CITY OF PITTSBURG
AGENDA

August 20, 2018

CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA

HOUSING COMMISSION CANDIDATE INTERVIEWS
5:45 P.M.

CLOSED SESSION
6:00 P.M.

REGULAR MEETINGS
7:00 P.M.

CITY COUNCIL
HOUSING AUTHORITY
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SUCCESSOR AGENCY

PRESIDING

Dwaine "Pete" Longmire, Mayor/Chair
Sal Evola, Vice-Mayor/Chair
Juan Antonio Banales, Council Member/Board Member
Jelani Killings, Council Member/Board Member
Marilyn "Merl" Craft, Council Member/Board Member

FOR HOUSING AUTHORITY:
VACANT, Housing Authority Member
Annie Hill Herring, Housing Authority Member

Pittsburg City Council meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.ci.pittsburg.ca.us. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

NOTICE TO PUBLIC (Attached)

COUNCIL COMMITTEES LIST (Attached)

COMMISSIONS/COMMITTEES MEETING SCHEDULE (Attached)

5:45 P.M.

HOUSING COMMISSION APPLICANT INTERVIEWS

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

6:00 P.M.

CONVENE IN CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Section 54956.8):

   Property: APN's 095-150-032, 094-080-011, 095-160-001, 095-160-002, 094-090-001, 094-080-002; Negotiators: Joe Sbranti, Garrett Evans; Negotiating Parties: Energy Delivery Solutions LLC; Under negotiation: Both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9:

   One (1) case

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

   Two (2) cases

4. CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Section 54957.6):

   Agency designated representatives: Joe Sbranti, Garrett Evans, Stacy Shell; Employee organization: AFSCME Miscellaneous A; AFSCME Management/Professional/Confidential; Teamsters Local 856

7:00 P.M.

CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

CITIZENS REMARKS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

HOUSING AUTHORITY

CONSENT CALENDAR

5. Minutes

   Minutes of July 16, 2018

6. Disbursement Lists

   Disbursement List of July 31, 2018

7. Adoption of a City Council Resolution Approving the Section 8 Management Assessment Program Certification for Fiscal Year End June 30, 2018

   As required compliance with the U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Pittsburg (Housing Authority) has prepared the Section 8 Management Assessment Program (SEMAP) Certification for submission for fiscal year end June 30, 2018.

ADJOURNMENT OF THE HOUSING AUTHORITY to September 17, 2018

CITY COUNCIL MEETING

PUBLIC HEARING

8. Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code Related to Permitting Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District AP-17-1235 (RZ)

   This is a continued public hearing on a request for a zoning text amendment to add “small recycling facility” and “mail order or direct selling establishment,” as conditionally permitted uses in the M (Mixed Use) District. On June 13, 2017, the Planning Commission adopted Resolution No. 10064, recommending adoption of the

proposed amendment. On July 17, 2017, the City Council held a public hearing and voted 2-1 to continue the item.

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

CONSENT CALENDAR

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, AND SUCCESSOR AGENCY CONSENT CALENDAR

9. Minutes

Minutes of August 6, 2018

10. Adoption of a City Council Resolution to Amend Staffing Allocation in the City Manager's Office

The City Manager, upon recommendation of the Assistant City Manager, recommends changing the staffing allocation plan by adding one (1) Community Outreach Coordinator position to the City Manager's Office.

11. Adoption of a City Council Resolution Approving an Exclusive Negotiating Rights Agreement between the City of Pittsburg and Global Quality Foods for four Waterfront Parcels (APNs 085-071-030, 085-071-046, 085-071-038, 085-290-001)

Global Quality Foods (Developer) proposes to enter into an Exclusive Negotiating Rights Agreement (ENRA) for the development of California State Lands Commission (SLC) sovereign tidelands that have been trusted to the City of Pittsburg under Senate Bill 551, Chapter 422, Statutes of 2011 (APNs 085-071-030, 085-071-046, 085-071-038, 085-290-001) (collectively referred to as Parcels).

12. Adoption of a City Council Resolution to Approve an Easement to PG&E at East 14th Street and Pittsburg-Antioch Highway

Pacific Gas and Electric Company (PG&E) has requested that the City grant a permanent easement and a temporary construction easement to renovate a gas regulator station on East 14th Street and Pittsburg – Antioch Highway and move above ground pipes on a portion of the site below ground.

13. Adoption of a City Council Resolution to Create a Master Pay Schedule as Required by California Public Employees' Retirement System

To comply with CalPERS' interpretation of the requirements of Code of Regulations section 570.5 by affirming the single master pay schedule already on the City's website representing all previously approved actions on the individual classifications of the pay schedule. The single master salary schedule will be submitted to Council for approval each time any single MOU or compensation plan is brought to the City Council for approval.

14. Receive and File the Treasurer's Report for the Quarter Ending June 30, 2018

Attached is the Treasurer's Report for the fiscal quarter ending June 30, 2018, which includes detailed information on the City and Successor Agency's (Agency) investments.

ADJOURNMENT to September 4, 2018

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). The full packets are also located on the City's website at www.ci.pittsburg.ca.us. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action take by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.ci.pittsburg.ca.us on the Streaming Media page. Past meetings are also archived on that webpage. City Council meetings are also broadcast live on CCTV, Channel 24 also re-run at a later date. For more information, please contact the City Clerk's office at 252-4850.

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2018

Updated June 4, 2018

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	STAFF
ABAG	Merl Craft / Pete Longmire Alternate	Standing	Annual	J. Sbranti
SF Bay Regional Water Quality Board	Merl Craft / Pete Longmire Alternate	Standing	As needed	J. Sbranti
Contra Costa County Fire Dist.	Pete Longmire / Jelani Killings Alternate	Standing	2nd Monday	J. Sbranti
Delta Diablo**	Pete Longmire / Juan Banales Alternate	Standing	2nd Wednesday	F. McKinley
East Co.Co.County Habitat Conservancy	Sal Evola / Juan Banales Alternate	Standing	Monthly	K. Pollot
East County Water Management	Merl Craft / Pete Longmire Alternate	Standing	Annual	F. McKinley
MCE Clean Energy Board	Juan Banales / Pete Longmire Alternate	Standing	4 Per Year	G. Evans
TRANSPLAN / ECCRFFA	Sal Evola / Juan Banales Alternate	Standing	2nd Thursday	J. Hecht
Tri-Delta Transit (2 reps)***	Pete Longmire& Merl Craft / Jelani Killings Alt.	Standing	Last Wednesday	J. Hecht

LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	STAFF
East Bay League of Calif. Cities	Sal Evola / Merl Craft Alternate	Standing	3rd Thursday	*Rotational
Mayor's Conference	Pete Longmire / Sal Evola Alternate	Standing	1st Thursday	J. Sbranti/G. Evans
School Districts Committee	Merl Craft &Jelani Killings / Juan Banales Alt.	Standing	4th Thursday even months	J. Sbranti

SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	STAFF
CAC/CDBG	Juan Banales & Jelani Killings / Pete Longmire Alt.	Standing	As needed	M. Aliotti
CIP	Juan Banales & Jelani Killings	Ad Hoc	As needed	F. McKinley/J.Hecht
Concord Hills Working Group	Sal Evola & Juan Banales / Merl Craft Alt.	Ad Hoc	As needed	J. Sbranti
Pittsburg Recognition Committee	Merl Craft / Pete Longmire Alt.	Ad Hoc	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Pete Longmire &Juan Banales / Sal Evola Alt.	Standing	Quarterly	G. Evans
Finance Subcommittee	Sal Evola & Pete Longmire / Merl Craft Alt.	Standing	As needed	B. Farmer
Land Use Subcommittee	Sal Evola &Juan Banales / Merl Craft Alt.	Ad Hoc	As needed	K. Pollot
Local Contracting & Preference Policy	Merl Craft & Sal Evola	Ad Hoc	As needed	J. Sbranti
Pittsburg Arts & Community Foundation	Merl Craft& Jelani Killings / Pete Longmire Alt.	Standing	As needed	J. Sbranti
Pittsburg Police Activities League (PAL)	Juan Banales & Pete Longmire / Killings Alt.	Standing	Monthly	B. Addington
Power Company Advisory	Pete Longmire & Juan Banales / Merl Craft Alt.	Standing	As needed	G. Evans
Public Outreach	Juan Banales & Jelani Killings	Ad Hoc	As needed	K. Simonton
Sister City Committee	Sal Evola&Merl Craft/ Pete Longmire Alt.	Ad Hoc	As needed	G. Evans
Successor Agency Subcommittee	Merl Craft &Jelani Killings / Pete Longmire Alt.	Standing	As needed	M. Aliotti

*Rotational Staff as assigned by City Manager
**Stipend of $209 per month
***Stipend of $100 per month

COMMISSION/SUBCOMMITTEE MEETING SCHEDULE

Following is a tentative list of currently scheduled Commission meetings for the upcoming month. For further information, please visit our website at www.ci.pittsburg.ca.us and click on the CALENDAR link for meetings, dates, times and locations.

Commission	Tentative Meeting Dates
Planning Commission	2nd and 4th Tuesdays
Community Advisory Commission	1st Wednesday

Planning Commission meetings are regularly held the second and fourth Tuesdays of the month in the Pittsburg City Hall Council Chambers.

Community Advisory Commission meetings are regularly held the first Wednesday of the monthin the Pittsburg City Hall Council Chambers.

In addition to the Commission Meetings listed above, there are several Council Member Subcommittees that meet on an “as needed basis”.For a list of subcommittees that Council Members and staff are assigned to, please see the “Council Committee List” attached to the agenda.

Subcommittee Meetings that are anticipated to occur in the coming month vary. The meeting dates, times and locations for these meetings are yet to be determined. This information will be posted on the City’s website, www.ci.pittsburg.ca.us, as soon as it is determined. Please check the Calendar on the City’s website for information.

For further information, contact the City staff member assigned to that Commission or Subcommittee.

CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES

DATE: July 16, 2018

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Dwaine "Pete" Longmire, Mayor/Chair Member
Sal Evola, Vice-Mayor/Chair
Member Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Marilyn Craft, Council/Agency Member
VACANT, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Joe Sbranti, City Manager/Executive Director
Ruthann Ziegler, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

CALL TO ORDER

Chair Longmire called the meeting of the Housing Authority to order at 7:39 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

All Members were present.

CONSENT CALENDAR

On motion by Member Banales, seconded by Member Craft to adopt and carried unanimously

5. Minutes of Minutes of June 18, 2018

6. Disbursement List of June 30, 2018

ADJOURNMENT

The Housing Authority was adjourned at 7:40 P.M. to August 20, 2018.

Respectfully submitted,

Alice E. Evenson, Secretary

PITTSBURG HOUSING AUTHORITY
Disbursement List Summary
For the month of July 2018

	Ck#	Amount	HAP[1]	VASH[2]	UR[3]	Portability	Admin. Fee	TOTAL
VOUCHERS	147649 -147764 70118001- 70118489	1,397,824.34	1,137,715.00	134,576.00	8,742.00	111,737.00	5,054.34	1,397,824.34 - -
	147765 - 147775 71518001 - 71518017	19,490.21	16,103.21	-	1,066.00	2,321.00		19,490.21 - -
	TOTAL	1,417,314.55	1,153,818.21	134,576.00	9,808.00	114,058.00	5,054.34	$ 1,417,314.55

[1]Housing Assistance Payment [2]Veterans Affairs Supportive Housing [3]Utility Reimbursement

		Amount	Description	TOTAL
ADMINISTRATIVE EXPENSES	Paid to City of Pittsburg (7/18 Operating Expenses)	$ 35,309.82	Full Time salaries	$ 35,309.82
		$ -	Stipend	-
		-	Part Time salaries	-
		-	Overtime salaries	-
		2,703.67	Retirement	2,703.67
		7,220.58	Retirement-Pension bonds	7,220.58
		8,792.68	Health Insurance	8,792.68
		37,944.00	CalPERS Unfunded Liability - Non Sworn	37,944.00
		174.83	Additional CalPERS Pension Contribution	174.83
		117.24	Life Insurance	117.24
		922.16	Dental Insurance	922.16
		2,295.69	Workers Comp	2,295.69
		237.11	Unemployment Insurance	237.11
		141.49	Disability Ins.	141.49
		2,723.09	FICA	2,723.09
		665.00	Deferred Compensation	665.00
		974.25	Allocated Retiree/Med/Vac Buy-Bk/Empl Term	974.25
		600.00	Pension 115 Trust	600.00
		2,590.91	Retiree OPEB Costs	2,590.91
		344.05	Office Supplies	344.05
		-	Computer Software	-
		-	Textbooks	-
		199.92	Postage	199.92
		-	Misc Equip & Furniture < $5,000	-
		-	Other Special Departmental Supplies	-
		12.15	Utilities (Gas, Electric & Water)	12.15
		-	Telephone - Regular	-
			Telephone - Other	-
		642.00	Membership Dues & Subscriptions	642.00
		-	Travel, Training, & Conference	-
		2,153.16	Insurance - Alloc Chgs	2,153.16
		-	Legal Fees	-
		-	Auditing Expense	-
		-	Settlement Hearing	-
		2,039.00	Other Contractual & Professional Service	2,039.00
		-	Advertising & Promotion	-
		13,192.68	Maintenance Agreements	13,192.68
		-	Maintenance & Repairs	-
		153.40	Equipment Rental	153.40
		2,375.00	Building Rental	2,375.00
		546.16	Fleet Maintenance Alloc Chgs	546.16
		1,429.16	Building Maintenance Alloc Chgs	1,429.16
		1,963.66	Information Systems Alloc Chgs	1,963.66
		-	Bad Debt Expense	-
		4,642.75	Admin overhead paid to city	4,642.75
		-	Legal - Non Retainer/Non Reimbursable	-
		-	Capital Equipment & Furniture	-
			Other Special Departmental Supplies - Rental	-
		-	Utilities (Gas, Electric, & Water) - Rental	-
		-	Advertising & Promotion - Rental	-
		-	Other Contractual & Professional Service - Rental	-
			Maintenance & Repairs - Rental	-
		-	Property Tax payment - Rental	-
		303.01	Other fees - Rental	303.01
			Lighting & Landscape Assessment - Rental	-
		-	CCCERA Interfund Loan Payback	-
		1,548.83	Transfer-Out to OPEB (Unfunded Liabilities)	1,548.83
	TOTAL	134,957.45		134,957.45

	Ck#	Amount	Reason	TOTAL
VOIDED CHECKS & ADJUSTMENTS	147138	(8.00)	Lost check - reissued on 7/15/18	(8.00)
	147261	(8.00)	Lost check - reissued on 7/15/18	(8.00)
				-
				-
				-
				-
				-
	TOTAL	(16.00)		$ (16.00)

NET of Issued and Voided $ 1,552,256.00

I:\Departments\Finance\Divisions\Housing\Housing\Council's Disbursement List\Reports\FY2018 - 2019\Disbursement List Summary for Council July 2018 - June 2019

Lam Hay 8/6/18

8/6/18

Check Summary

July 1, 2018

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 147649	7/1/18	*****2494	Amana K Cornish	59.00
147651	7/1/18	*****2188	Antoine D Jackson	309.00
147652	7/1/18	*****6117	Athena A Ruiz	105.00
147653	7/1/18	*****0898	Burhan Nawabi	59.00
147654	7/1/18	*****2605	Charles C Robinson	224.00
147655	7/1/18	*****3976	Darren M Thompson	19.00
147656	7/1/18	*****2940	Donnette L Terrell	36.00
147657	7/1/18	*****5254	Ernisha Henry	39.00
147658	7/1/18		Franchise Tax Board	208.75
147659	7/1/18	*****7375	Johnnie B Hayes	9.00
147660	7/1/18	*****1171	Jon R Smith	19.00
147661	7/1/18	*****3180	Kamika C Thigpen	19.00
147663	7/1/18	*****6519	Krystal M Williams	86.00
147664	7/1/18	*****7253	Laneava S Blanks	57.00
147665	7/1/18	*****5201	Laquita Dillon	122.00
147666	7/1/18	*****6488	Luz S Edington	150.00
147667	7/1/18	*****6385	Marcia Price	129.00
147668	7/1/18	*****5133	Mary P Grigsby	20.00
147670	7/1/18	*****9905	Nakisha Fountain	49.00
147671	7/1/18	*****3829	Nicole N Hodge	68.00
147672	7/1/18	*****8665	Nieza M Burrus	145.00
147673	7/1/18	*****4119	Pashenia D Sanders	165.00
147675	7/1/18	*****7218	Rayna Madison	64.00
147676	7/1/18	*****6935	Samaiyah A Warren	138.00
147677	7/1/18	*****1512	Shawn A Prince	9.00
147678	7/1/18	*****3542	Starr C Bronson	14.00
147680	7/1/18	*****8651	Zaoxin Rong	2,167.00
147682	7/1/18	*****2890	Raquel E Miller	36.00
147683	7/1/18	*****0864	Rochelle Scurlock	88.00
147684	7/1/18	*****8623	Kimberly A Limas	132.00
147685	7/1/18	*****7724	Carla R Fortenberry	5.00
147686	7/1/18	*****4208	Ono c Rothschild	264.00
147687	7/1/18	*****8819	Norma J George	2.00
147688	7/1/18	*****2184	Evelyn Smith	14.00

Copyright © 2011- 2018, HAPPY Software, Inc.

