use:	Light Industrial	Gross Area:	2,456	
Lot Acres:	0.1759	Year Built:	1948	
Lot Area:	7,660			

Courtesy of Elizabeth Kiley, Kiley Company, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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SSIGNE HAVID ZUKES SOUTH GNTE 73 MART E GLADORGIE	<section-header><section-header><section-header><text><text><text><text><text><text></text></text></text></text></text></text></section-header></section-header></section-header>	APP EXPLANTION         BADE EXPLANTION<	ADDITIONLINFORMATION To define the intervention of the same and additional definition of the data and the additional the termination of the same and additional definition of the data and the additional the same and additional definition of the additional the additional the additional the same and additional definition of the additional the additional the additional the additional of the same additional definition of the additional the additional the additional the additional of the additional the additional the additional the additional the additional the addited additional the additional the	SOUTH GATE QUADRANGLE BEISMIC HAZARD ZONES ESISMIC HAZARD ZONES Constraint comparing with Constraint comparing with Constraint comparing with Constraint comparing with Constraint constraint comparing with Constraint constraint comparing with Constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint constraint	<text><section-header><section-header><section-header><section-header><section-header><section-header><section-header><list-item><section-header><text></text></section-header></list-item></section-header></section-header></section-header></section-header></section-header></section-header></section-header></text>
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# PUBLIC HEARING

# **ORDINANCE NO. 1115**

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 12, AMENDING CHAPTER 44, ARTICLE I, SECTION 44-1 (DEFINITIONS); REPEALING AND REPLACING ARTICLE VI, SECTION 44-64 (G)(3), AMENDING SECTION 44-64 (G)(4); AMENDING ARTICLE VII, SECTIONS 44-69.1 (7) AND (11), ADDING SECTION 44-69.1 (11.1); AMENDING ARTICLE VIII, SECTION 44-75.1 (11), ADDING SECTION 44-75.1 (11.1); AMENDING ARTICLE IX, SECTION 44-82 (55), AND ADDING SECTION 44-82 (55.1) TO THE PARAMOUNT MUNICIPAL CODE TO ALLOW AND REGULATE ALCOHOLIC BEVERAGE MANUFACTURING AND ACCESSORY TASTING ROOMS IN THE C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL MANUFACTURING), M-1 (LIGHT MANUFACTURING), AND M-2 (HEAVY MANUFACTURING) ZONES"

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED

D. MOTION TO CLOSE THE PUBLIC HEARING.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:

E. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, INTRODUCE ORDINANCE NO. 1115, AND PLACE IT ON THE NEXT REGULAR AGENDA FOR ADOPTION.

ROLL CALL VOTE:
AYES:
NOES:
ABSENT:
ABSTAIN:



To: Honorable City Council

From: John Moreno, City Manager

- By: John Carver, Planning Director John King, AICP, Assistant Planning Director
- Date: September 3, 2019

# Subject: ORDINANCE NO. 1115 ALCOHOLIC BEVERAGE MANUFACTURING

# Request

This item is a request for the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 12 to allow and regulate alcoholic beverage manufacturing and accessory tasting rooms in the C-3 (General Commercial), C-M (Commercial Manufacturing), M-1 (Light Manufacturing), and M-2 (Heavy Manufacturing) zones. The Planning Commission unanimously recommended approval of the ZOTA at its August 13, 2019 meeting.

# Background

The City Council diligently worked last year with the support and urging of the Paramount community to comprehensively update the manufacturing regulations of the Zoning Ordinance (Chapter 44 of the Paramount Municipal Code). These efforts culminated with the City Council adopting Ordinance No. 1106 on September 4, 2018. In doing so, a number of heavy industrial business types were prohibited and others changed from "permitted" to "conditionally permitted" uses. The changes, though welcomed overall, have left a void in leasing and development opportunities for owners of properties in the manufacturing zones, and Planning Department staff has been considering business types that can be instituted as new possibilities. Moving forward, options will be introduced to diversify allowable use types, and the present proposal for alcoholic beverage manufacturing is the first.

# Alcoholic Beverage Manufacturing

As consumer tastes evolve toward innovative and locally produced alcoholic beverages, the craft brewery business in the United States and Southern California in particular has seen tremendous growth in the past 20 years. With a number of microbrewery businesses opening in outlying cities such as Long Beach, Torrance, and Anaheim and nearing market saturation in those areas, brewery owners and investors are turning their attention to underserved cities. In fact, several microbrewery operators have approached Planning Department staff in recent months with inquiries. As an extension of alcoholic beverage manufacturing, craft distilleries are less common but also gaining interest.

According to the Brewers Association, a national brewery trade organization, 841 craft breweries are located in California with an \$8.2 billion economic impact and average annual employee incomes of \$56,839. The Los Angeles County Brewers Guild, a regional nonprofit association of licensed brick-and-mortar breweries, currently has a membership of 92. While difficult to define, craft brewers are small and independent, and their locations vary within a range of commercial and industrial neighborhoods. The creative reuse of unique buildings into breweries and accessory tasting rooms often infuse cities with an authentic sense of place while retaining a city's character. A common component of an alcoholic beverage manufacturer is an accessory tasting room in which the beer or distilled spirits produced onsite are available for purchase. No person under the age of 21 would be permitted within a tasting area that is solely for the purpose of alcohol tasting.