147689	7/1/18	*****8612	Regina D Tucker	77.00
147690	7/1/18	*****8889	Rosemarie Fagundes	36.00
147691	7/1/18	*****5753	Kevin j Hernandez	228.00
147692	7/1/18	*****6015	Sherron A Camp	158.00
147693	7/1/18	*****9122	Nancy M Parrish	157.00
147694	7/1/18	*****2405	Christina M Torres-Turner	150.00
147695	7/1/18	*****0841	Mona Lisa Jones	92.00
147696	7/1/18	*****3256	Melanie M Brooks	19.00
147697	7/1/18	*****5492	Michelle m Williams	58.00
147698	7/1/18	*****0046	Letta D Christian	27.00
147699	7/1/18	*****1955	Marilyn M Walker	33.00
147700	7/1/18	*****7135	Michele N Nichols	57.00
147701	7/1/18	*****2879	Tieshia S Jones	165.00
147702	7/1/18	*****5626	Lashawn P Fields	74.00
147703	7/1/18	*****3113	Mannah S Parrott	215.00
147704	7/1/18	*****4702	Tracey S Russell	19.00
147705	7/1/18	*****4559	Julie A Young	51.00
147706	7/1/18	*****0248	Abdul A Wardak	62.00
147707	7/1/18	*****3181	Shirley J Strausbaugh	1.00
147708	7/1/18	*****1715	Chantal L Bolden	2.00
147709	7/1/18	*****1015	Jessica D Parker	172.00
147710	7/1/18	*****2695	Monique Thompson	32.00
147711	7/1/18	*****5298	Gloria F Nelson	19.00
147712	7/1/18	*****0903	Virgie r Gray	69.00
147713	7/1/18	*****6507	Melissa R Griffin	19.00
147714	7/1/18	*****7921	Shontise n Luckett	274.00
147715	7/1/18	*****3869	Charlene M Best	95.00
147716	7/1/18	*****1062	Lateefah S Camacho	215.00
147717	7/1/18	*****4721	Ebony N Manning	110.00
147718	7/1/18	*****2217	Camille A Lascano	177.00
147719	7/1/18	*****9229	Sonia M Guevara	146.00
147720	7/1/18	*****8078	Lisa E Gordon	17.00
147721	7/1/18	*****2808	Ramona P Jimenez	148.00
147722	7/1/18	*****2489	Jessica M Raygoza	74.00
147723	7/1/18	*****5288	Nicole m Magnus	19.00
147724	7/1/18	*****8511	Tantasha Y Dutye	178.00
147725	7/1/18	*****5083	Crystal j Houston	195.00
147726	7/1/18	*****1696	Angela M Lenzi	30.00
147727	7/1/18	*****3183	Sonja I Campos	40.00
147728	7/1/18	*****5072	Chawnette D Sneed	46.00
147729	7/1/18	*****8818	Lisa n Macpheators	136.00

Copyright © 2011- 2018, HAPPY Software, Inc.

* 147730	7/1/18	*****8765	Antoinette D Durrett		**45.00**
147731	7/1/18	*****3349	Iris S Randall		**46.00**
147732	7/1/18	*****0840	Dalisha L Bernstine		**103.00**
147733	7/1/18	*****6953	Nathan Banks JR		**26.00**
147734	7/1/18	*****1238	Ramonda A Carlos		**76.00**
147735	7/1/18	*****2730	Jolene L Carlos		**183.00**
147736	7/1/18	*****6995	Graciela Arroyo		**68.00**
147737	7/1/18	*****0195	Shanoria s Sasser		**87.00**
147738	7/1/18	*****9352	Rodolfo Rodriguez		**380.00**
147739	7/1/18	*****7390	Masuda Nawabi		**36.00**
147740	7/1/18	*****1951	Vinisha D Thornton		**227.00**
147741	7/1/18	*****0849	Briana I Edwards		**6.00**
147742	7/1/18	*****7822	Daudi K Edmond		**41.00**
147743	7/1/18	*****5758	Monique c Chaves		**96.00**
147744	7/1/18	*****1164	Michelle M Balestrieri		**155.00**
147745	7/1/18	*****6095	Leilani S Gomez		**135.00**
147746	7/1/18	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management		**2,000.00**
147747	7/1/18	*****9524	Ahmed H Abushgarah		**18.00**
147748	7/1/18	*****9326	Western Addition Apartments, LLC		**1,506.00**
147749	7/1/18	*****8574	Alamo Square Apartments LLC		**2,161.00**
147750	7/1/18	*****9810	Housing Authority of the County of Alameda		**15,413.79**
147751	7/1/18	*****0339	Shanda Arnold		**1,798.00**
147753	7/1/18	*****0348	Hartz Property Management		**1,384.00**
147754	7/1/18	*****1057	Diamond Hillside Apartments		**1,093.00**
147755	7/1/18	*****0978	King County Housing Authority		**1,445.80**
147756	7/1/18	*****3848	Leticia Carasi Malasig		**453.00**
147757	7/1/18	*****3124	Dante McDonald		**1,012.00**
147758	7/1/18	*****2593	Ba Nguyen Thu Thi Ngo		**2,899.00**
147759	7/1/18	*****9182	Lorene Paysinger		**1,793.00**
147760	7/1/18	*****7243	Linda Phon		**961.00**
* 147763	7/1/18	*****4614	Vincenzo Signorino		**1,329.00**
147764	7/1/18	*****7638	Jielu Zhao		**2,200.00**
* 70118001	7/1/18	*****7855	Mariya Briggs	DD - ES	**3,575.00**
70118002	7/1/18	*****2626	9th Street Associates, LP	DD - ES	**1,619.00**
70118003	7/1/18	*****0229	Meerwais Abdiani	DD - ES	**867.00**
70118004	7/1/18	*****6825	A Classey Corp. DBA: ACL Property Management	DD - ES	**1,853.00**
70118005	7/1/18	*****6232	Rosario Aguilar	DD - ES	**828.00**
70118006	7/1/18	*****5759	Rosa Aguirre	DD - ES	**2,251.00**

70118007	7/1/18	*****9530	Demetrius Alexander	DD - ES	**1,610.00**
70118008	7/1/18	*****2539	Ida Alfaro	DD - ES	**572.00**
70118009	7/1/18	*****3510	Altisource Residential Corporation	DD - ES	**986.00**
70118010	7/1/18	*****9681	Dale Alvarez	DD - ES	**1,675.00**
70118012	7/1/18	*****0104	Cecilia Anderson	DD - ES	**2,643.00**
70118013	7/1/18	*****0387	James or Brenda Anderson	DD - ES	**2,675.00**
70118014	7/1/18	*****5255	Linda S Anderson	DD - ES	**2,689.00**
70118015	7/1/18	*****9111	Shawn Anderson	DD - ES	**1,731.00**
70118016	7/1/18	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	**1,747.00**
70118017	7/1/18	*****0707	Sergeant or Sima Austin	DD - ES	**1,950.00**
70118018	7/1/18	*****3967	Ajay Banga	DD - ES	**1,654.00**
70118019	7/1/18	*****2764	Mel L. Banagan	DD - ES	**1,338.00**
70118020	7/1/18	*****4138	Carlos G. Barraza	DD - ES	**831.00**
70118021	7/1/18	*****3909	Ken Bartlett	DD - ES	**3,349.00**
70118022	7/1/18	*****7446	Bay Burg Property, LLC	DD - ES	**861.00**
70118023	7/1/18	*****5979	John Bedford	DD - ES	**572.00**
70118024	7/1/18	*****9093	Holly Beech	DD - ES	**3,907.00**
70118026	7/1/18	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	**1,666.00**
70118027	7/1/18	*****2521	Belmont Apartments	DD - ES	**19,810.00**
70118028	7/1/18	*****2521	Belmont Apartments	DD - ES	**20,791.00**
70118029	7/1/18	*****2521	Belmont Apartments	DD - ES	**20,944.00**
70118030	7/1/18	*****2521	Belmont Apartments	DD - ES	**20,283.00**
70118031	7/1/18	*****2521	Belmont Apartments	DD - ES	**2,303.00**
70118032	7/1/18	*****5996	Alex Benjamen	DD - ES	**1,490.00**
70118033	7/1/18	*****7889	Tennyson Berry	DD - ES	**2,165.00**
70118034	7/1/18	*****8634	Bethel Global Development LLC	DD - ES	**1,590.00**
70118035	7/1/18	*****7075	Som N Bhatia	DD - ES	**1,954.00**
70118036	7/1/18	*****0602	Pinakin Bhatt	DD - ES	**2,103.00**
70118037	7/1/18	*****8470	Joseph B. Bachir	DD - ES	**1,348.00**
70118038	7/1/18	*****3895	Anthony L. Blackburn	DD - ES	**1,425.00**
70118039	7/1/18	*****3502	Black Diamond Management	DD - ES	**1,192.00**
70118040	7/1/18	*****5924	Steven Booras	DD - ES	**2,006.00**
70118041	7/1/18	*****3037	Kelly Ann Bradford	DD - ES	**1,449.00**
70118042	7/1/18	*****5829	Brian Carter	DD - ES	**1,076.00**
70118043	7/1/18	*****6215	Janet Brown	DD - ES	**1,343.00**
70118044	7/1/18	*****7469	Jessica G. Platt	DD - ES	**1,188.00**
70118045	7/1/18	*****9783	Lauren H Brown	DD - ES	**1,082.00**
70118046	7/1/18	*****9954	Blue Sapphire Homes, Inc.	DD - ES	**2,171.00**
70118047	7/1/18	*****2142	Huong T. Bui	DD - ES	**3,290.00**

`70118048	7/1/18	*****3080	Vu Manh Bui	DD - ES	**1,542.00**
70118049	7/1/18	*****3187	Burga Family California Trust	DD - ES	**1,952.00**
70118052	7/1/18	*****3026	Jerome Busby	DD - ES	**1,868.00**
70118053	7/1/18	*****7349	Xuelong Cao	DD - ES	**497.00**
70118055	7/1/18	*****4042	Donnell I. Carson	DD - ES	**1,810.00**
70118056	7/1/18	*****5079	Castle Creek Company, Inc.	DD - ES	**1,377.00**
			Trust Account		
70118057	7/1/18	*****6869	Cora Ann Chambers	DD - ES	**1,527.00**
70118058	7/1/18	*****6228	Gayle Chamberlain	DD - ES	**862.00**
70118059	7/1/18	*****0398	Kan Chuen Chan	DD - ES	**2,062.00**
70118060	7/1/18	*****5571	P. M. Chaobal	DD - ES	**2,600.00**
70118061	7/1/18	*****1853	Hong Chen	DD - ES	**4,603.00**
70118062	7/1/18	*****8946	Jienlin Chen	DD - ES	**2,256.00**
70118063	7/1/18	*****0128	Ping Chen	DD - ES	**1,417.00**
70118064	7/1/18	*****2680	Sherry Chen	DD - ES	**861.00**
70118065	7/1/18	*****4714	Wenhua Chen	DD - ES	**2,598.00**
70118066	7/1/18	*****5473	Hwa-Yoong Chiu	DD - ES	**1,713.00**
70118067	7/1/18	*****3211	Ada Choi	DD - ES	**1,998.00**
70118068	7/1/18	*****2454	Chun Ok Choi	DD - ES	**1,171.00**
70118069	7/1/18	*****0310	City of Pittsburg Housing Authority	DD - ES	**5,113.00**
70118070	7/1/18	*****3591	Juan F. Clara	DD - ES	**1,257.00**
70118071	7/1/18	*****7054	Ping Cao	DD - ES	**1,217.00**
70118072	7/1/18	*****1362	College Park Housing Authority	DD - ES	**732.80**
70118073	7/1/18	*****9873	Angel Contreras	DD - ES	**2,409.00**
70118074	7/1/18	*****8060	Betty Conner	DD - ES	**1,141.00**
70118075	7/1/18	*****3394	Kim Cortesi	DD - ES	**1,875.00**
70118082	7/1/18	*****7194	Maria G. Costa	DD - ES	**663.00**
70118083	7/1/18	*****1944	Melonie C. Miles - Trustee Phillip Cotton and Freddie Cotton 2005 Trust	DD - ES	**1,998.00**
70118084	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**21,084.00**
70118085	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**22,753.00**
70118086	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**23,306.00**
70118087	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**3,156.00**
70118088	7/1/18	*****6569	Jeannette D. Crespo	DD - ES	**2,468.00**
70118089	7/1/18	*****4259	Junie Varela Crosby	DD - ES	**956.00**
70118090	7/1/18	*****7900	Patricia Crosby	DD - ES	**1,422.00**
70118091	7/1/18	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	**1,502.00**

70118092	7/1/18	*****6248	Justin Dailey	DD - ES	**1,480.00**
70118093	7/1/18	*****1622	Dam Quang To	DD - ES	**714.00**
70118094	7/1/18	*****8853	Antoinette Davis	DD - ES	**1,358.00**
70118095	7/1/18	*****2963	Audrey Davis	DD - ES	**956.00**
70118096	7/1/18	*****0396	Kesha E. Davis	DD - ES	**1,277.00**
70118097	7/1/18	*****8929	Kevin Davidson	DD - ES	**1,017.00**
70118098	7/1/18	*****4961	Paulette Davis	DD - ES	**1,421.00**
70118099	7/1/18	*****6115	Roshan M. Davis	DD - ES	**1,415.00**
70118100	7/1/18	*****9068	Jagdeep or Shashi Dayal	DD - ES	**3,706.00**
70118101	7/1/18	*****8370	Charles Dellamore	DD - ES	**1,644.00**
70118102	7/1/18	*****5882	David De La Torre	DD - ES	**1,234.00**
70118104	7/1/18	*****1004	Brigitte P. Doan	DD - ES	**7,135.00**
70118105	7/1/18	*****3531	Anna Phuongnam Thi Do	DD - ES	**2,050.00**
70118106	7/1/18	*****9716	JoAnn or Larry Domina	DD - ES	**1,134.00**
70118107	7/1/18	*****5043	Alex Dongallo	DD - ES	**2,115.00**
70118108	7/1/18	*****6538	Linda Duong	DD - ES	**620.00**
70118109	7/1/18	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	**5,211.00**
70118110	7/1/18	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	**1,336.00**
70118111	7/1/18	*****3757	Alma B Espiritu	DD - ES	**1,711.00**
70118112	7/1/18	*****6095	Rosario Espejo	DD - ES	**1,380.00**
70118113	7/1/18	*****6027	Jianxin Fang Jia Liu	DD - ES	**4,090.00**
70118114	7/1/18	*****3835	Michael Mao C/O Jing Feng	DD - ES	**2,543.00**
70118115	7/1/18	*****8236	Anthony Ferrell	DD - ES	**1,709.00**
70118116	7/1/18	*****2790	Barbara J. Fierner	DD - ES	**1,490.00**
70118117	7/1/18	*****9447	Joseph Field	DD - ES	**1,096.00**
70118118	7/1/18	*****7691	Hernan Roberto Figueroa	DD - ES	**1,314.00**
70118120	7/1/18	*****0962	Tochia D. Brewster Fleeton	DD - ES	**1,441.00**
70118121	7/1/18	*****5773	Alexander Flowers	DD - ES	**1,484.00**
70118122	7/1/18	*****1547	HomeForward (Housing Authority of Portland)	DD - ES	**1,252.37**
70118123	7/1/18	*****4032	Fox Creek Apartments	DD - ES	**22,686.00**
70118124	7/1/18	*****4032	Fox Creek Apartments	DD - ES	**11,511.00**
70118125	7/1/18	*****0284	Monica Fraga	DD - ES	**1,688.00**
70118126	7/1/18	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	**1,782.00**
70118127	7/1/18	*****6265	Mr. Darren Fuller	DD - ES	**1,388.00**
70118128	7/1/18	*****8997	Fan Fuller	DD - ES	**479.00**
70118129	7/1/18	*****9634	Gialene Gaines	DD - ES	**1,450.00**
70118130	7/1/18	*****8306	Bao Wen Gao	DD - ES	**2,340.00**
70118131	7/1/18	*****6981	Adraine Gardner	DD - ES	**2,253.00**