The California Department of Alcoholic Beverage Control (ABC) issues a Small Beer Manufacturer ("Type 23") license to microbreweries and brewpubs. A microbrewery is a small-scale brewery operation (producing less than 60,000 barrels a year) that typically is dedicated to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant. A brewpub is a small brewery with a restaurant.

Another ABC license specifically for brewpubs is a Type 75 license, which authorizes restaurants to sell beer, wine, and distilled spirits for consumption plus a limited amount of brewing of beer. Licensed brewpubs manufacture no less than 100 barrels and no more than 5,000 barrels per year. Minors are allowed on the premises of these types of brewpubs as they are essentially restaurants.

# **Proposed Amendments**

Although the Zoning Ordinance presently includes provisions for alcoholic beverage manufacturing with an approved conditional use permit (CUP) in the C-3, C-M, M-1, and M-2 zones, the regulations are broad and combined with wholesale alcohol operations. They also predate the surging popularity of the craft brewing phenomenon. Staff proposes balanced regulations that promote Paramount for potential microbreweries and distilleries while ensuring that a business will not negatively impact the surrounding neighborhoods or City infrastructure. The CUP process will also allow for input from the Public Safety Department and the Los Angeles County Sheriff's Department and ensure responsible management and alcoholic beverage consumption. The following is a summary:

- Foremost, only microbreweries would be possible with the proposed amendment; large-scale breweries such as the Budweiser/Anheuser-Busch plant in Van Nuys are not proposed.
- Hours of operation for a tasting room would be limited to 12:00 p.m. to 9:00 p.m. on Sundays to Thursdays and 11:00 a.m. to 10:00 p.m. on Fridays and Saturdays.
- Loading and unloading activities would be prohibited on Sundays and restricted to 8:00 a.m. to 6:00 p.m. on Mondays to Saturdays.
- A tasting room could be no more than 25% of the building floor area.

- Retail sales of alcoholic beverages would be limited to alcoholic beverages manufactured onsite.
- No person under the age of 21 would be permitted within a tasting area.
- Live entertainment would require an approved City Council Permit for live entertainment.
- The City Engineer would review a sewage plan.
- Other provisions (no objectionable odors, noise, or light) of the Zoning Ordinance would apply.
- In industrial zones, retail operations would be restricted to the hours after 3:00 p.m. on weekdays.
- In industrial zones, retail sales would be limited to 15% of the building floor area.

# Benefits

Updating the Paramount Zoning Ordinance to permit and regulate alcoholic beverage manufacturing can allow the City to capitalize on this growing industry with the following positive impacts:

- <u>New economy</u> progress toward a future with less heavy manufacturing.
- <u>Adaptive reuse</u> make creative use of the commercial and industrial buildings.
- <u>Economic development</u> craft breweries and accessory tasting rooms that are geographically clustered afford a number of advantages such as the opportunity to market the neighborhood as a craft beer destination.
- <u>Workforce</u> jobs in the craft brewing sector offer on average higher salaries and wages (but fewer than 20% of jobs require a college degree).
- <u>Social gathering</u> locations become a gathering place to hold social and community events. Many formats even cater to families and can even be pet-friendly.
- <u>Community involvement</u> alcoholic beverage manufacturers are known for taking an active role as members of the local community.
- <u>High multiplier effect</u> known catalyst for attracting other development.

# Next Steps

Provided the City Council approves the introduction to the changes to the Zoning Ordinance this evening, the City Council will consider adoption of Ordinance No. 1115 on October 1, 2019. After the ordinance takes effect, City staff will develop an economic development marketing package (akin to "Paramount Pints") to comprehensively promote Paramount for microbrewery and distillery operators.

# **RECOMMENDED ACTION**

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1115, and place it on the next regular agenda for adoption.

# CITY OF PARAMOUNT LOS ANGELES COUNTY, CALIFORNIA

#### **ORDINANCE NO. 1115**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 12, AMENDING CHAPTER 44, ARTICLE I, SECTION 44-1 (DEFINITIONS); REPEALING AND REPLACING ARTICLE VI, SECTION 44-64 (G)(3), AMENDING SECTION 44-64 (G)(4); AMENDING ARTICLE VII, SECTIONS 44-69.1 (7) AND (11), ADDING SECTION 44-69.1 (11.1); AMENDING ARTICLE VIII, SECTION 44-75.1 (11), ADDING SECTION 44-75.1 (11.1); AMENDING ARTICLE IX, SECTION 44-82 (55), AND ADDING SECTION 44-82 (55.1) TO THE PARAMOUNT MUNICIPAL CODE TO ALLOW AND REGULATE ALCOHOLIC BEVERAGE MANUFACTURING AND ACCESSORY TASTING ROOMS IN THE C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL MANUFACTURING), M-1 (LIGHT MANUFACTURING), AND M-2 (HEAVY MANUFACTURING) ZONES

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

**<u>SECTION 1</u>**. **Purpose and Findings.** The City Council finds and declares as follows:

WHEREAS, California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 13, 2019 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 19:023, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on September 3, 2019, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES ORDAIN AS FOLLOWS:

**SECTION 2.** Section 44-1 (Definitions) to Chapter 44, Article I of the Paramount Municipal Code is hereby amended to add the following definitions:

Brewery. A facility that produces beer.

<u>Brewery, microbrewery</u>. A small-scale brewery that produces 15,000 barrels or less of beer per year. The beer produced is primarily intended for local and/or regional consumption. These operations are solely dedicated to the production of specialty or craft beers. The establishment may include an accessory tasting room where beer manufactured on site is served.

<u>Brewpub</u>. A restaurant with a microbrewery as an accessory use where the beer it produces is sold in draft form exclusively at its own premises in an adjoining restaurant where food is served. This operation may sell other supplier's beer, including other handcrafted or microbrewed beers as well as wine to patrons for consumption on its premises. The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control. The sale of alcoholic beverages for offsite consumption shall be limited to beer brewed on site.

Distillery. A facility which manufactures distilled spirits.

Planning Department. The City of Paramount Planning Department.

Planning Director. The City of Paramount Planning Director.

<u>Tasting room</u>. A room accessory only to an alcoholic beverage manufacturer in which beer or distilled spirits is available on tap. A tasting room shall not exceed 25 percent of the floor area of an alcoholic beverage manufacturing facility.

<u>SECTION 3</u>. Chapter 44, Article VI, Section 44-64 (g)(3) of the Paramount Municipal Code is hereby repealed in its entirety and replaced with the following conditions of approval:

- (3) Brewpubs, microbreweries, and distilleries, subject to the following conditions of approval:
  - (a) Beer production shall not exceed a total of 16,000 barrels annually.
  - (b) A microbrewery or distillery tasting room shall not exceed 25 percent of floor area.
  - (c) A sewage plan with mitigations as needed shall be reviewed and approved by the City Engineer for implementation.
  - (d) Hours of operation for a tasting room shall be limited to 12:00 p.m. to 9:00 p.m. on Sundays to Thursdays and 11:00 a.m. to 10:00 p.m. on Fridays and Saturdays.

- (e) Loading and unloading activities are prohibited on Sundays and restricted to 8:00 a.m. to 6:00 p.m. on Mondays to Saturdays.
- (f) The display of alcoholic beverage manufacturing products shall not be located outside of a building or within five feet of any public entrance to the building.
- (g) Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on site.
- (h) No person under the age of 21 shall be permitted within a tasting area. Minors shall be permitted in other areas provided there is no tasting/sampling of alcoholic beverages.
- (i) Live entertainment shall not be permitted without first obtaining an approved live entertainment permit pursuant to Section 11-5 of the Paramount Municipal Code.
- (j) An alcoholic beverage manufacturer shall not serve brands of alcoholic beverages distributed by a competing alcoholic beverage manufacturer. The alcoholic beverages served shall be limited to the products that are authorized to be sold by the alcoholic beverage manufacturer under its license issued by the Department of Alcoholic Beverage Control (ABC).
- (k) The property shall meet all landscaping requirements for the zone in which it is located.
- (I) For new development, the property shall meet all setback requirements for the zone in which it is located.
- (m) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Planning Director.
- (n) The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
- (o) All outside trash, garbage, refuse, recyclable, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.

- (p) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property.
- (q) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
- (r) Any approval of this conditional use permit does not include approval for signing. A sign permit must be separately obtained from the Planning Department and approved by the Planning Director prior to installation of any new signing. There shall be no exterior signage, including advertising directed to the exterior from within, promoting the availability of alcoholic beverages.
- (s) The parking area shall be surfaced and maintained with asphalt or concrete.
- (t) A minimum of seven percent (7%) of all off-street parking areas shall be landscaped with suitable plant materials approved by the Planning Department.
- (u) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
- (v) No phone booths or newsracks shall be located on the exterior of the premises.

**SECTION 4.** Chapter 44, Article VI, Section 44-64 (g)(4) of the Paramount Municipal Code is hereby amended to read as follows:

(4) Bona fide eating establishments (excluding brewpubs) where fifty-one percent or more of the gross receipts are from the sale of food offering alcoholic beverages for sale for on-site consumption shall be subject to the following conditions of approval:

**<u>SECTION 5</u>**. Chapter 44, Article VII, Section 44-69.1 (7) of the Paramount Municipal Code is hereby amended to read as follows:

(7) Bars, cocktail lounges or any establishment (excluding brewpubs and breweries) offering alcoholic beverages for sale for consumption on the premises.