70118132	7/1/18	*****4278	Antoinette L Garcia	DD - ES	**1,345.00**
70118133	7/1/18	*****7036	David Gardner	DD - ES	**3,079.00**
70118134	7/1/18	*****3578	Valerie Gardner	DD - ES	**1,623.00**
70118135	7/1/18	*****2931	William H. Gardiner	DD - ES	**2,115.00**
70118136	7/1/18	*****5111	Gateway Apartments	DD - ES	**5,703.00**
70118137	7/1/18	*****5298	Parvindokht Ghaboulidashti	DD - ES	**617.00**
70118138	7/1/18	*****2770	Eva Gholson	DD - ES	**2,946.00**
70118139	7/1/18	*****1145	Vernon or Eva Gholson	DD - ES	**2,510.00**
70118140	7/1/18	*****5958	Jacqueline Gill	DD - ES	**1,671.00**
70118141	7/1/18	*****8187	Sukpran Gill	DD - ES	**1,615.00**
70118142	7/1/18	*****3032	Jesse Gonzaga	DD - ES	**887.00**
70118143	7/1/18	*****2367	Ting Gong	DD - ES	**2,094.00**
70118144	7/1/18	*****6940	Frances Greene	DD - ES	**2,800.00**
70118145	7/1/18	*****4872	Rodney Green	DD - ES	**1,205.00**
70118146	7/1/18	*****3361	Rupinder Grewal	DD - ES	**1,015.00**
70118147	7/1/18	*****7325	Patricia Gridley	DD - ES	**626.25**
70118148	7/1/18	*****6305	Italo Grossi	DD - ES	**1,572.00**
70118149	7/1/18	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	**1,287.00**
70118150	7/1/18	*****0940	Krystle Guan	DD - ES	**4,242.00**
70118151	7/1/18	*****1575	Bob Gunson Real Estate C/O Julie Hang	DD - ES	**1,321.00**
70118152	7/1/18	*****5267	Abhilash Gupta	DD - ES	**5,774.00**
70118153	7/1/18	*****7930	Donald R. Watson, Sr.	DD - ES	**461.00**
70118154	7/1/18	*****2314	Nicole Hackett	DD - ES	**1,401.00**
70118155	7/1/18	*****6176	Asharfun Nisha Hafiz	DD - ES	**804.00**
70118156	7/1/18	*****0457	Jeffrey Paul Hagler	DD - ES	**1,116.00**
70118157	7/1/18	*****9827	Delores Jane Hall	DD - ES	**1,519.00**
70118158	7/1/18	*****6228	David L Hart	DD - ES	**1,803.00**
70118159	7/1/18	*****1769	Lawrence Harrold	DD - ES	**4,638.00**
70118160	7/1/18	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	**3,319.00**
70118161	7/1/18	*****5859	Chuanhu He	DD - ES	**1,663.00**
70118162	7/1/18	*****6728	David T. Hennigan	DD - ES	**6,718.00**
70118163	7/1/18	*****3097	Silvester C. Henderson	DD - ES	**3,369.00**
70118164	7/1/18	*****5221	Anna Hernandez	DD - ES	**1,444.00**
70118165	7/1/18	*****2157	Elias Herrera	DD - ES	**1,779.00**
70118166	7/1/18	*****7408	Serene Herrmann	DD - ES	**960.00**
70118167	7/1/18	*****3423	Sally Lea Hickman	DD - ES	**1,458.00**
70118168	7/1/18	*****1603	Marva Hill	DD - ES	**560.00**
70118169	7/1/18	*****6255	Carl E. Hoard II	DD - ES	**1,651.00**
70118170	7/1/18	*****7386	Hanh Huu Hoang	DD - ES	**2,193.00**

70118171	7/1/18	*****5654	Havy S Hoag	DD - ES	**2,562.00**
70118172	7/1/18	*****4106	Albert Ho	DD - ES	**1,797.00**
70118173	7/1/18	*****2084	Annie Ho The Annie Ho Living Trust	DD - ES	**1,350.00**
70118174	7/1/18	*****0051	Dan Ho	DD - ES	**2,110.00**
70118175	7/1/18	*****8576	Joyce Ann Hoffman	DD - ES	**1,460.00**
70118176	7/1/18	*****7451	Gloria H. Holbrook	DD - ES	**1,950.00**
70118177	7/1/18	*****4543	Ronald G. Holmes	DD - ES	**1,384.00**
70118178	7/1/18	*****5700	Tony Ho	DD - ES	**1,004.00**
70118179	7/1/18	*****9956	Cheng Huang	DD - ES	**2,922.00**
70118180	7/1/18	*****1535	Fanny Kao Huang	DD - ES	**2,301.00**
70118181	7/1/18	*****8816	Ming Zin Huang	DD - ES	**2,671.00**
70118182	7/1/18	*****7984	Tao Huang	DD - ES	**8,612.00**
70118183	7/1/18	*****7179	Ya Jing Huang	DD - ES	**2,047.00**
70118184	7/1/18	*****9084	Nancy Xiu Zhen Hu	DD - ES	**1,986.00**
70118185	7/1/18	*****6229	Thinh Trieu Huynh	DD - ES	**1,720.00**
70118186	7/1/18	*****0778	IGreen House Inc.	DD - ES	**1,360.00**
70118187	7/1/18	*****8007	2015-1 IH2 Borrower LP	DD - ES	**1,908.00**
70118188	7/1/18	*****4320	IH2 Property West, L.P.	DD - ES	**1,430.00**
70118189	7/1/18	*****7951	IH5 Property West LP	DD - ES	**2,640.00**
70118190	7/1/18	*****7013	Eugene G. Imperato	DD - ES	**1,480.00**
70118191	7/1/18	*****2726	IH4 Property West LP	DD - ES	**2,050.00**
70118192	7/1/18	*****8323	Keyee Investment LLC	DD - ES	**268.00**
70118193	7/1/18	*****1017	LaShon D Irving	DD - ES	**1,886.00**
70118194	7/1/18	*****0911	Mario Isidro	DD - ES	**1,776.00**
70118195	7/1/18	*****6821	Michael or Kay Isola	DD - ES	**798.00**
70118196	7/1/18	*****4913	Jabbarr Love	DD - ES	**1,025.00**
70118197	7/1/18	*****2036	Brandi Jackson C/O Perry Realty Team	DD - ES	**2,054.00**
70118198	7/1/18	*****4910	Sameer Jain	DD - ES	**2,059.00**
70118199	7/1/18	*****3307	Vishal S. Jain	DD - ES	**1,391.00**
70118200	7/1/18	*****1349	Jason Le	DD - ES	**2,285.00**
70118201	7/1/18	*****6917	Jian Xing Zhang	DD - ES	**1,464.00**
70118202	7/1/18	*****0833	Alonzo D. Johnson	DD - ES	**947.00**
70118203	7/1/18	*****5506	Jason K. Johnson	DD - ES	**3,010.00**
70118204	7/1/18	*****8569	Ronita Johnson	DD - ES	**1,431.00**
70118205	7/1/18	*****8867	James Jones	DD - ES	**1,967.00**
70118206	7/1/18	*****2434	Sharon Jones	DD - ES	**1,588.00**
70118207	7/1/18	*****9670	Cheryl D Joseph	DD - ES	**1,885.00**
70118208	7/1/18	*****4905	Mostaeen B Jouya	DD - ES	**2,134.00**
70118209	7/1/18	*****3526	JPH Investment Trust	DD - ES	**2,459.00**

70118210	7/1/18	*****5704	Jaynee Walton Separate Property Trust	DD - ES	**659.00**
70118211	7/1/18	*****5647	Om Parkash Kalra	DD - ES	**3,316.00**
70118212	7/1/18	*****8425	Wei Kang	DD - ES	**3,815.00**
70118213	7/1/18	*****1731	Deepinder Kaur	DD - ES	**2,351.00**
70118214	7/1/18	*****7429	Navkirandeep Kaur	DD - ES	**1,496.00**
70118215	7/1/18	*****6180	K. E. M. Group LLC	DD - ES	**1,936.00**
70118216	7/1/18	*****9411	Anthony Keslinke	DD - ES	**1,493.00**
70118217	7/1/18	*****2578	Faraz Ali Khan	DD - ES	**1,677.00**
70118218	7/1/18	*****0839	Alan T. Kilpatrick	DD - ES	**622.00**
70118219	7/1/18	*****0888	KW Kirker Creek, LLC	DD - ES	**2,908.00**
70118220	7/1/18	*****7475	Qi Yun Kuang	DD - ES	**4,036.00**
70118221	7/1/18	*****8506	Simon Kailiang Kuang	DD - ES	**1,707.00**
70118222	7/1/18	*****9316	Zdzislaw Kujawa	DD - ES	**1,757.00**
70118223	7/1/18	*****2585	Daniel Kwan	DD - ES	**1,400.00**
70118224	7/1/18	*****6229	Simon Chuen-Sang Kwong	DD - ES	**1,470.00**
70118225	7/1/18	*****8326	Thomas LaFleur	DD - ES	**1,946.00**
70118226	7/1/18	*****7845	Chow Kang Lam	DD - ES	**2,023.00**
70118227	7/1/18	*****6520	Shirley Manly-Lampkin	DD - ES	**1,036.00**
70118228	7/1/18	*****6102	Maria Lara	DD - ES	**1,608.00**
70118229	7/1/18	*****7975	Peter C. Larsen	DD - ES	**937.00**
70118230	7/1/18	*****2401	Kevin Lassair	DD - ES	**1,611.00**
70118231	7/1/18	*****4732	Latif, LLC	DD - ES	**2,725.00**
70118232	7/1/18	*****0938	Ingrid Lau	DD - ES	**1,653.00**
70118233	7/1/18	*****9373	Delphia M. or Clarence Lawson	DD - ES	**1,093.00**
70118234	7/1/18	*****6826	Living Trust of Geroge Van & Fannie Mae Laswon C/O Nicole C. Nicholson - Trustee	DD - ES	**1,304.00**
70118235	7/1/18	*****2293	LCSTAR, LLC	DD - ES	**6,310.00**
70118236	7/1/18	*****0984	Dao Tran Le	DD - ES	**970.00**
70118237	7/1/18	*****8548	Jack Wai Lee	DD - ES	**1,848.00**
70118238	7/1/18	*****1755	Siu Wan Windytiti Lee	DD - ES	**1,548.00**
70118239	7/1/18	*****2527	Steven Lee	DD - ES	**1,120.00**
70118240	7/1/18	*****5289	Yuhjen Juang Lee	DD - ES	**1,752.00**
70118241	7/1/18	*****1860	Lena Le	DD - ES	**1,038.00**
70118242	7/1/18	*****9382	Luigi Leoncio, LLC	DD - ES	**1,798.00**
70118243	7/1/18	*****3782	Joseph C. Lerma	DD - ES	**1,226.00**
70118244	7/1/18	*****3555	Yiping I. and Frederic Leroudier	DD - ES	**3,030.00**
70118245	7/1/18	*****3410	John M. Leung	DD - ES	**5,341.00**
70118246	7/1/18	*****3743	May Leung or Rodney Chen	DD - ES	**2,107.00**
70118247	7/1/18	*****2110	Peter Leung	DD - ES	**2,153.00**
70118248	7/1/18	*****5185	Fortunee Lichaa	DD - ES	**1,505.00**

70118249	7/1/18	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	**718.00**
70118250	7/1/18	*****0416	Faqiang Li	DD - ES	**1,260.00**
70118251	7/1/18	*****8871	Jie Li	DD - ES	**1,937.00**
70118252	7/1/18	*****7827	Jinhuan Li	DD - ES	**1,508.00**
70118253	7/1/18	*****5495	Jian S Lin	DD - ES	**1,474.00**
70118254	7/1/18	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	**993.00**
70118255	7/1/18	*****3881	Vivian Y Li	DD - ES	**1,647.00**
70118256	7/1/18	*****1547	Paul Livson	DD - ES	**1,517.00**
70118257	7/1/18	*****0050	Wei Min Li	DD - ES	**1,484.00**
70118258	7/1/18	*****9003	Ying Hong Li	DD - ES	**1,665.00**
70118259	7/1/18	*****0198	Belkis Zhong Li	DD - ES	**2,224.00**
70118260	7/1/18	*****1646	Paul Long	DD - ES	**2,466.00**
70118261	7/1/18	*****1474	Los Medanos Village Apartments	DD - ES	**23,096.00**
70118262	7/1/18	*****7531	Tony or Yvonne Louie	DD - ES	**1,400.00**
70118263	7/1/18	*****5602	Marshall & Sonya Lowe	DD - ES	**1,105.00**
70118264	7/1/18	*****0153	Ariston Laurito Loyola	DD - ES	**824.00**
70118265	7/1/18	*****7720	Jose Loza	DD - ES	**709.00**
70118266	7/1/18	*****2354	Andrew Kin Lui	DD - ES	**4,432.00**
70118267	7/1/18	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	**1,937.00**
70118268	7/1/18	*****1821	Curtis H. Lundberg	DD - ES	**550.00**
70118269	7/1/18	*****1596	Kenneth Luong	DD - ES	**1,595.00**
70118270	7/1/18	*****1494	Xiangwen Lu	DD - ES	**2,217.00**
70118271	7/1/18	*****5430	Kiet A. Ly	DD - ES	**1,767.00**
70118272	7/1/18	*****4009	Yolanda McDonald	DD - ES	**712.00**
70118273	7/1/18	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	**1,613.00**
70118274	7/1/18	*****5865	Rakesh Madra	DD - ES	**4,186.00**
70118275	7/1/18	*****5605	Robert Madson Lisa Swafford	DD - ES	**1,865.00**
70118276	7/1/18	*****2191	Radha Mahesram	DD - ES	**2,033.00**
70118277	7/1/18	*****7358	Mahnoor Tariq	DD - ES	**2,588.00**
70118278	7/1/18	*****4372	Jennifer Leung Ma	DD - ES	**5,561.00**
70118279	7/1/18	*****1989	Jeff Mann	DD - ES	**4,642.00**
70118280	7/1/18	*****5378	Glenn Marshall	DD - ES	**1,674.00**
70118281	7/1/18	*****2875	Marla Y Harrison	DD - ES	**337.00**
70118282	7/1/18	*****3389	Steadfast Marina Heights, L.P.	DD - ES	**15,935.00**
70118283	7/1/18	*****3389	Steadfast Marina Heights, L.P.	DD - ES	**15,394.00**
70118284	7/1/18	*****3389	Steadfast Marina Heights, L.P.	DD - ES	**14,314.00**
70118285	7/1/18	*****3389	Steadfast Marina Heights, L.P.	DD - ES	**5,329.00**

70118286	7/1/18	*****5287	Louie W. Maruri El Dorado Apartments	DD - ES	**878.00**
70118287	7/1/18	*****3065	Tanya Martha	DD - ES	**1,877.00**
70118288	7/1/18	*****9206	Demetria d Mason	DD - ES	**2,411.00**
70118289	7/1/18	*****6768	Matrixone Realty	DD - ES	**1,033.00**
70118290	7/1/18	*****3048	Rita J. McCrystle	DD - ES	**1,210.00**
70118291	7/1/18	*****7174	Samuel McCree	DD - ES	**1,500.00**
70118292	7/1/18	*****6494	Dorothy McDonald	DD - ES	**1,614.00**
70118294	7/1/18	*****1925	Veronica R. McElroy	DD - ES	**1,982.00**
70118295	7/1/18	*****1152	Janice K McLean	DD - ES	**509.00**
70118296	7/1/18	*****4675	Meadow Glen Apartments	DD - ES	**4,411.00**
70118297	7/1/18	*****9866	Tatung Mei	DD - ES	**3,314.00**
70118298	7/1/18	*****4316	Joel Mejia	DD - ES	**664.00**
70118299	7/1/18	*****5245	Jinyu Meng	DD - ES	**2,148.00**
70118300	7/1/18	*****4885	Sabine Menzel	DD - ES	**4,324.00**
70118301	7/1/18	*****0133	Mercedes P. Johnson	DD - ES	**886.00**
70118302	7/1/18	*****7793	Dennis Meyer Kinetic Real Estate/ Marelise Navaroo	DD - ES	**1,946.00**
70118303	7/1/18	*****8272	Hector Meza	DD - ES	**1,212.00**
70118304	7/1/18	*****9885	Andrew S Miloslavich	DD - ES	**1,697.00**
70118305	7/1/18	*****7437	Perchak Properties for Carol Miller	DD - ES	**1,864.00**
70118306	7/1/18	*****9782	Maryann Miller	DD - ES	**1,198.00**
70118307	7/1/18	*****2618	Carlos J Miranda	DD - ES	**701.00**
70118308	7/1/18	*****0772	Hassan Mirabedi	DD - ES	**7,676.00**
70118309	7/1/18	*****6741	Gwendolyn Mitchell	DD - ES	**1,380.00**
70118310	7/1/18	*****7083	Ronnie Eric Moffett Estate	DD - ES	**1,971.00**
70118311	7/1/18	*****6340	Moe Mojaddidi	DD - ES	**4,714.00**
70118312	7/1/18	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	**1,066.00**
70118313	7/1/18	*****4676	Erik L Morris	DD - ES	**1,640.00**
70118314	7/1/18	*****6975	Joseph Nelson Morin	DD - ES	**1,710.00**
70118315	7/1/18	*****7725	Ricardo Moran Gonzalez	DD - ES	**1,214.00**
70118316	7/1/18	*****3642	Eva Munn	DD - ES	**447.00**
70118317	7/1/18	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	**1,472.00**
70118318	7/1/18	*****0105	Ehsan Nabkel	DD - ES	**3,094.00**
70118319	7/1/18	*****9276	Fariba Naji	DD - ES	**1,900.00**
70118320	7/1/18	*****6234	Shinder Paul Narabut	DD - ES	**7,119.00**
70118321	7/1/18	*****9518	Farida Nawabi	DD - ES	**2,555.00**
70118322	7/1/18	*****0054	NC Associates, Inc.	DD - ES	**11,841.00**
70118323	7/1/18	*****6959	Joy Neal	DD - ES	**1,764.00**
70118324	7/1/18	*****5257	Guy Nesbeth	DD - ES	**3,056.00**