**<u>SECTION 6</u>**. Chapter 44, Article VII, Section 44-69.1 (11) of the Paramount Municipal Code is hereby amended to read as follows:

(11) Any wholesale or warehousing business operations, engaged in the sale or storage of any type of alcoholic beverage, subject to the following conditions of approval:

**SECTION 7**. Chapter 44, Article VII, Section 44-69.1 of the Paramount Municipal Code is hereby amended to add the following:

- (11.1) Brewpubs, microbreweries, and distilleries, subject to the following conditions of approval:
  - (a) Beer production shall not exceed 16,000 barrels annually.
  - (b) A microbrewery or distillery tasting room shall not exceed 25 percent of floor area.
  - (c) A sewage plan with mitigations as needed shall be reviewed and approved by the City Engineer for implementation.
  - (d) Hours of operation for a tasting room shall be limited to 12:00 p.m. to 9:00 p.m. on Sundays to Thursdays and 11:00 a.m. to 10:00 p.m. on Fridays and Saturdays.
  - (e) Loading and unloading activities are prohibited on Sundays and restricted to 8:00 a.m. to 6:00 p.m. on Mondays to Saturdays.
  - (f) The display of alcoholic beverage manufacturing products shall not be located outside of a building or within five feet of any public entrance to the building.
  - (g) Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on site.
  - (h) No person under the age of 21 shall be permitted within a tasting area. Minors shall be permitted in other areas provided there is no tasting/sampling of alcoholic beverages.
  - (i) Live entertainment shall not be permitted without first obtaining an approved live entertainment permit pursuant to Section 11-5 of the Paramount Municipal Code.
  - (j) An alcoholic beverage manufacturer shall not serve brands of alcoholic beverages distributed by a competing alcoholic beverage manufacturer. The alcoholic beverages served shall be limited to the products that are authorized to be sold by the alcoholic beverage manufacturer under its license issued by the Department of Alcoholic Beverage Control (ABC).
  - (k) The property shall meet all landscaping requirements for the zone in which it is located.

- (I) For new development, the property shall meet all setback requirements for the zone in which it is located.
- (m) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Planning Director.
- (n) The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
- (o) All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
- (p) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property.
- (q) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
- (r) Any approval of this conditional use permit does not include approval for signing. A sign permit must be separately obtained from the Planning Department and approved by the Planning Director prior to installation of any new signing. There shall be no exterior signage, including advertising directed to the exterior from within, promoting the availability of alcoholic beverages.
- (s) The parking area shall be surfaced and maintained with asphalt or concrete.
- (t) A minimum of seven percent (7%) of all off-street parking areas shall be landscaped with suitable plant materials approved by the Planning Department.
- (u) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.

(v) No phone booths or newsracks shall be located on the exterior of the premises.

**SECTION 8**. Chapter 44, Article VIII, Section 44-75.1 (11) of the Paramount Municipal Code is hereby amended to read as follows:

(11) Any wholesale or warehousing business operations, engaged in the sale or storage of any type of alcoholic beverage, subject to the following conditions of approval:

**<u>SECTION 9</u>**. Chapter 44, Article VIII, Section 44-75.1 of the Paramount Municipal Code is hereby amended to add the following:

(11.1) Microbreweries and distilleries, subject to the following conditions of approval:

- (a) Beer production shall not exceed 16,000 barrels annually.
- (b) A microbrewery or distillery tasting room shall not exceed 25 percent of floor area.
- (c) A sewage plan with mitigations as needed shall be reviewed and approved by the City Engineer for implementation.
- (d) Hours of operation for a tasting room shall be limited to 12:00 p.m. to 9:00 p.m. on Sundays to Thursdays and 11:00 a.m. to 10:00 p.m. on Fridays and Saturdays. Retail hours shall be after 3:00 p.m. on weekdays.
- (e) Loading and unloading activities are prohibited on Sundays and restricted to 8:00 a.m. to 6:00 p.m. on Mondays to Saturdays.
- (f) The display of alcoholic beverage manufacturing products shall not be located outside of a building or within five feet of any public entrance to the building.
- (g) Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on site and shall not exceed 15 percent of the gross floor area of the lease space.
- (h) No person under the age of 21 shall be permitted within a tasting area. Minors shall be permitted in other areas provided there is no tasting/sampling of alcoholic beverages.
- (i) Live entertainment shall not be permitted without first obtaining an approved live entertainment permit pursuant to Section 11-5 of the Paramount Municipal Code.

- (j) An alcoholic beverage manufacturer shall not serve brands of alcoholic beverages distributed by a competing alcoholic beverage manufacturer. The alcoholic beverages served shall be limited to the products that are authorized to be sold by the alcoholic beverage manufacturer under its license issued by the Department of Alcoholic Beverage Control (ABC).
- (k) The property shall meet all landscaping requirements for the zone in which it is located.
- (I) For new development, the property shall meet all setback requirements for the zone in which it is located.
- (m) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Planning Director.
- (n) The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
- (o) All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
- (p) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property.
- (q) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
- (r) Any approval of this conditional use permit does not include approval for signing. A sign permit must be separately obtained from the Planning Department and approved by the Planning Director prior to installation of any new signing. There shall be no exterior signage, including advertising directed to the exterior from within, promoting the availability of alcoholic beverages.

- (s) The parking area shall be surfaced and maintained with asphalt or concrete.
- (t) A minimum of seven percent (7%) of all off-street parking areas shall be landscaped with suitable plant materials approved by the Planning Department.
- (u) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
- (v) No phone booths or newsracks shall be located on the exterior of the premises.

**SECTION 10**. Chapter 44, Article IX, Section 44-82 (55) of the Paramount Municipal Code is hereby amended to read as follows:

(55) Any wholesale or warehousing business operations, engaged in the sale or storage of any type of alcoholic beverage, subject to the following conditions of approval:

**SECTION 11**. Chapter 44, Article IX, Section 44-82 of the Paramount Municipal Code is hereby amended to add the following:

(55.1) Microbreweries and distilleries, subject to the following conditions:

- (a) Beer production shall not exceed 16,000 barrels annually.
- (b) A microbrewery or distillery tasting room shall not exceed 25 percent of floor area.
- (c) A sewage plan with mitigations as needed shall be reviewed and approved by the City Engineer for implementation.
- (d) Hours of operation for a tasting room shall be limited to 12:00 p.m. to 9:00 p.m. on Sundays to Thursdays and 11:00 a.m. to 10:00 p.m. on Fridays and Saturdays. Retail hours shall be after 3:00 p.m. on weekdays.
- (e) Loading and unloading activities are prohibited on Sundays and restricted to 8:00 a.m. to 6:00 p.m. on Mondays to Saturdays.
- (f) The display of alcoholic beverage manufacturing products shall not be located outside of a building or within five feet of any public entrance to the building.
- (g) Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on site and shall not exceed 15 percent of the gross floor area of the lease space.

- (h) No person under the age of 21 shall be permitted within a tasting area. Minors shall be permitted in other areas provided there is no tasting/sampling of alcoholic beverages.
- (i) Live entertainment shall not be permitted without first obtaining an approved live entertainment permit pursuant to Section 11-5 of the Paramount Municipal Code.
- (j) An alcoholic beverage manufacturer shall not serve brands of alcoholic beverages distributed by a competing alcoholic beverage manufacturer. The alcoholic beverages served shall be limited to the products that are authorized to be sold by the alcoholic beverage manufacturer under its license issued by the Department of Alcoholic Beverage Control (ABC).
- (k) The property shall meet all landscaping requirements for the zone in which it is located.
- (I) For new development, the property shall meet all setback requirements for the zone in which it is located.
- (m) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Planning Director.
- (n) The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
- (o) All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
- (p) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property.
- (q) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.

- (r) Any approval of this conditional use permit does not include approval for signing. A sign permit must be separately obtained from the Planning Department and approved by the Planning Director prior to installation of any new signing. There shall be no exterior signage, including advertising directed to the exterior from within, promoting the availability of alcoholic beverages.
- (s) The parking area shall be surfaced and maintained with asphalt or concrete.
- (t) A minimum of seven percent (7%) of all off-street parking areas shall be landscaped with suitable plant materials approved by the Planning Department.
- (u) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
- (v) No phone booths or newsracks shall be located on the exterior of the premises.

<u>SECTION 12</u>. California Environmental Quality Act (CEQA). This Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

**SECTION 13.** If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 14**. This Ordinance shall be certified as to its adoption by the City Clerk and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 1st day of October 2019.

Tom Hansen, Mayor

ATTEST:

Lana Chikami, City Clerk

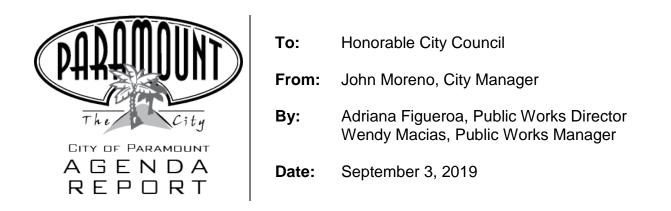
# RESOLUTION NO. 19:034

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT IN SUPPORT OF MAINTAINING LOCAL CONTROL OF ENERGY SOLUTIONS"

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 19:034.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:



## Subject: RESOLUTION NO. 19:034 IN SUPPORT OF MAINTAINING LOCAL CONTROL OF ENERGY SOLUTIONS

As cities continue to become more energy efficient and sustainable, State agencies are increasingly proposing new legislation and regulations looking to make energy efficiency the new standard. However, some of these new mandates requiring the use of efficient alternatives may tend to eliminate local control. As a result, energy choices for residents and businesses may become limited in the future. While replacing fossil fuel energy with more innovative and cleaner electrical energy is better for the environment, eliminating local control and customer choice suppresses innovation, reduces reliability, and unnecessarily increases costs for Paramount residents and businesses.

This resolution does not take a position against electrification. It does emphasize the desire of the City Council to allow for customer choice. The cost associated with electrical appliances and the long-term costs to operate these items is greater than gas operated equipment. It is important to recognize that full electrification may be more costly for some residents, particularly the most financially vulnerable within our community (e.g. fixed incomes, elderly, working families, etc.). One of the additional benefits of maintaining a balanced energy solution is to allow alternative sources to be developed and available in case of electrical grid failure. The State's focus on electrical energy delivery discourages investment in alternative energy sources.

Similar to the electrical companies, the Southern California Gas Company has also been doing its part to reduce greenhouse gases by promoting biogas or renewable natural gas. These energy alternatives come from sources such as green waste, wastewater treatment plants, food waste, and agriculture waste. They can capture this methane, which would normally go into the atmosphere, and put it into their pipelines for customer use.

Supporting energy choice protects Paramount's residents and businesses right to choose the type of energy use that is right for them. Both electricity and gas energy suppliers are concerned with greenhouse gas emissions and are seeking methods to protect the environment. By supporting the recommended resolution, the City Council is making a statement to protect customer choice, protecting customers from higher energy costs, and making a positive decision for a better environment in the future.