70118325	7/1/18	*****4114	James or Margaret Nevis	DD - ES	**1,169.00**
70118326	7/1/18	*****1072	Dominic Y Ng	DD - ES	**2,459.00**
70118327	7/1/18	*****3604	Knowland Ging Ng	DD - ES	**4,354.00**
70118328	7/1/18	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	**2,022.00**
70118329	7/1/18	*****9319	Sunny S Ng	DD - ES	**1,477.00**
70118330	7/1/18	*****0738	Hieu Nguyen	DD - ES	**1,449.00**
70118331	7/1/18	*****7154	Huy Quang Nguyen	DD - ES	**2,418.00**
70118332	7/1/18	*****4366	Quyen Nguyen	DD - ES	**1,710.00**
70118333	7/1/18	*****8241	Tieu Nguyen	DD - ES	**812.00**
70118334	7/1/18	*****7265	Ernest Nichols III	DD - ES	**3,424.00**
70118335	7/1/18	*****9886	Northstar Financial Group, LLC	DD - ES	**1,301.00**
70118336	7/1/18	*****8129	Kevin Nord Nord Investment Real Estate	DD - ES	**1,350.00**
70118337	7/1/18	*****0056	Richard A Norte	DD - ES	**2,471.00**
70118338	7/1/18	*****2286	North State Financial, Inc.	DD - ES	**1,558.00**
70118339	7/1/18	*****7171	New Way Management Services, Inc.	DD - ES	**10,534.00**
70118340	7/1/18	*****1194	Jennifer Odei	DD - ES	**1,454.00**
70118341	7/1/18	*****5572	Dwight J Owens	DD - ES	**433.00**
70118342	7/1/18	*****7606	Juanita Olayo	DD - ES	**1,556.00**
70118343	7/1/18	*****4543	Esosa A. Omokaro	DD - ES	**1,707.00**
70118344	7/1/18	*****0588	Orange County Housing Authority	DD - ES	**2,328.80**
70118345	7/1/18	*****3741	Sandra L Ortiz	DD - ES	**1,793.00**
70118346	7/1/18	*****2915	Tony Jose Ortiz	DD - ES	**783.00**
70118347	7/1/18	*****1081	Chinenye Osuagwu	DD - ES	**2,328.00**
70118348	7/1/18	*****9139	Olubukola Amoke Oyebade	DD - ES	**2,414.00**
70118349	7/1/18	*****3324	Mutlu Ozer	DD - ES	**1,766.00**
70118350	7/1/18	*****4083	Pacific Living, LLC	DD - ES	**1,877.00**
70118351	7/1/18	*****7811	Hemangini & Vijendra Patel	DD - ES	**2,144.00**
70118352	7/1/18	*****0885	Kokila Patel	DD - ES	**852.00**
70118353	7/1/18	*****8684	Virendra M. Patel	DD - ES	**2,001.00**
70118354	7/1/18	*****8047	Jason Pauline	DD - ES	**1,357.00**
70118355	7/1/18	*****3189	Loycell Peacock	DD - ES	**1,015.00**
70118356	7/1/18	*****5165	Scott Pease	DD - ES	**1,250.00**
70118357	7/1/18	*****3278	Maria Del Carmen Perez	DD - ES	**365.00**
70118358	7/1/18	*****6784	Lowde Y. Perkins	DD - ES	**901.00**
70118359	7/1/18	*****8225	Shiv Pertab	DD - ES	**1,800.00**
70118360	7/1/18	*****0958	Pittsburg Park Apartments	DD - ES	**4,884.00**
70118361	7/1/18	*****7605	Portofino Apartments	DD - ES	**9,748.00**
70118362	7/1/18	*****8826	Prime Metropolis Properties, Inc.	DD - ES	**4,205.00**
70118363	7/1/18	*****2849	IH5 Property West, LP	DD - ES	**2,041.00**

70118364	7/1/18	*****3398	Marples Property Management	DD - ES	**3,191.00**
70118365	7/1/18	*****4650	A. Meadows Property Management	DD - ES	**1,212.00**
70118366	7/1/18	*****7789	Stokley Properties LLC Harbor	DD - ES	**2,280.00**
70118367	7/1/18	*****8055	Property Upsurge, Inc.	DD - ES	**10,589.00**
70118368	7/1/18	*****0782	Amjad Qaqish	DD - ES	**1,180.00**
70118369	7/1/18	*****9542	Sam or Sonia Quinones	DD - ES	**1,800.00**
70118370	7/1/18	*****4029	Amos Radford	DD - ES	**1,451.00**
70118371	7/1/18	*****1034	Kuljit P Raju	DD - ES	**1,277.00**
70118372	7/1/18	*****2261	Paramjit K. Raju	DD - ES	**2,650.00**
70118373	7/1/18	*****3452	Christopher Ramirez	DD - ES	**1,846.00**
70118374	7/1/18	*****8489	Enrique or Stacy Ramirez	DD - ES	**562.00**
70118375	7/1/18	*****2162	Erika Ramirez	DD - ES	**1,918.00**
70118376	7/1/18	*****2283	Rohini Ram	DD - ES	**2,190.00**
70118377	7/1/18	*****6068	David Raughton	DD - ES	**1,564.00**
70118379	7/1/18	*****8337	RayCaro Inc.	DD - ES	**3,019.00**
70118380	7/1/18	*****8227	Croskey Real Estate, Inc.	DD - ES	**2,007.00**
70118381	7/1/18	*****6703	Amerasia Real Estate Fund LLC	DD - ES	**2,231.00**
70118382	7/1/18	*****7083	Reliant - Woods Grove, LP	DD - ES	**8,821.00**
70118383	7/1/18	*****7349	Eric Franklin Remson	DD - ES	**1,057.00**
70118385	7/1/18	*****9321	Roger Riley	DD - ES	**1,901.00**
70118386	7/1/18	*****6917	Ronald D. Shelly or Julie Crowder	DD - ES	**1,087.00**
70118387	7/1/18	*****0694	Jason Ruffin	DD - ES	**2,333.00**
70118388	7/1/18	*****4579	Elvira Ruiz	DD - ES	**1,336.00**
70118389	7/1/18	*****3871	Maridel P Santos	DD - ES	**1,294.00**
70118390	7/1/18	*****3011	Alicia Saucedo	DD - ES	**1,205.00**
70118391	7/1/18	*****7615	Gregory Paul Schulz	DD - ES	**1,405.00**
70118392	7/1/18	*****9954	Richard M. Sciortino	DD - ES	**926.00**
70118393	7/1/18	*****7031	Jacqueline Selinger	DD - ES	**687.00**
70118394	7/1/18	*****5346	Young Sook Seroy	DD - ES	**1,596.00**
70118395	7/1/18	*****1446	Mohinder Sharma	DD - ES	**1,004.00**
70118396	7/1/18	*****7239	Shailesh & Bela Patel	DD - ES	**4,108.00**
70118397	7/1/18	*****4900	Paul Shatswell	DD - ES	**1,521.00**
70118398	7/1/18	*****1370	James Shipe, c/o Richard Grijalva, East Cty Brokers	DD - ES	**2,613.00**
70118399	7/1/18	*****5981	Yihui Shi	DD - ES	**1,515.00**
70118400	7/1/18	*****7789	Siena Court Apartments	DD - ES	**8,145.00**
70118401	7/1/18	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	**4,227.00**
70118402	7/1/18	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	**12,537.00**
70118403	7/1/18	*****6650	Frank M. Siino	DD - ES	**610.00**

70118404	7/1/18	*****8035	Joseph Michael Siino	DD - ES	**1,275.00**
70118405	7/1/18	*****5399	Gloria Silva	DD - ES	**866.00**
70118406	7/1/18	*****7250	2012-C Property Holdings LLC	DD - ES	**2,000.00**
70118407	7/1/18	*****8407	Marc J. Simpson	DD - ES	**1,437.00**
70118408	7/1/18	*****3639	Raman Singh	DD - ES	**1,759.00**
70118409	7/1/18	*****6058	Son Singh	DD - ES	**1,525.00**
70118410	7/1/18	*****4970	Molly Smith	DD - ES	**1,674.00**
70118411	7/1/18	*****9092	Sherritta M Smith	DD - ES	**952.00**
70118412	7/1/18	*****0670	Southern Nevada Regional Housing Authority	DD - ES	**936.04**
70118413	7/1/18	*****2032	Cinthia Sosa	DD - ES	**1,683.00**
70118414	7/1/18	*****2985	Gloria Spahn	DD - ES	**1,010.00**
70118415	7/1/18	*****6977	Angela E. Robinson-Spencer	DD - ES	**1,300.00**
70118416	7/1/18	*****5343	Deborah Steppe	DD - ES	**1,204.00**
70118417	7/1/18	*****1601	George W. Stephens	DD - ES	**1,674.00**
70118418	7/1/18	*****5308	R R Rentals	DD - ES	**1,639.00**
70118420	7/1/18	*****6314	Amad Sultan	DD - ES	**2,823.00**
70118421	7/1/18	*****6318	Mr. Shahzad Sultan	DD - ES	**2,475.00**
70118422	7/1/18	*****8534	Suma Aryaei	DD - ES	**2,265.00**
70118423	7/1/18	*****1235	Summit Venture Group, LLC	DD - ES	**2,008.00**
70118424	7/1/18	*****6168	Kamaljeet Surila	DD - ES	**1,457.00**
70118425	7/1/18	*****0399	Joyce Hui Sy	DD - ES	**6,066.00**
70118426	7/1/18	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	**1,163.00**
70118427	7/1/18	*****6765	TAH 2018-1 Borrower, LLC	DD - ES	**1,216.00**
70118428	7/1/18	*****9558	Edward C Tan	DD - ES	**269.00**
70118429	7/1/18	*****5832	Mohammad Tapus	DD - ES	**2,743.00**
70118430	7/1/18	*****6283	Yun Teng Weijie Zhang	DD - ES	**1,813.00**
70118431	7/1/18	*****2164	Quyen Minh Thai	DD - ES	**468.00**
70118432	7/1/18	*****9314	Silvia Thein and Ada Choi	DD - ES	**1,567.00**
70118433	7/1/18	*****4049	ChingJen Tong	DD - ES	**3,835.00**
70118434	7/1/18	*****1405	Lourdes or Raymond Tovar	DD - ES	**2,504.00**
70118435	7/1/18	*****2094	Raphael Minhtuyen Tran	DD - ES	**4,962.00**
70118436	7/1/18	*****6035	Tam Van Tran	DD - ES	**1,918.00**
70118437	7/1/18	*****1327	Thuy Tran	DD - ES	**1,237.00**
70118438	7/1/18	*****6165	Thanh Van Trinh	DD - ES	**1,363.00**
70118439	7/1/18	*****3572	Nhan Chi Truong	DD - ES	**949.00**
70118440	7/1/18	*****5313	Sean Thuyet Truong	DD - ES	**1,233.00**
70118441	7/1/18	*****9321	Van Truong	DD - ES	**1,748.00**
70118442	7/1/18	*****8392	Xavier Van Truong	DD - ES	**8,140.00**
70118443	7/1/18	*****5553	David Tseng	DD - ES	**2,477.00**

70118444	7/1/18	*****4582	Lidia Valladares	DD - ES	**1,848.00**
70118445	7/1/18	*****0250	Victor D Valenzuela	DD - ES	**1,356.00**
70118446	7/1/18	*****5853	Tu Van	DD - ES	**1,732.00**
70118447	7/1/18	*****3371	Gary D. Vasconcellos	DD - ES	**1,032.00**
70118448	7/1/18	*****8457	Sareena Lata Velu	DD - ES	**1,612.00**
70118449	7/1/18	*****9682	Nuno G Vieira	DD - ES	**4,146.00**
70118450	7/1/18	*****2720	Stephen Cordell Wafer	DD - ES	**1,077.00**
70118451	7/1/18	*****2768	Huan Rong Wang	DD - ES	**1,950.00**
70118452	7/1/18	*****6924	Lining Wan	DD - ES	**1,780.00**
70118453	7/1/18	*****6945	Wei Wang	DD - ES	**2,400.00**
70118454	7/1/18	*****1634	Yu Ruo Wang	DD - ES	**1,878.00**
70118455	7/1/18	*****5502	Mildred Lucille Washington	DD - ES	**1,996.00**
70118457	7/1/18	*****4384	Wenying Chang	DD - ES	**1,773.00**
70118458	7/1/18	*****0126	Marina West 10 LLC	DD - ES	**1,450.00**
70118459	7/1/18	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	**3,703.00**
70118461	7/1/18	*****2737	Jessica R Wiebe	DD - ES	**2,221.00**
70118462	7/1/18	*****7867	Ms Adrienne Wilson C/O Gabe Essoe	DD - ES	**1,765.00**
70118463	7/1/18	*****0846	Glenda J. Wilkes	DD - ES	**946.00**
70118464	7/1/18	*****5057	Kathleen and John Wilson	DD - ES	**1,278.00**
70118465	7/1/18	*****8702	Kathy D. Williams	DD - ES	**2,380.00**
70118466	7/1/18	*****5480	Tasia La Vonda Williams	DD - ES	**1,877.00**
70118467	7/1/18	*****5026	Windeler Development Group, Inc.	DD - ES	**1,322.00**
70118468	7/1/18	*****1157	Har Pan Wong	DD - ES	**7,031.00**
70118469	7/1/18	*****6356	Joanne Wong	DD - ES	**1,459.00**
70118470	7/1/18	*****1060	Kinney Ming Wong	DD - ES	**1,315.00**
70118471	7/1/18	*****5451	Mei-Yuk Yu Wong Vincent Wong	DD - ES	**2,158.00**
70118472	7/1/18	*****5565	Yuk Lin Woo	DD - ES	**766.00**
70118473	7/1/18	*****1853	WR Properties, Inc.	DD - ES	**5,578.00**
70118474	7/1/18	*****3962	Hong Wu	DD - ES	**4,330.00**
70118475	7/1/18	*****3698	Zhang Jin Wu	DD - ES	**3,066.00**
70118476	7/1/18	*****5388	Jian Ai Xuan	DD - ES	**1,946.00**
70118477	7/1/18	*****3880	Ping Ping Xu Keming Wang	DD - ES	**4,213.00**
70118478	7/1/18	*****2366	Karl Yick C/O Teresita D. Pereira	DD - ES	**597.00**
70118479	7/1/18	*****6779	Sally Yip	DD - ES	**1,736.00**
70118480	7/1/18	*****6210	Yong Qiang Lu	DD - ES	**1,817.00**
70118481	7/1/18	*****6178	Chris Kui You	DD - ES	**2,235.00**

70118482	7/1/18	*****7622	Yee Yue Cheung	DD - ES	**759.00**
70118483	7/1/18	*****8664	Mohammad Zalmaiyar	DD - ES	**2,664.00**
70118484	7/1/18	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	**1,704.00**
70118485	7/1/18	*****3259	Xirong Zhao	DD - ES	**1,607.00**
70118486	7/1/18	*****4367	Xiang Yang Zheng	DD - ES	**2,154.00**
70118487	7/1/18	*****3830	Joy Yi Zhou	DD - ES	**2,290.00**
70118488	7/1/18	*****7805	Shengguo Zhu	DD - ES	**395.00**
70118489	7/1/18	*****6132	Ying Zhu	DD - ES	**4,817.00**

Housing Choice Voucher

HAP	1,249,452.00
UR	8,274.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	804.60
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	**$1,258,530.60**

Check Summary

July 1, 2018

Check Number	Check Date	Payee Tax ID	Payee		Amount
VASH					
147650	7/1/18	*****6041	Anthony L Johnson		**29.00**
147662	7/1/18	*****0297	Kelly Barr		**97.00**
147669	7/1/18	*****5735	Michael Wimmer		**147.00**
147674	7/1/18	*****7726	Quamie Golliday		**23.00**
147679	7/1/18	*****2982	Timothy P Harrington		**2.00**
147681	7/1/18	*****3447	David S Loesch		**36.00**
147750	7/1/18	*****9810	Housing Authority of the County of Alameda		**1,639.80**
147752	7/1/18	*****0331	Fairfield Housing Authority		**1,165.60**
70118011	7/1/18	*****4636	Felipe Amarante	DD - ES	**1,441.00**
70118021	7/1/18	*****3909	Ken Bartlett	DD - ES	**383.00**
70118025	7/1/18	*****7492	Adrienne Kelly Belton	DD - ES	**906.00**
70118027	7/1/18	*****2521	Belmont Apartments	DD - ES	**-1,169.00**
70118050	7/1/18	*****8860	Joe Burns	DD - ES	**1,200.00**
70118051	7/1/18	*****8764	William Joseph Burgoyne	DD - ES	**1,358.00**
70118054	7/1/18	*****2513	Clara Beatriz Cardenas	DD - ES	**1,550.00**
70118076	7/1/18	*****0746	Contra Costa County Housing Authority	DD - ES	**12,788.20**