Attached is Resolution No. 19:034 which demonstrate the City Council's support for the local control of Paramount resident's right to choices in utility use.

# **RECOMMENDED ACTION**

It is recommended that the City Council read by title only and adopt Resolution No. 19:034.

## CITY OF PARAMOUNT LOS ANGELES COUNTY, CALIFORNIA

#### **RESOLUTION NO. 19:034**

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT IN SUPPORT OF MAINTAINING LOCAL CONTROL OF ENERGY SOLUTIONS

WHEREAS, California's energy policies are critical to reducing greenhouse gas emissions and reducing the possible impacts of climate change on our citizens; and

WHEREAS, the State Legislature and State Agencies are increasingly proposing new legislation and regulations eliminating choice of energy by mandating technologies to power buildings and public and private fleets, including transit and long-haul trucking, as a strategy to achieve the State's climate goals; and

WHEREAS, clean, affordable and reliable energy is crucial to the material health, safety and well-being of Paramount residents, particularly the most vulnerable who live on fixed incomes, including the elderly and working families who are struggling financially; and

WHEREAS, the need for clean, affordable and reliable energy to attract and retain local businesses, create jobs, and spur economic development is vital to our City's success in a highly competitive and increasingly regional and global marketplace; and

WHEREAS, Paramount and its residents and businesses value local control and the right to choose policies and investments that most affordably and efficiently enable them to comply with State requirements; and

WHEREAS, building and vehicle technology mandates eliminate local control and customer choice, suppress innovation, reduce reliability and unnecessarily increase costs for Paramount residents and businesses; and

WHEREAS, the City understands that relying on a single energy delivery system unnecessarily increases vulnerabilities to natural and man-made disasters, and that a diversity of energy delivery systems and resources contribute to greater reliability and community resilience; and

WHEREAS, Paramount understands the need to mitigate the possible impacts of climate change and is committed to doing its part to help the State achieve its climate goals, but requires the flexibility to do so in a manner that best serves the needs of its residents and businesses. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The City Council of the City of Paramount hereby supports balanced energy solutions that provide it with the decision-making authority and resources needed to achieve the State's climate goals, and the City supports proposed State Legislation and regulations that retain local control by allowing all technologies and energy resources that can power buildings and fuel vehicles, while also meeting or exceeding emissions reductions regulations.

**SECTION 3.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 3rd day of September 2019.

Tom Hansen, Mayor

ATTEST:

Lana Chikami, City Clerk

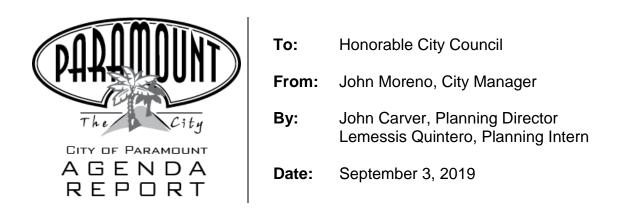
# **RESOLUTION NO. 19:033**

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT DECLARING OCTOBER 2, 2019 CLEAN AIR DAY IN THE CITY OF PARAMOUNT"

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 19:033.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:



## Subject: RESOLUTION NO. 19:033 CLEAN AIR DAY

# Background

This item is a resolution declaring October 2, 2019 Clean Air Day. California Clean Air Day is a project of the Coalition for Clean Air. The Coalition for Clean Air was founded in 1971 and is California's only statewide organization that exclusively works on air quality issues.

Clean Air Day is a statewide effort which unites individuals and communities across California to improve community health and sustainability. This day of action focuses on simple efforts that State residents can make to improve air quality. Examples include taking public transportation, biking, walking, and planting trees. This year, Clean Air Day will take place on Wednesday, October 2, 2019.

# Discussion

The City of Paramount has made significant strides toward improving air quality in the city and improving the lives of its residents. In order to promote Clean Air Day 2019, the City of Paramount plans to take the following actions:

- Adopt Resolution No. 19:033 in public support of California Clean Air Day
- Make an announcement through social media regarding California Clean Air Day
- Promote newly installed electric car charging stations
- Promote bicycling and bicycle infrastructure
- Encourage residents to take the Clean Air Pledge
- Recognize businesses that actively work to improve the air quality
- Engage City employees

# **RECOMMENDED ACTION**

It is recommended that the City Council read by title only and adopt Resolution No. 19:033.

## CITY OF PARAMOUNT LOS ANGELES COUNTY, CALIFORNIA

#### **RESOLUTION NO. 19:033**

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT DECLARING OCTOBER 2, 2019 CLEAN AIR DAY IN THE CITY OF PARAMOUNT

WHEREAS, air pollution contributes to higher rates of cancer and heart and lung disease, which adversely affect health; and

WHEREAS, California and the South Coast Air Basin in particular have some of the most polluted regions in the United States; and

WHEREAS, it is vital that we protect the health and well-being of our residents, visitors, and workforce; and

WHEREAS, emissions from vehicles, industry, and even household sources significantly affect the natural environment, air quality, and well-being of residents, employees, and visitors of the City of Paramount; and

WHEREAS, individual actions such as walking or biking to work and school, carpooling, not idling vehicles, and conserving energy can directly improve air quality in our region; and

WHEREAS, everyone can play a role; and

WHEREAS education about air quality can raise community awareness, encourage our community to develop better habits, and improve our community health; and

WHEREAS, Californians will be joining together across the state to clear the air on October 2, 2019; and

WHEREAS, the City of Paramount is committed to the health of its residents, workforce, visitors, and community at large.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

SECTION 2. That October 2, 2019 be declared "Clean Air Day" in the City.