70118077	7/1/18	*****0746	Contra Costa County Housing Authority	DD - ES	**11,605.00**
70118078	7/1/18	*****0746	Contra Costa County Housing Authority	DD - ES	**11,012.00**
70118079	7/1/18	*****0746	Contra Costa County Housing Authority	DD - ES	**11,476.20**
70118080	7/1/18	*****0746	Contra Costa County Housing Authority	DD - ES	**10,318.68**
70118081	7/1/18	*****0746	Contra Costa County Housing Authority	DD - ES	**9,649.30**
70118084	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**6,851.00**
70118085	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**5,768.00**
70118086	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**5,350.00**
70118087	7/1/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**2,635.00**
70118103	7/1/18	*****9507	Olga M. Disney	DD - ES	**1,149.00**
70118109	7/1/18	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	**607.00**
70118119	7/1/18	*****8096	Robert Fitzstephens Rob Fitzstephens	DD - ES	**1,432.00**
70118124	7/1/18	*****4032	Fox Creek Apartments	DD - ES	**476.00**
70118136	7/1/18	*****5111	Gateway Apartments	DD - ES	**3,332.00**
70118152	7/1/18	*****5267	Abhilash Gupta	DD - ES	**1,730.00**
70118162	7/1/18	*****6728	David T. Hennigan	DD - ES	**1,142.00**
70118256	7/1/18	*****1547	Paul Livson	DD - ES	**1,545.00**
70118282	7/1/18	*****3389	Steadfast Marina Heights, L.P.	DD - ES	**657.00**
70118283	7/1/18	*****3389	Steadfast Marina Heights, L.P.	DD - ES	**942.00**
70118284	7/1/18	*****3389	Steadfast Marina Heights, L.P.	DD - ES	**2,274.00**
70118293	7/1/18	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	**1,500.00**
70118335	7/1/18	*****9886	Northstar Financial Group, LLC	DD - ES	**6,063.00**
70118365	7/1/18	*****4650	A. Meadows Property Management	DD - ES	**445.00**
70118378	7/1/18	*****2414	Tanya Nicole Ray	DD - ES	**1,868.00**
70118380	7/1/18	*****8227	Croskey Real Estate, Inc.	DD - ES	**1,789.00**
70118381	7/1/18	*****6703	Amerasia Real Estate Fund LLC	DD - ES	**4,946.00**
70118384	7/1/18	*****2935	RICHMOND HOUSING AUTHORITY	DD - ES	**1,672.16**
70118400	7/1/18	*****7789	Siena Court Apartments	DD - ES	**764.00**
70118419	7/1/18	*****0437	Suisun City Housing Authority	DD - ES	**778.80**
70118456	7/1/18	*****4563	Isidoro Weitzman	DD - ES	**2,060.00**
70118459	7/1/18	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	**2,177.00**
70118460	7/1/18	*****9380	Tracy J. Whitehead	DD - ES	**1,990.00**
70118473	7/1/18	*****1853	WR Properties, Inc.	DD - ES	**1,693.00**

VASH	HAP	134,576.00
	UR	468.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	4,249.74
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	**$139,293.74**

Grand Total

HAP	1,384,028.00
UR	8,742.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	5,054.34
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	**$1,397,824.34**

HAP (Regular)	$ 1,137,715.00
HAP (VASH)	134,576.00
HAP (Port-In)	90,432.00
HAP (Port-Out)	21,305.00
Utility Reimbursement	8,742.00
Admin Fee	5,054.34
Total	$ 1,397,824.34

DD→1,346,566.60+
CKS→51,257.74+
1,397,824.34*

PWO 6/26/18
JM 6/26/18

Check Summary

July 15, 2018

Check Number	Check Date	Payee Tax ID	Payee		Amount
Housing Choice Voucher					
* 147765	7/15/18	*****0284	Christopher R Wingfield		**260.00**
147766	7/15/18	*****7375	Johnnie B Hayes		**14.00**
147767	7/15/18	*****6519	Krystal M Williams		**0.00**
147768	7/15/18	*****8278	Patrice Johnson		**77.00**
147769	7/15/18	*****1512	Shawn A Prince		**46.00**
147770	7/15/18	*****6458	Tywanda b Jackmon		**223.00**
147771	7/15/18	*****9585	Angel L Jefferson		**278.00**
147772	7/15/18	*****9728	Shelleda F Jackson		**58.00**
147773	7/15/18	*****4721	Ebony N Manning		**12.00**
147774	7/15/18	*****3277	Stacie J Hogan		**57.00**
147775	7/15/18	*****8619	Linshelle j Gay		**41.00**
* 71518001	7/15/18	*****7855	Mariya Briggs	DD - ES	**376.00**
71518002	7/15/18	*****2521	Belmont Apartments	DD - ES	**0.00**
71518003	7/15/18	*****7357	Shanxia Yang Bolton	DD - ES	**546.00**
71518004	7/15/18	*****9873	Angel Contreras	DD - ES	**326.00**
71518005	7/15/18	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	**669.21**
71518006	7/15/18	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	**88.00**
71518007	7/15/18	*****5267	Abhilash Gupta	DD - ES	**701.00**
71518008	7/15/18	*****4910	Sameer Jain	DD - ES	**2,295.00**
71518009	7/15/18	*****1790	Valerie Love	DD - ES	**900.00**
71518010	7/15/18	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	**5,144.00**
71518011	7/15/18	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	**26.00**
71518012	7/15/18	*****1989	Jeff Mann	DD - ES	**1,960.00**
71518013	7/15/18	*****9206	Demetria d Mason	DD - ES	**1,049.00**
71518014	7/15/18	*****1152	Janice K McLean	DD - ES	**991.00**
71518015	7/15/18	*****7171	New Way Management Services, Inc.	DD - ES	**2,713.00**
71518016	7/15/18	*****9092	Sherritta M Smith	DD - ES	**144.00**
71518017	7/15/18	*****1157	Har Pan Wong	DD - ES	**496.00**

Copyright © 2011- 2018, HAPPY Software, Inc.

Housing Choice Voucher	HAP	18,424.21
	UR	1,066.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	0.00
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	**$19,490.21**

Grand Total

HAP	18,424.21
UR	1,066.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	0.00
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	**$19,490.21**

HAP (Regular)	$	16,103.21
HAP (VASH)		-
HAP (Port-In)		2,321.00
HAP (Port-Out)		-
Utility Reimbursement		1,066.00
Admin Fee		-
Total	$	19,490.21

DD 18,424.21*
CKS 1,066.00*
19,490.21*

0.*

PWO 7/11/18
LM 7/12/18

Voided Payment Report From Payment History

July 26, 2018

Check #	Check Date	VMS Date	Payee Name		Amount
147138	2/1/2018	2/1/2018	Stacie J Hogan	Voided	$8.00
147138	2/1/2018	2/1/2018	Stacie J Hogan	Voided Payment Offsetting Entry	-$8.00
147261	3/1/2018	3/1/2018	Stacie J Hogan	Voided	$8.00
147261	3/1/2018	3/1/2018	Stacie J Hogan	Voided Payment Offsetting Entry	-$8.00
				Total Voided Payments	**$16.00**
				Total Offsetting Entries	**-$16.00**

Lost CKs - re-Issued @ 7/15/18

Copyright © 2011-2018, HAPPY Software, Inc.

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 8/2/2018

TO: Chair and Agency Members

FROM: Joe Sbranti, City Manager/Executive Director

SUBJECT: Adoption of a City Council Resolution Approving the Section 8 Management Assessment Program Certification for Fiscal Year End June 30, 2018

MEETING DATE: 8/20/2018

EXECUTIVE SUMMARY

As required compliance with the U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Pittsburg (Housing Authority) has prepared the Section 8 Management Assessment Program (SEMAP) Certification for submission for fiscal year end June 30, 2018.

FISCAL IMPACT

This action has no fiscal impact to the General or the Housing Authority Funds.

RECOMMENDATION

Staff recommends the Housing Authority Board adopt this Resolution approving the SEMAP Certification for submission for fiscal year ending June 30, 2018 to HUD no later than the August 29, 2018 deadline.

BACKGROUND

In 1999, HUD introduced the SEMAP as a management assessment system designed to provide an annual measurement of performance for all housing authorities administering the Section 8 Housing Choice Voucher program. HUD requires the SEMAP Certification be approved by resolution and transmitted electronically through HUD's Public and Indian Housing Inform the SEMAP system assesses Housing Authority on 14 key indicators that show whether families are assisted fairly and expeditiously and in accordance with the Federal regulations governing the program. These fourteen (14) indicators are: 1) Selection from Waiting List; 2) Reasonable Rent; 3) Determination of Adjusted Income; 4) Utility Allowance Schedule; 5) Housing Quality Standards (HQS) Quality Control; 6) HQS

Enforcement; 7) Expanding Housing Opportunities; 8) Payment Standards; 9) Annual Reexaminations; 10) Correct Tenant Rent Calculations; 11) Pre-contract HQS; 12) Annual HQS; 13) Lease Up (Utilization); and 14) Family Self-Sufficiency. Eight indicators are based on information certified by the Housing Authority and the remaining six indicators are based on HUD's PIC system data. Upon review of this Certification by HUD, a determination will be made on the operational designation and regulatory compliance of the Housing Authority.

It is important to note that Indicator 14, Family Self-Sufficiency, is rated for those housing authorities operating a Family Self Sufficiency (FSS) Program and have an FSS Coordinator. As the Housing Authority does not operate this program, it is assessed on the remaining 13 indicators for a maximum of 135 points.

Within the 13 remaining indicators, there is a cumulative 135-point total scale where the acquisition of 90% or above (122+ points) will yield a designation of "High Performer," a score between 60% and 89% (81 to 121 points) will yield a designation of "Standard Performer," and a score of less than 60% (80 points) will yield a designation of "Troubled Performer". HUD will conduct on-site reviews of housing authorities rated "Troubled" to assess the magnitude and severity of the problems.

The Housing Authority has in the past been designated a "High Performer" and current records indicate that it has successfully completed the 2018 requirements for each indicator to continue meeting the "High Performer" designation.

It is anticipated that HUD will post the Housing Authority's designation within 120 days of submission of the SEMAP Certification.
ation Center (PIC) system within 60 days following the end of the fiscal year.

SUBCOMMITTEE FINDINGS

Not Applicable.

STAFF ANALYSIS

The Housing Authority has prepared the SEMAP Certification to meet HUD's requirements and upon approval, will submit the SEMAP Certification to HUD on or before the due date of August 29, 2018 for compliance.

ATTACHMENTS: Resolution,
Section 8 Management Assessment Certification

Report Prepared By: Bruce Smargiasso, Housing Manager

BEFORE THE HOUSING AUTHORITY OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a Housing Authority Resolution	)	
Approving the Section 8 Management	)	RESOLUTION NO. 18-
Assessment Program Certification for Fiscal	)	
Year End June 30,2018	)	

The Housing Authority of the City of Pittsburg DOES RESOLVE as follows:

WHEREAS, in 1999, the U.S. Department of Housing and Urban Development (HUD), introduced the Section 8 Management Assessment Program (SEMAP) as a management assessment system designed to provide an annual measurement of performance for all housing authorities administering the Section 8 Housing Choice Voucher program; and

WHEREAS, HUD requires the SEMAP Certification be approved by resolution and transmitted electronically through HUD's Public and Indian Housing Information Center (PIC) system within 60 days following the end of the fiscal year; and

WHEREAS, the SEMAP system assesses housing authorities on 14 key indicators that show whether families are assisted fairly and expeditiously and in accordance with the Federal regulations governing the program. These fourteen (14) indicators are: 1) Selection from the Waiting List; 2) Reasonable Rent: 3) Determination of Adjusted Income; 4) Utility Allowance Schedule; 5) Housing Quality Standards (HQS) Quality Control; 6) HQS Enforcement; 7) Expanding Housing Opportunities; 8) Payment Standards; 9) Annual Reexaminations; 10) Correct Tenant Rent Calculations; 11) Pre-contract HQS; 12) Annual HQS; 13) Lease Up (Utilization); and 14) Family Self-Sufficiency. Eight indicators are based on information certified by the Housing Authority and the remaining six indicators are based on HUD's PIC system data. Upon review of this Certification by HUD, a determination will be made on the operational designation and regulatory compliance of the Housing Authority; and

WHEREAS, Indicator 14, Family Self-Sufficiency, is rated for those housing authorities operating a Family Self Sufficiency (FSS) Program and have an FSS Coordinator. The Housing Authority of the City of Pittsburg (Housing Authority) does not operate this program and is therefore, assessed on the remaining 13 indicators for a maximum of 135 points; and

WHEREAS, the Housing Authority has identified policies, procedures and management practices to ensure compliance with SEMAP indicators identified by HUD.

NOW, THEREFORE**,** the Housing Authority finds and determines as follows:

Section 1.
All the recitals above are true and correct and incorporated herein.

Section 2.
The SEMAP Certification for Fiscal Year EndJune 30, 2018 is a thorough and complete document. The SEMAP Certification supports the Housing Authority's policies, procedures and management practices.

Section 3.
The Housing Authority Board herebyapproves the SEMAP Certification for submission, and adopts this Resolution and Exhibit A incorporated herein by this reference.

Section 4
The Executive Director is hereby authorized to take such further actions as may be necessary or appropriate to carry out the Housing Authority's obligations pursuant to this Resolution.

Section 5.
The Agency Clerk shall certify to the adoption of this Resolution.

Section 6.
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Housing Authority of the City of Pittsburg on the 20th day of August 2018, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Dwaine "Pete" Longmire, Chair

ATTEST:

_____
Alice E. Evenson, Agency Secretary

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
City of Pittsburg Housing Authority	06/30/2018	08/24/2018

Check here if the PHA expends less than $300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than $300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than $300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response **Yes** ✔ **No** ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response **Yes** ✔ **No** ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response **Yes** ✔ **No** ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ✔ **At least 98% of units sampled** ☐ **80 to 97% of units sampled** ☐ **Less than 80% of units sampled**

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ✔ **At least 90% of files sampled** ☐ **80 to 89% of files sampled** ☐ **Less than 80% of files sampled**

4. Utility Allowance Schedule. (24 CFR 982.517)
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response **Yes** ✔ **No** ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response **Yes** ✔ **No** ☐

6. HQS Enforcement. (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ✔ **At least 98% of cases sampled** ☐ **Less than 98% of cases sampled**

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ✔

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.
PHA Response **Yes** ✔ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
PHA Response **Yes** ✔ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
PHA Response **Yes** ✔ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.
PHA Response **Yes** ✔ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
PHA Response **Yes** ✔ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
PHA Response **Yes** ✔ **No** ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response **Yes** ✔ **No** ☐

Enter current FMRs and payment standards (PS)

0-BR FMR 1540	1-BR FMR 1855	2-BR FMR 2329	3-BR FMR 3219	4-BR FMR 3946
PS 1463	PS 1762	PS 2215	PS 3058	PS 3748

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response **Yes** ✔ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response **Yes** ✔ **No** ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response **Yes** ✔ **No** ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response **Yes** ✔ **No** ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response **Yes** ✔ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ✔
PHA Response
a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.) ☐

or, Number of mandatory FSS slots under HUD-approved exception ☐

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ✔

PHA Response **Yes** ☐ **No** ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** ☐ **No** ✔ **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Date (mm/dd/yyyy) 08/20/2018

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) 08/20/2018

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.

_____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.

_____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? **Yes** ☐ **No** ☐

2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.

_____ c. Number of Section 8 families with children who moved during the last completed PHA FY.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.

_____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 8/7/2018

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code Related to Permitting Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District AP-17-1235 (RZ)

MEETING DATE: 8/20/2018

EXECUTIVE SUMMARY

This is a continued public hearing on a request for a zoning text amendment to add "small recycling facility" and "mail order or direct selling establishment," as conditionally permitted uses in the M (Mixed Use) District. On June 13, 2017, the Planning Commission adopted Resolution No. 10064, recommending adoption of the proposed amendment. On July 17, 2017, the City Council held a public hearing and voted 2-1 to continue the item.

FISCAL IMPACT

There is no fiscal impact on the City from the proposed ordinance. Standard business license fees would be collected on an annual basis for businesses in the City of Pittsburg.

RECOMMENDATION

Staff recommends that after the staff presentation the City Council open the public hearing, allow the applicant an opportunity to speak, take public testimony, and close the public hearing.

If the City Council agrees with the Planning Commission's recommendation, staff recommends the City Council move to introduce, waive further reading, and pass to second reading the attached ordinance amending Pittsburg Municipal Code (PMC) Title 18 ("Zoning") related to the permitting of small recycling facilities and mail order or direct selling in the M District.

BACKGROUND

Mt. Diablo Resource Recovery (formerly Pittsburg Disposal) purchased the vacant building at 555 California Avenue several years ago and relocated their downtown business office to this location. On April 3, 2017, Mt. Diablo Resource Recovery filed an application for a zoning text amendment to allow “small recycling facility,” and “mail order or direct selling of merchandise,” (as defined by PMC sections 18.08.080(27)(b) and 18.08.080(26)(e)), as conditionally permitted uses in the M District, in order to facilitate implementation of the “Recycle Smart” program.

SUBCOMMITTEE FINDINGS

The general project has been brought before the Land Use Subcommittee on three occasions. On March 5, 2015, a proposal was first presented to the Subcommittee by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff’s recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all Subcommittee recommendations discussed.