**SECTION 3.** Be it further resolved that we ask all City department heads to determine how their employees can participate in Clean Air Day, as appropriate.

**SECTION 4.** Be it further resolved that we encourage all residents, businesses, employees, and community members to participate in Clean Air Day and help clean the air for all Californians by taking actions such as walking or biking as alternatives to driving.

**SECTION 5.** Based upon the foregoing findings, the City Council approves Resolution No. 19:033.

**<u>SECTION 6</u>**. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 3<sup>rd</sup> day of September 2019.

Tom Hansen, Mayor

ATTEST:

Lana Chikami, City Clerk

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# PUBLIC HEARING

FY 2018-2019 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

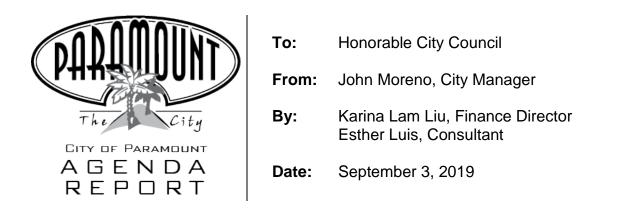
- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
- D. MOTION TO CLOSE THE PUBLIC HEARING.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:

E. MOTION IN ORDER:

RECEIVE AND FILE THE FY 2018-2019 CAPER.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
] DENIED	ABSTAIN:



# Subject: PUBLIC HEARING – FY 2018-2019 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

The U.S. Department of Housing and Urban Development (HUD) requires that the City Council annually conduct a public hearing to allow for comments regarding the City's Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER is a federally-required annual review of the City's progress toward meeting the objectives specified in the City's five-year Consolidated Plan for use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

In May 2017, the City Council approved the Consolidated Plan for the period of July 1, 2017 through June 30, 2021. The Consolidated Plan provides the U.S. Department of Housing and Urban Development (HUD) with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG and HOME funds to address these needs over the next five years. While the Consolidated Plan establishes objectives and strategies, the Annual Action Plan identifies the specific activities that will use CDBG and HOME funds to achieve certain outcomes related to the established objectives.

During FY 2018-2019, the second year of the five-year cycle, the City received \$872,132.00 in CDBG funds and \$339,517.00 in HOME funds and \$1,529.17 of HOME program income funds for a total HOME investment of \$341,046.17 and a total formula grant allocation of \$1,213,178.17. These funds were used to meet the Action Plan goals, including funding for fair housing and landlord-tenant mediation services, graffiti removal, code enforcement, commercial rehabilitation, and housing rehabilitation. The City met or exceeded its one-year goals and is on track to meet or exceed the majority of its five-year goals. For more details on how the Strategic Plan goals were met, please refer to the attached summary.

As a prerequisite to submitting the CAPER to HUD, a public hearing must be held to allow citizens an opportunity to comment on the draft CAPER. A public notice was published in the Press Telegram on August 17, 2019 to solicit public comments from interested citizens and to invite them to the City Council meeting if they wish to comment on this item. The draft CAPER was available for public review for a minimum period of 15 days from August 19, 2019 through September 3, 2019.

# **RECOMMENDED ACTION**

It is recommended that the City Council conduct a public hearing to receive comments from citizens concerning the CAPER or the CDBG/HOME funded activities, and receive and file the FY 2018-2019 CAPER.

# Executive Summary

Every year the City of Paramount receives Community Development Block Grant (CDBG) and Home Investment Partnership Grant Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The purpose of these funds is to assist the City in meeting the affordable housing and community development needs of its residents, particularly those of persons and families considered to have low- to moderate-incomes.

This Consolidated Annual Performance and Evaluation Report (CAPER) is the second CAPER of this planning cycle covering the period of July 1, 2018 through June 30, 2019. It describes the City's progress in meeting the goals and objectives outlined in the City's Consolidated Plan. The City of Paramount worked towards meeting or exceeded its one-year goals and is on track to meet or exceed the majority of its five-year goals as shown in the Table 1 below.

The Fair Housing activity was under in meeting City's expectations in terms of the number of people served by the Fair Housing Foundation to resolve landlord-tenant disputes and to handle fair housing discrimination claims this year, however, an amendment to reduce the overall goal will be made next fiscal year to more closely represent actual accomplishments. The number of people served under the Graffiti Removal Program in the City's low- and moderate-income census tract block groups was just under what was originally expected in terms of this year. However, the LMA Residential Code Enforcement cases and SBA Commercial Code Enforcement cases exceeded the City's expectation this year. Three (3) Home Improvement Program projects were completed during FY 2018-2019. One (1) additional Home Improvement loan was made and is expected to be completed during FY 2019-2020 along with additional loans. No Commercial Rehabilitation Project is under-way and an additional project has been identified and is expected to be completed during FY 2019-2020.