On April 3, 2017, the applicant filed Zoning Text Amendment Application No.17-1235 for the project. The project concept was modified from its 2015 iteration to include a small recycling facility and mail order or direct selling establishment (rather than a “secondhand clothing and appliance store”) in order to better match the best fit land use classification as defined in PMC section 18.08.080. The current proposal includes a zoning text amendment to allow both uses in the M District, but only in areas north of California Avenue and east of Harbor Street and also subject to use permit approval.

On April 10, 2017, the application was presented to the Subcommittee for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendment be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging. At the conclusion of the LUS meeting, the subcommittee recommended that the zoning text amendment be taken to the Planning Commission and then to the City Council for review, as appropriate.

On June 13, 2017, the Planning Commission held a public hearing to consider the zoning text amendment and voted 5-0, with two abstentions, to adopt Resolution 10064 (Attachment 2) recommending City Council approval of the text amendment.

On July 17, 2017, the City Council held a public hearing to consider the proposed zoning text amendment. Following the public hearing, the City Council voted 2-1 to continue this item to the next meeting. The item was subsequently continued to a date uncertain to allow the applicant additional time to meet with neighboring residents to address concerns raised during the meeting.

On May 8, 2018, the applicant held an informational meeting, and invited residents of the neighboring Stone Harbor subdivision to tour the site and provide feedback to the applicant.

On July 18, 2018, the project was once again brought before the Subcommittee to provide an update on the applicant's outreach efforts and discuss potential conditions of approval related to the potential use permit application. During this meeting, Councilmembers Craft and Banales, as well as Commissioner Robinson, voiced their concerns regarding noise resulting from the recycling component. The applicant stated that recyclables would be collected in smaller containers within the existing building and proposed that the bins could be taken from the site by bin trucks, which are smaller trucks with a forklift like attachment, which would eliminate much of the noise resulting from recyclable materials being dumped into a standard truck bed. Councilmember Banales recommended a condition be added to address where the trucks would be loaded, and how trucks and other clients would enter the parking area of the facility.

STAFF ANALYSIS

Project Description: Implementation of the Recycle Smart Program by Mt. Diablo would be a two-step application process: the first step, as mentioned above, would be approval of a zoning text amendment to allow a "small recycling facility" and "mail order or direct selling establishment," subject to a use permit, within that portion of the M District north of California Avenue and east of Harbor Street. It should be noted that the application being voted on by the City Council at this point only regards the zoning text amendment portion and would not entitle the use of the site as either a small recycling facility or a mail order or direct selling establishment.

If the zoning text amendment is approved, the applicant would be required to obtain a use permit to legally establish the use. While the City Council is not being asked to make a decision on the use permit at this time, staff and the applicant have put together information regarding the proposed use to help inform the public and City Council of the applicant's intent. As such, staff has worked with the applicant to draft potential conditions of approval intended to address concerns raised during the previous public hearings and Subcommittee meetings, which would be incorporated into a potential use permit approval (Attachment 3).

As part of the potential use permit portion of the application, the proposed retail/mail order or direct selling use would be limited to an 1,805 sq.ft. area within the existing warehouse along the eastern (front) end of the building (Attachment 4). This area would utilize display tables and include two new offices: one for sales persons who would handle both the online sales and future walk-in customers, and one for the warehouse manager. All proceeds would be distributed to non-profit organizations. The proposed recycling area, where recycling bins and a small scale would be located, would occupy a 500 s.f. portion (2.5%) of the 20,000 s.f. building (Attachment 4) and would be located at the southwestern end (back) of the building along California Avenue, more than 130 feet from the nearest residence. The use would utilize only small intake equipment, and no large processing equipment. Collected recyclables would be stored inside the building and removed from the site daily to control odor. There would be no outside storage of bins or materials, and trucks would be kept at the Loveridge Road facility. Operations would be limited to the hours of 9:00 a.m. and 3:00 p.m., and noise levels are not anticipated to exceed 60 decibels. The applicant intends to continue the primary use of the building as an administrative office and payment center, which is permitted.

Analysis: The proposed zoning text amendment and use permit request is part of "Recycle Smart," a comprehensive effort by Mt. Diablo to provide resource recovery to the fullest extent possible. To date, the applicant estimates that over 2,000,000 pounds of recyclable

materials have been diverted from the landfill. The potential relocation of the buy back center from the heavily industrial Loveridge Road facility to 555 California Avenue would provide a more convenient, safer alternative for the community to recycle.

With the locational limitations proposed, the only area that the proposed amendment would apply too would include the stretch of land located on the north side of California Avenue, between Harbor Street and approximately 100 feet west of Edward Avenue. This area is zoned PD (Planned Development, City Council Ordinance No. 09-1319) District, and has been designated by the Railroad Avenue Specific Plan (RASP) as Transit Oriented Development Medium Density (TOD-M). Allowable land uses in TOD-M and Transit Oriented Development High Density (TOD-H) Districts are the same as those of the M District, as specified in the RASP and Title 18 of the PMC.

Prior to the adoption of the RASP, the General Plan and zoning designations for all of the parcels currently zoned M District along California Avenue east of Harbor Street, were CC (Community Commercial) District, which allowed for “small recycling facilities” subject to Zoning Administrator approval, and “mail order or direct selling establishments” as permitted uses. Because the current proposal would essentially be reverting back to allowable land uses in place prior to the adoption of the RASP, but under the same General Plan land use designation, it can be concluded that the proposed zoning text amendment would remain consistent with the General Plan.

Staff believes that the City Council can make the necessary findings to approve the proposed amendment to allow small recycling facilities and mail order or direct selling establishments within the M District subject to a use permit and limitation that allows these uses only in that area north of California Avenue and east of Harbor Street, as the amendment would support a community need for continued recycling efforts that would keep items out of the landfill, and would provide resident’s with additional environmentally-beneficial recycling options while supporting the City’s recycling goals by providing new avenues to divert usable items from the waste stream. By requiring a use permit for new establishments, the City would further retain site development and operational controls to ensure that new businesses do not become a nuisance for the surrounding neighbors and the City as a whole.

ATTACHMENTS:
1. Proposed Ordinance
2. Adopted Planning Commission Resolution No. 10064
3. Draft Conditions of Approval for Subsequent Use Permit
4. June 13, 2017, Planning Commission Staff Report (with attachments)
5. Public Hearing Notice

Report Prepared By: Report prepared by: Cathy Munneke, Contract Planner

Attachment 2

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Ordinance of the City of Pittsburg	)	ORDINANCE NO. 18-_____
Amending Title 18 of the Pittsburg	)	
Municipal Code as it Relates to Permitting	)	
for Small Recycling Facilities and Mail	)	
Order or Direct Selling Establishments in	)	
the M District, AP-17-1235 (RZ)	)	

The City Council of the City of Pittsburg DOES ORDAIN as follows

SECTION 1. Recitals

A. This is a proposal initiated by Mt. Diablo Resource Recovery to consider an amendment to Title 18, "Zoning," of the Pittsburg Municipal Code (PMC) in order to facilitate a small recycling facility and mail order or direct selling in the M (Mixed Use) District, subject to limitations.

B. On March 5, 2015, a proposal was presented to the Land Use Subcommittee by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The Subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M District, subject to approval of a use permit. During this meeting the Subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all Subcommittee recommendations discussed.

C. On April 3, 2017, the applicant filed Zoning Text Amendment AP-17-1235 for the project. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in PMC section 18.08.080. The proposal includes a zoning text amendment to allow both uses in the M District, but only in areas north of California Avenue and east of Harbor Street, subject to use permit approval.

D. On April 10, 2017, the revised concept was presented to the Land Use Subcommittee for consideration. During this meeting, the Subcommittee continued to be supportive of the process as proposed by staff; however, the Subcommittee raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendment be limited to the commercial areas

north of California Avenue east of Harbor Street. The applicant agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging.

E. On June 13, 2017, the Planning Commission held a public hearing to consider the proposed zoning text amendment related to “small recycling facilities” and “mail order and direct selling” in the M District. Following close of the public hearing, the Planning Commission voted 5-0, with two abstentions, to recommend City Council approval of the amendment as presented by staff.

F. On July 17, 2017, the City Council held a public hearing to consider the proposed zoning text amendment. Following close of the public hearing, the City Council voted 2-1 to continue the public hearing to the August 7, 2017, City Council meeting. On August 7, 2017, the item was continued to the August 21, 2017, City Council meeting. On August 21, 2017, the item was continued to a date uncertain to allow the applicant time to meet with the neighbors to address concerns.

G. On May 8, 2018, the applicant held an informational meeting and invited residents of the neighboring Stone Harbor subdivision to tour the site and discuss the project.

H. On July 18, 2018, the project was once again brought before the Subcommittee to provide an update on the applicant’s outreach efforts and discuss potential conditions of approval related to the potential use permit application. During this meeting, Councilmembers Craft and Banales, as well as Commissioner Robinson, voiced their concerns regarding noise resulting from the recycling component. The applicant stated that recyclables would be collected in smaller containers within the existing building and proposed that the bins could be taken from the site by bin trucks, which are smaller trucks with a forklift like attachment, which would eliminate much of the noise resulting from recyclable materials being dumped into a standard truck bed. Councilmember Banales recommended a condition be added to address where the trucks would be loaded, and how trucks and other clients would enter the parking area of the facility.

I. Before adoption of an ordinance, the City Council shall make findings that the proposed regulation is consistent with the policies of the general plan and the notice and hearing provisions of PMC Title 18, in accordance with PMC section 18.48.030.

J. On or prior to August 10, 2018, notice of the August 20, 2018, public hearing to consider this application was posted at City Hall and on the ‘public notices’ page of the City’s website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

K. On August 20, 2018, the City Council held a continued public hearing on the proposed zoning text amendments, at which time oral and/or written testimony was considered.

SECTION 2. Findings

A. Based on the City Council Staff Report entitled, “Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code as it Relates to Permitting for Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District, AP 17-1235” and based on all the information contained in the Planning Division files, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the City Council finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendment proposed is procedural in nature and consistent with the General Plan land use designations for the sites in question.

3. The proposed amendment is consistent with the objectives, policies, general land uses and programs in the General Plan as the new uses are allowable uses within the Mixed Use General Plan land use designation that is applicable to all M District designated sites north of California Avenue and east of Harbor Street.

4. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in that they will provide the community with additional recycling and retail options while still providing site development and operational controls through the use permit process to ensure that new businesses do not become a nuisance for the surrounding neighbors, nor the City as a whole.

5. There is a community need for the change proposed as the proposed project fulfills the community’s need for environmentally beneficial recycling options and keeping usable items out of the landfill, while further promoting the general welfare of the City by supporting the City’s recycling goals by diverting useable items from the waste stream.

6. The change will be in conformity with the public convenience as it would provide residents with additional easily accessible recycling and retail options within the M (Mixed Use) District designated areas located north of California Avenue and east of Harbor Street.

SECTION 3. Decision.

A. Based on the findings and the authority set forth above, the City Council hereby amends Title 18 of the PMC, as identified below:

1. The schedule in PMC section 18.53.020 is amended to add the following land use category under the "Recycling collection facility" heading, as follows (new text shown with underlines):

Recycling collection facility	
Reverse vending machine	P
Recycling facility, small	L-148

2. PMC section 18.53.020 "M District – Additional Use Regulations," Limitation L-148, is amended to read as follows (new text shown with underlines):

   "Permitted above ground floor level, except for small recycling facilities. Use permit required for any establishment occupying the ground floor level of a building constructed on a lot with frontage on Railroad Avenue, or California Avenue east of Harbor Street. Otherwise, prohibited."

SECTION 4. Severability

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. Effective Date

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 6. Publication

The City Clerk shall either (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation or (b) have a summary of the ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again 20 days after its adoption.

The foregoing ordinance was introduced at a meeting of the City Council of the City of Pittsburg held on August 20, 2018, and was adopted and ordered published at a meeting of the City Council held on September 9, 2018, by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

_____
Dwaine “Pete” Longmire, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City Council Amend Title 18 of the Pittsburg Municipal Code as it Relates to Small Recycling Facilities and Mail Order or Direct Selling Establishments in the Mixed Use District, for "Pittsburg Disposal / Mt. Diablo Recycling, AP-17-1235 (RZ)."	)	Resolution No. 10064

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed.

B. On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburg Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburg Disposal offices.

C. April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging.

D. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), and Pittsburg Municipal Code (PMC).

E. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.

F. On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

G. Pittsburg Municipal Code (PMC) section 18.48.030.A specifies that the following determinations must be made in order to recommend approval of an amendment to the Zoning Ordinance:

   1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;

   2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

   3. there is a community need for the change proposed; and

   4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.

H. On June 13, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1235, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled "Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based

on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. The proposed amendment is consistent with the objectives, policies, general land uses and programs in the General Plan as the new uses are allowable uses within the *Community Commercial* General Plan land use designation that is applicable to all M District designated sites north of California Avenue and east of Harbor Street.

3. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in that they would provide the community with additional recycling and retail options while still providing site development and operational controls through the use permit process to ensure that new businesses do not become a nuisance for the surrounding neighbors, nor the City as a whole

4. There is a community need for the change proposed as the proposed project fulfills the community's need for environmentally beneficial recycling options and keeping usable items out of the landfill, while further promoting the general welfare of the City by supporting the City's reuse, redeem and recycle goals by diverting useable items from the waste stream.

5. The change will be in conformity with the public convenience as it would provide residents with additional easily accessible recycling and retail options within the M District designated areas located north of California Avenue and east of Harbor Street.

Section 3. Decision

A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending PMC section 18.53.020 "Land use and development regulations," as identified below:

1. The schedule in PMC section 18.53.020 is amended to add the following land use category under the "Recycling collection facility" heading, as follows (new text shown with underlines):

Recycling collection facility	
Reverse vending machine	P
Recycling facility, small	L-148

Small Recycling Facility on the north side of California Avenue and east of Harbor Street, allowed with a use permit

2. PMC section 18.53.020 "M District – Additional Use Regulations," Limitation L-148 is amended to read as follows (new text shown with underlines):

   Permitted above ground floor level. Use permit required for an establishment occupying the ground floor level of a building constructed on a lot with frontage on Railroad Avenue, or California Avenue east of Harbor Street. Otherwise, prohibited.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Croskey, seconded by Commissioner Foster, the foregoing resolution was passed and adopted the 13th day of June 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Coniglio, Croskey, Foster, Gargalikis, Guerrero

NAYES: None

ABSTAIN: None

ABSENT: Patrice Belleci-Shipe, Fardella

I hereby certify that the above Resolution No. 10064 was adopted by the Planning Commission of the city of Pittsburg on June 13, 2017.

HECTOR ROJAS, AICP, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 3
Selected Draft Use Permit Conditions of Approval

Recycle Smart and Buyback Use Permit Conditions

1. The small recycling facility shall accept only glass, aluminum cans, plastic containers, papers and reusable items.
2. The small recycling facility shall not use power-driven processing equipment.
3. The small recycling facility shall be located within the existing building. No outdoor operations, including but not limited to outside storage or sorting of materials, shall be allowed.
4. The recycle buyback operations shall occur entirely within the existing building.
5. Only smaller containers that can be removed by a bin truck shall be used to collect and store recyclable materials.
6. All containers used as part of the small recycling facility buyback program shall be picked up within the existing building using bin trucks.
7. All vehicles, including trucks owned by the business operator, shall enter the site from the driveway off of Newport Drive. The gate along California Avenue shall be designated as exit only. The business operator shall make all reasonable efforts to ensure that vehicles exiting the site do not block California Avenue or the adjacent sidewalk.
8. Customer parking shall be limited to those spaces along the western property boundary and those spaces east of the existing security gate along the north side of the existing building. All spaces adjacent to the northern property line west of the existing gate along the north side of the building shall be reserved for employee parking.
9. Storage bins utilized as part of the buyback program shall be removed and replaced a minimum of once per week, or as needed when filled to capacity. This shall not be construed as to require empty, clean bins be removed.
10. The business operator shall maintain service with a private pest control company at all times.
11. Public business hours shall be limited to the hours of 9:00 a.m. and 3:00 p.m. (maximum hours) during weekdays only. The small recycling buy-back facility shall be closed on the day the surrounding Stone Harbor neighborhood trash collection occurs.
12. Loading and delivery of materials shall be limited to the hours of 7:00 a.m. to 5:00 p.m. weekdays and Saturday.
13. It shall be the business owner’s responsibility to ensure that all possible measures are taken to avoid large trucks on site outside of 8:00 a.m. to 5:00 pm.
14. The business operator shall ensure no idling of trucks takes place on the premises.
15. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA.

16. The business operator shall be required to refuse accepting any materials brought to the site via shopping carts. The business operator shall maintain signage, approved by the Planning Division and subject to all requirements of Title 19 of the PMC, at both entry gates stating: “No Grocery Carts Allowed on Premises.”
17. The business operator shall install and maintain signage within the existing pylon sign, approved by the Planning Division and subject to all requirements of Title 19 of the PMC.
18. The developer shall provide permanent, fixed bicycle racks or lockers for 8 bicycles. The final design and location of the bicycle racks shall be subject to approval by the Planning Division.
19. The developer shall plant a minimum of one (1) tree at the project entry off of Newport Drive within island between parking and entry. The tree species shall be selected for energy efficiency and drought tolerance, and adaptability and relationship to the city’s climatic, soil, geological and topographical conditions.
20. The developer shall repair sections of missing gate lattice on existing trash structure.
21. The developer shall repair and finish (to match existing) chipped or broken portions of sound wall bordering Stone Harbor subdivision.
22. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.
23. There shall be no outdoor display or storage of any kind.
24. The business owner shall ensure that items offered for sale do not spill or leak oil or other hazardous contaminants. The business operator shall ensure that accidental spills or leaks of oil or other hazardous contaminants are immediately cleaned using dry cleanup methods.
25. The business owner shall work with a City-approved theft prevention specialist to help identify and reject stolen goods. The operator shall work with the Police Department to the maximum extent feasible to report stolen items.

Railroad Avenue Specific Plan Community Facilities District:

26. If not already completed, the property owner shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-01 Railroad Avenue Specific Plan Area Community Facilities District (CFD 2014-1), prior to operation of the small recycling facility.

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **No. 3 – Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)**

ORIGINATED BY: Robert Hammonds, Mt. Diablo Recycling - Garaventa Properties, PO Box 5397, Concord, CA, 94520

SUBJECT: This is a public hearing on a request for a recommendation for City Council approval of a zoning text amendment to facilitate implementation of the Recycle Smart Program within the existing building located at 555 California Avenue in the M (Mixed Use) District, for Pittsburg Disposal / Mt. Diablo Recycling; APN 073-270-089. While the purpose of this request is to facilitate a specific development proposal, the zoning text amendments would apply to the entire M District, with limitations.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10064, recommending that the City Council approve an amendment to Title 18 of the Pittsburg Municipal Code as it relates to small recycling facilities and mail order or direct selling establishments in the Mixed Use District, as presented.

BACKGROUND:

The primary project site at 555 California Avenue was constructed in 1994 and is the former location of Wonder Bread and California Carpets. The site was vacated in 2012. Attachment 2 of this report includes a map showing the existing surrounding uses.

On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed (see Attachment 3 of this report for a full list of the draft use permit conditions, which would be subject to formal review at a later date).

On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project, as presented below. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburg

Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburg Disposal offices.

April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging (see Attachment 3). At the conclusion of the LUS meeting, the subcommittee recommended that the zoning text amendment be taken to Planning Commission and then to the City Council for review, as appropriate.

PROJECT DESCRIPTION:

The applicant has proposed a zoning text amendment to facilitate a “small recycling facility” and “mail order or direct selling establishment” (as defined by PMC sections 18.08.080.24.B and 18.08.080.26.E, respectively), auxiliary to the Pittsburg Disposal Offices. This project requires amending the M District’s land use and development regulations (PMC section 18.53.020) to include and designate the two use classifications, which are required for the implementation of the Recycle Smart Program ancillary to the Pittsburg Disposal Office, upon approval of a conditional use permit.

As proposed, “small recycling facilities” and “mail order or direct selling establishments” would be allowed on M District parcels located north of California Avenue and east of Harbor Street, subject to approval of a use permit.

Details related to the site specific development proposal at 555 California Avenue have been submitted by the applicant and are attached to this report for information purposes only (see Attachment 4 - 555 California Avenue Proposal). Upon City Council approval of the requested zoning text amendment, a use permit application would be processed and reviewed by the Planning Commission for use of the specific site, as presented in Attachment 4.

GENERAL PLAN/CODE COMPLIANCE:

General Plan / Railroad Avenue Specific Plan: On November 2, 2009, the Pittsburg City Council adopted the Railroad Avenue Specific Plan (RASP) Ordinance No. 09-1309 and Resolution 09-11303, which designated the project site as Transit Oriented Development (TOD) Medium. Allowable land uses in TOD Medium and TOD High Districts are the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC.

The Mixed Use designation was established to allow for greater flexibility of land uses around and accessible by transit (General Plan, page 2-18). The RASP boundaries encompasses a half-mile radius around the new Pittsburg Center BART Station (currently under construction), and the project site is within these boundaries, but located very near the edge of the RASP's half-mile border.

Prior to the adoption of the RASP, the General Plan and zoning designations for all of the currently designated M District parcels located along California Avenue east of Harbor Street, was Community Commercial (refer to Attachment 5 - Railroad Avenue Specific Plan and PMC sections) which allowed for "Small Recycling Facilities" subject to zoning administrator approval, and "Mail Order or Direct Selling Establishments" as permitted uses.

Because the current proposal would essentially be reverting back to allowable land uses in place prior to the adoption of the RASP, but under the same General Plan land use designation, it can be concluded that the proposed zoning text amendment would remain consistent with the General Plan.

Zoning: Pursuant to PMC sections 18.16.020 and 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan.

2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.

3. A community need is demonstrated for the change proposed.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.

Public Notice: On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

ANALYSIS:

Staff believes that the Commission can make the necessary findings to recommend approval of the proposed amendment to the M District in order to revise the existing Land Use Regulations table to allow small recycling facilities and mail order or direct selling establishments on M District parcels located north of California Avenue and east of Harbor Street, subject to approval of a use permit.

The amendment would support a community need for continued recycling efforts that will keep items out of the landfill. The proposed amendments would also provide resident's with additional environmentally-beneficial recycling options while supporting the City's reuse, redeem and recycle goals by providing new avenues to divert useable items from the waste stream.

By requiring a use permit for new establishments and limiting the locations to M District areas north of California Avenue and east of Harbor Street, the City will further retain site development and operational controls to ensure that new businesses do not become a nuisance for the surrounding neighbors and the City as a whole.

ACTION REQUIRED:

Move to adopt Resolution No. 10064, recommending City Council approval of an amendment to Title 18 of the Pittsburg Municipal Code as it relates to small recycling facilities and mail order or direct selling establishments in the Mixed Use District, as presented.

ATTACHMENTS:

1. Draft Resolution No. 10064
2. Surrounding Uses Map
3. Draft Use Permit Conditions of Approval
4. 555 California Avenue Proposal
5. Railroad Avenue Specific Plan and PMC Sections
6. Public Hearing Notice & Vicinity Map
7. Public Comments Received as of June 6, 2017

Prepared by: Christine Gregory, Contract Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City Council Amend Title 18 of the Pittsburg Municipal Code as it Relates to Small Recycling Facilities and Mail Order or Direct Selling Establishments in the Mixed Use District, for "Pittsburg Disposal / Mt. Diablo Recycling,AP-17-1235(RZ)."	)	Resolution No. 10064

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed.

B. On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburg Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburg Disposal offices.

C. April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging.

D. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), and Pittsburg Municipal Code (PMC).

E. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.

F. On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

G. Pittsburg Municipal Code (PMC) section 18.48.030.A specifies that the following determinations must be made in order to recommend approval of an amendment to the Zoning Ordinance:

   1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;

   2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

   3. there is a community need for the change proposed; and

   4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.

H. On June 13, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1235, at which time oral and/or written testimony was considered.

<u>Section 2. Findings</u>

A. Based on the Planning Commission Staff Report entitled"Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based

on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. The proposed amendment is consistent with the objectives, policies, general land uses and programs in the General Plan as thenew uses are allowable uses within the *Community Commercial* General Plan land use designation that is applicable to all M District designated sites north of California Avenue and east of Harbor Street.

3. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in thatthey would provide the community with additional recycling and retail options while still providing site development and operational controls through the use permit process to ensure that new businesses do not become a nuisance for the surrounding neighbors, nor the City as a whole

4. There is a community need for the change proposed as the proposed project fulfills the community's need for environmentally beneficial recycling options and keeping usable items out of the landfill, while further promoting the general welfare of the City by supporting the City's reuse, redeem and recycle goals by diverting useable items from the waste stream.

5. The change will be in conformity with the public convenienceas it would provide residents with additionaleasily accessible recycling and retail options within the M District designated areas located north of California Avenue and east of Harbor Street.

Section 3. Decision

A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending PMC section 18.53.020 "Land use and development regulations," as identified below:

1. The schedule in PMC section 18.53.020 is amended to add the following land use category under the "Recycling collection facility" heading, as follows (new text shown with underlines):

Recycling collection facility	
Reverse vending machine	P
Recycling facility, small	L-148

Small Recycling Facility on the north side of California Avenue and east of Harbor Street, allowed with a use permit

2. PMC section 18.53.020 “M District – Additional Use Regulations,” Limitation L-148 is amended to read as follows (new text shown with underlines):

   Permitted above ground floor level. Use permit required for an establishment occupying the ground floor level of a building constructed on a lot with frontage on Railroad Avenue, or California Avenue east of Harbor Street. Otherwise, prohibited.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner , seconded by Commissioner _____, the foregoing resolution was passed and adopted the 13th day of June,2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10064was adopted by the Planning Commission of the city of Pittsburg on June 13, 2017.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment2
Surrounding Uses
Pittsburg Disposal / Mt Diablo Recycling, AP-17-1235 (Zoning Text Amendment)

Project Site

Attachment 3Draft Use Permit Conditions of Approval

Standard Conditions

1. Sales Tax: The applicant or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Applicant or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.

2. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

3. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

4. Indemnification: Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

Recycle smart and Buyback Use Permit Conditions

5. The small recycling facility may accept only glass, aluminum cans, plastic containers, papers and reusable items.

6. The small recycling facility may not use power-driven processing equipment.

7. The small recycling facility must be located in the existing building a minimum of 20 feet from the California Avenue Sidewalk.

8. The project shall be:
   500 SF maximum area small recycling facility
   1,805 SF maximum Retail Secondhand Sales area

9. No outside storage or sorting of materials is allowed.

10. Recycling Buy-back shall be closed on the day the surrounding neighborhood trash and collection occurs.

11. Public business hours shall be 9:00 a.m. to 5:00 p.m. (maximum hours) weekdays.

12. Loading and delivery of materials shall be prohibited outside of hours 7:00 a.m. to 5:00 p.m. weekdays and Saturday.

13. It shall be the business owner's responsibility to ensure that all possible measures are taken to avoid large trucks on site outside of 8:00a.m to 5:00 pm.

14. No idling of trucks onsite is allowed.

15. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA.

16. No vehicle traffic is allowed to block California Avenue.

17. Signage shall be submitted for review and approval:
    a. No Grocery Carts allowed on premises
    b. gate at California Avenue: NO PUBLIC ENTRY
    c: gate to rear of building off Newport Drive: NO PUBLIC ENTRY
    d. existing pylon sign

18. Add Permanent, fixed bicycle racks or lockers for 8 bicycles.

19. Plant one (1) treeminimum at project entry off Newport Drive in island between parking and entry. The tree species shall be selected for energy efficiency and drought tolerance, and adaptability and relationship to the city's climatic, soil, geological and topographical conditions.

20. Repair sections of missing gate lattice on existing trash structure.

21. Repair, and finish (match existing) chipped or broken portions of sound wall bordering Stone Harbor subdivision.

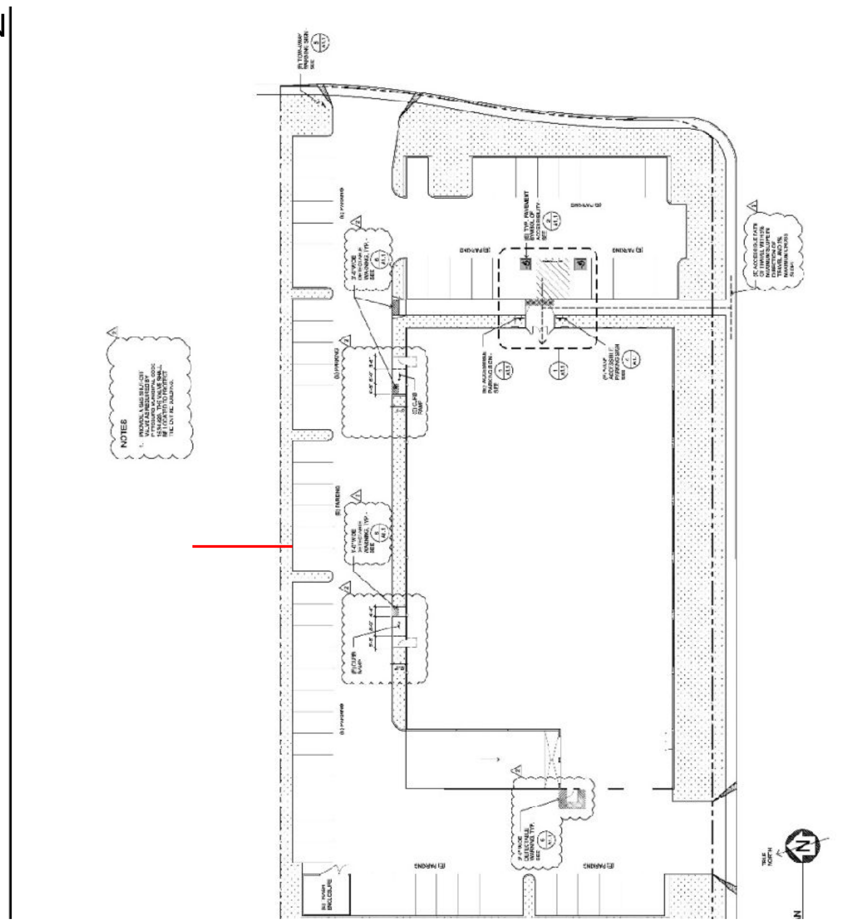
22. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.

Railroad Avenue Specific Plan Community Facilities District:

23. The subject property has been previously annexed into the Railroad Avenue Specific Plan (RASP) Community Facilities District 2014-1, The rate of the CFD is subject to City Council Ordinance No. 14-1383, if applicable.

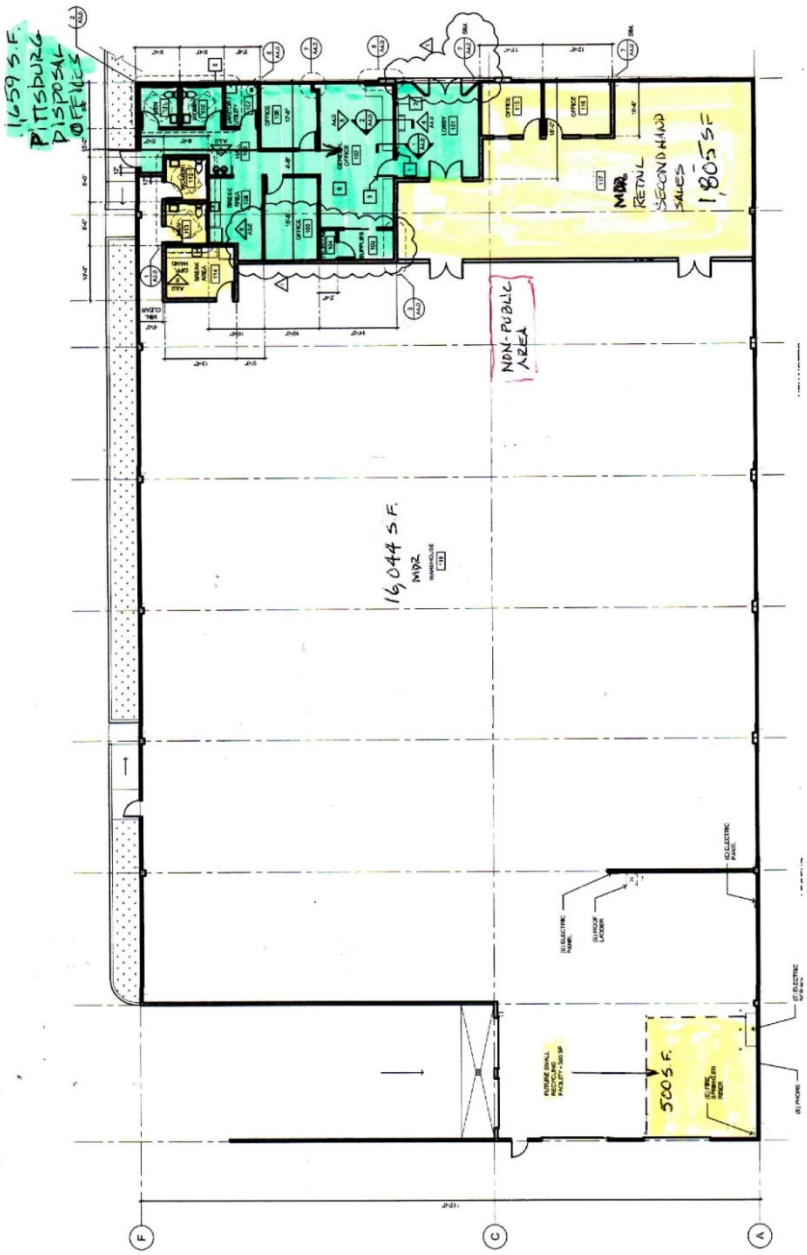
Attachment 4:555 California Avenue Proposal

1. **SITE PLAN** (N ode)



The project is gated to prohibit public entry to the employee and truck delivery area (shown as 2 red lines on the plan).The access to the public is the front doors. Within the gated area, only vehicular traffic relating to the Recycle Smart program implantation and occasional escorted recycle buy-back patrons.