Additionally, the City made significant progress in amending the five (5) zoning ordinances to Affirmatively Further Fair Housing Choice. One (1) of the impediments identified in the 2012-2016 Analysis of Impediments to Fair Housing Choice was counted during FY 2017-2018, which included amending the Zoning Ordinance to permit "second units" by right in all residential zones subject to ministerial review and compliance with property standards. Three (3) more Zoning Ordinances were approved and adopted during FY 2018-2019, which included Residential Care Facilities, Siting of Emergency Shelters, and Siting of Transitional Housing. The remaining Siting of Single Room Occupancy Housing (SRO) impediment will be counted during FY 2019-2020.

Table 1

		2018-2019		Unit of Measure	5-Year Strategic Plan			2018-2019 Program Year 2		
Goal	Category	2018-2019 Amount	Indicator		Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Fair Housing Services (Includes Program Administration)	Affordable Housing	CDBG: \$16,000.00 CDBG: \$158,426.00 HOME: \$35,480.17	Ensure equal Access to housing opportunities	People	1,000	260	26.00%	200	127	63.50%
Neighborhood Services, Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$150,000.00	Improve neighborhoods, facilities & infrastructure	People Commercial Code Enforcement Inspected	270,000 1,000	101,220 284	37.49% 28.40%	54,000 140	50,610 144	93.72% 102.86%
AFH: ADA 504 Self-Evaluation and Transition Plan	Non-Housing Community Development	Other	Improve neighborhoods, facilities & infrastructure	Other: ADA/504 Self-Evaluation and Transition Plan	1	0	0%	1	0	0%
Economic Opportunity Programs	Non-Housing Community Development	CDBG: \$166,887.00 and Other	Promote Economic Opportunity / AFH Factor: Access to Opportunity	Businesses Other: Youth Commission, Paramount Education Partnership each year, ASES After School Program each year	5	2	40.00% 45.45%	1	0	0%

#### Public Hearing – FY 2018-2019 CAPER

Table 1 – cont'd

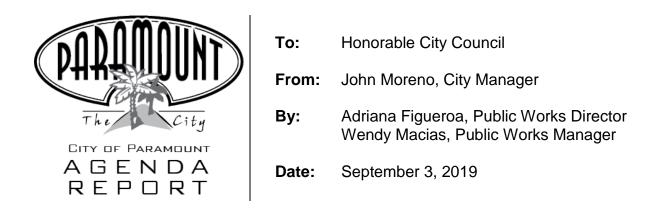
		2018-2019 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2018-2019 Program Year 2		
Goal C	Category				Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
			Preserve the	Households	25	8	32.00%	5	3	60.00%
Affordable Housing Preservation, Development and Access	Affordable Housing	HOME: \$305,566.00 HOME CHDO: \$50,927.00 CDBG:	supply of housing affordable to low- and moderate income residents AFH Factor: Land	Housing Units Inspected Other: Zoning Ordinance	1,800	812	45.11% 80.00%	360 4	447 3	124.17% 75.00%
		\$250,000.00	use and zoning laws	Amendments to Affirmatively Further Fair Housing Choice						
Public Services	Non-Housing Community Development	General Fund: \$70,000.00	Provide services to low-income residents, those with special needs and the homeless	People	30,000	12,000	40.00%	6,000	6,000	100%

AUTHORIZATION FOR PURCHASE OF VERTICAL MONUMENT SIGNS (CITY PROJECT NO. 9032)

# MOTION IN ORDER:

AUTHORIZE THE PURCHASE OF TWO VERTICAL MONUMENT SIGNS FROM BRAVO SIGN AND DESIGN, ANAHEIM, CALIFORNIA, IN THE AMOUNT OF \$52,734.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:



# Subject: AUTHORIZATION FOR PURCHASE OF VERTICAL MONUMENT SIGNS (CITY PROJECT NO. 9032)

As part of the City's continual work to upgrade entry signage at various City entry points, we will be installing two new vertical monument signs to reflect the ongoing upgrades to the City's image throughout the city.

In this Fiscal Year's budget, we have included the manufacture and installation of two vertical monument signs for Rosecrans Avenue at the west and east entry points. The replacement monument signs will be manufactured and installed exclusively by Bravo Sign and Design. They are the same company that manufactured and installed the two vertical monument signs along Alondra Boulevard last fiscal year and provided an estimate for the additional two vertical monument signs to reflect the bid submitted for the entire project's signage. As part of this project, Bravo Sign and Design will also be removing the two existing concrete monument signs currently located at the east and west entry points of Rosecrans Avenue.

The cost for the two monument signs plus the demolition of the two existing monument signs is \$52,734. According to the City's purchasing policy, purchases of equipment in excess of \$25,000 need to be approved by the City Council. The manufacture and installation of the vertical signs is a sole source product that must match the newly installed signage and as such, does not require competitive bidding. The FY 20 budget includes funds for both the manufacture of the monument signs and the installation. This project is funded through the City's Capital Reserve Fund.

#### **RECOMMENDED ACTION**

It is recommended that the City Council authorize the purchase of two vertical monument signs from Bravo Sign and Design, Anaheim, California, in the amount of \$52,734.