2. PROJECT PLAN



20,008 SF Building Constructed in 1994. 1,659 SF is for Pittsburg Disposal offices;16,044 SF Main Warehouse area used as receiving and sorting re-use items;500 SF recycling and buy-back area(Maximum allowed for small recycling facility);and 1,805 SF is offices and showroom for public sales of reuse items(10% max of area per ordinance) ancillary to Pittsburg Disposal Services

3. PHOTOS

Looking northwest across California Avenue and Newport Drive to project site

SIGNAGE: The only signage currently planned will be on the building main entry doors on the east side which will received vinyl window signage on the glass door identical to that of the 981 Railroad Ave office (Pittsburg Disposal) along with the standard ADA parking warning signage. No Plans have been received regarding the building's existing pylon sign.

Photo 2 Looking north towards across Newport Drive at project entry and Stone Harbour Residential Subdivision

Photo 3 Looking west at gated access and wall along Stone Harbour residential to north

Photo 4 looking easterly along California Avenue.

4. Site Operations Information

The proposed project utilizes an existing building and parking plan constructed in 1993. The building's primary use is now Pittsburg Disposal office, which is an allowable use. In addition to the Pittsburg Disposal Offices, a recycling buy-Back and direct and online sales are proposed:

A. Mt Diablo Recycling buy-back:

The proposed 500 SF Mt Diablo Buy-Back recycling consists of an area inside the southwestern end of the building, where recycling bins and a small scale would be located.

Odor: Recyclable material inside the building would be moved out daily to control any odor issues.

Noise: There would be no outside storage and trucks would be stored at the Loveridge Road facility. Noise levels would not exceed 60 decibels.

Expected walk-in volume: Due to the current low price of the recycled materials market, the initial customer-per-day count (both walk-in and drive in) will likely be low; likely no more than a few per day. Should recycling material prices rise in the future, the customer count could be as much as 20 to 30 per day.

Operating Hours: The operating hours are specifically defined in the City's Recycling Collections Facility Conditions PMC 18.84.575, Proposed facility to be open M-F 9am – 3:30pm. It should be noted that Mt. Diablo Recycling is proposing an additional condition whereby the buy-back operations would remain closed on the day the surrounding neighborhood trash and recycling collections occurs (included in Conditions).

Recycled materials bin pick up: Weekly to start, more often should demand increase.

Hours of workers and trucks outside normal business hours: Infrequently a recycling container service pick up may be scheduled outside of normal business hours. Typically, the recycling container pickups would occur during the same service schedule as the curbside recycling services for the adjacent neighborhood.

California Avenue Gate operation: This gate will remain closed, and will be opened as necessary for receiving re-use delivery items.

Circulation of traffic: All customer traffic would enter and exit the eastern driveway off of Newport Street**.**

Bin Sizes: PCM 18.84.575 Sets criteria and standards for Small Recycling Facility

The containers used would be 2 – 3 yard bins. This facility will not be accepting recycled motor oil at this location.

Recycle bins No Bins will be outside the building. Bins will be on wheels. Staff will push the recycling container to where the recycling truck will empty it and return it to inside the warehouse.

How many employees? Up to nine (9) onsite

Recycling buy-back access: The overhead (rollup) doors at the truck dock and one of the two doors on the west would be open during normal business hours as necessary to receive re-use material or for access to bring the recycling containers to and from the recycling truck..

Foot versus auto traffic expectation: 75% cars and 25% pedestrian.

Grocery cart full of recyclables discouraged: No purchases of recycling materials from anyone utilizing stolen shopping carts to transport recycling materials and all customers will be required to provide a valid Driver's License or ID"

Facility is closed on days when recyclables are picked up in adjacent areas The Buy Back would not be open on the same day as the local neighbor trash and recycling collection occurs.

Loveridge facility closure to the public: The recycling facility at Loveridge Rd has been closed due to the concerns of public safety within the high truck traffic areas on site.

Buy-back safety: Payment for recycled materials will be accessed only from within the building's main lobby and payments will only be issued from the secured pay windows. Access through the gates to the buy-back recycling area will be by staff direction.

B. <u>Mail Order and Direct Selling Use:</u>

The proposed direct selling Use is an 1805 SF (meeting the 10% allowed) area of enclosed warehouse on the eastern end of the building which will have display tables. It includes 2 new offices for the sales person who handles the E-sales and future walk-in customers, and one for the warehouse manager. Also included are 2 restrooms and a break room that serve only the Mt Diablo Recycling staff (non-public area).

Mt. Diablo Recycling, working in partnership with Recycle Smart, Republic Services and the Contra Costa County Solid Waste Authority operates the Re-Use program whereby reusable items destined for the landfill are collected, transported, sorted and redistributed. These re-usable items include household electronics and appliances, gardening and outdoor sporting equipment, furniture, home décor and accessories, clothing, shoes, books, toys, office and school supplies.

The main focus and intent of the Re-Use program is to provide as many non-profit charitable programs and organizations with free access to these re-use items as possible with the co-objective of reducing and redirecting as many of these re-use items

from winding up in the local landfills as possible. The ability to sell those re-use items (which are not claimed by the non-profit organizations) to the local community would provide low cost access of these items to the local community, while further promoting waste diversion goals. In addition to the local retail sales, internet marketing such as E-Bay and Craigslist assist in broadening the area of marketing to the public. In the future, as the more re-use items that can be diverted from the landfill, the more successful this re-use program will be.

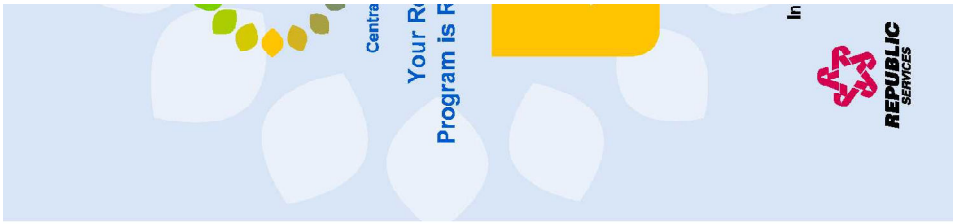
The majority of these reusable items are given directly to charitable organizations such as St. Vincent DePaul, Good Will Industries, and many other donation oriented charitable organizations. Through this programs re-use operations, in fiscal year 2016, more than 1,100 tons of re-use items were successful diverted from the local landfill.

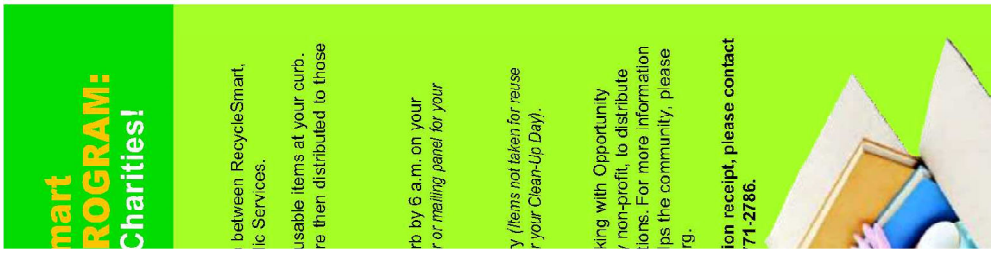
The intent of the Mt. Diablo Re-Use Retail store will be to provide the local community (as well as internet sales) the opportunity to purchase those reusable items which have not been claimed by the other non-profit charities. Proceeds from the sale of these items will help to defray some of the cost of operations as well continuing to support Opportunity Junction and its job skills assistance programs.

The current office at 981 Railroad Ave (approx. 1,157 SF office) serves strictly as the business office for Pittsburg Disposal Service and has not been utilized for retail sales.

Operation hours: Proposed 7:00 am to 3:30 pm Mon thru Fri for receiving and shipping of re-use items; 9:00 am to 3:30 pm for the retail sales of re-use items.

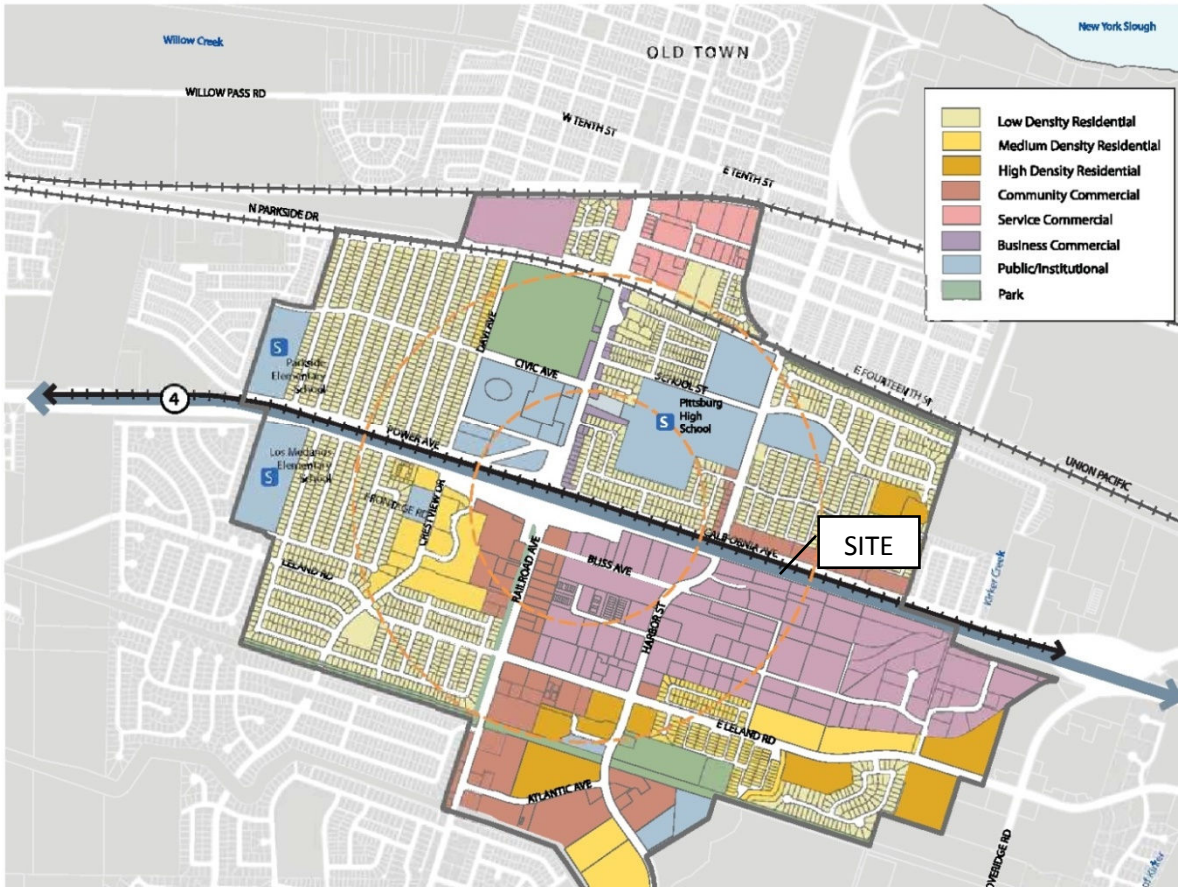
5. Recycle Smart Brochure




mart
ROGRAM:
Charities!
between RecycleSmart,
lic Services.
usable items at your curb.
re then distributed to those
rb by 6 a.m. on your
r or mailing panel for your
y (Items not taken for reuse
r your Clean-Up Day).
king with Opportunity
/ non-profit, to distribute
tions. For more information
ps the community, please
rg.
ion receipt, please contact
71-2786.
The RecycleSmart
REUSE PROGRAM
Items Go to Local Non-Profits
Acceptable items for collection
• Household Electronics & Appliances
(For State reporting purposes please put your name on all TV's and computer screens.)
• Home Decor & Accessories
• Office & School Supplies
• Garden, Outdoor & Sporting Equipment
(No gas or oil in equipment)
• Gently-Used Furniture
• Clothes & Shoes
Please visit our website for a more detailed list.
www.RecycleSmart.org
What items are NOT acceptable on my Reuse Day?
Please NO:
• Mattresses
• Construction or Demolition
• Tires
• Household Hazardous Waste
• Rocks or Dirt
• Cribs or Car Seats
• Loose Wood
• Broken Items
• Car Batteries
• Dishwashers
• Throw Rugs
• Broken or Unassembled Furniture
• All Play Structures must be Broken Down.
Reuse Day questions? Call Mt. Diablo Recycling at (925) 771-2786
The R
CLEA
Materi
What is a 'Clean-
The Clean-Up Day is w
any items that are not
them to the landfill. It is
What do I need to
• Place items at the cu
Clean-Up Day (Please
Clean-Up Day collection
• Cut and tie larger bra
4-feet or less in lengt
• Maximum clean-up w
32-gallon bags.
• Items that are broke
place them on your
What items are N
acceptable?
• Household Hazardous Was
• Household Electronics
• Recyclables
• Appliances
• Large Car Parts or Large Furniture
• Mattresses
• Tree Stumps or Large Tree Trunks
• Rocks, Dirt or Concrete
Please do not place clean-up
items near or in front of
garbage carts.
Clean-Up Day questions?

Attachment 5 Railroad Avenue Specific Plan and PMC Sections

Figure 2.1 General Plan Land Use Map



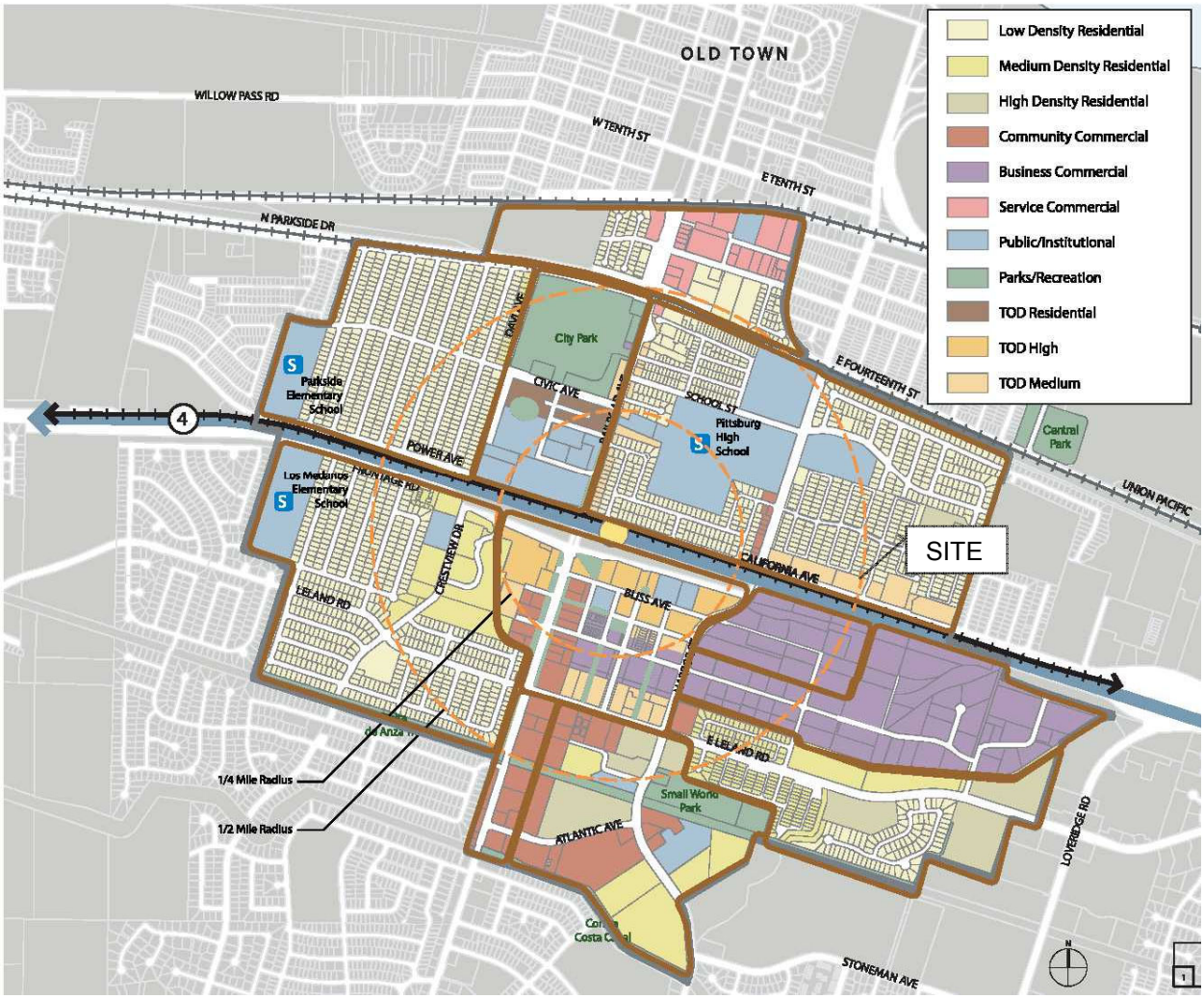
1. Figure 2.1 Railroad Avenue Specific Plan (RASP) depicts the General Plan land use designations prior to the adoption of the RASP. The project site was designated Community Commercial.

18.52.005.B.3 Community Commercial District (CC). To provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities such as personal services, entertainment, eating-and-drinking establishments and institutional uses are also allowed, subject to certain limitations to avoid adverse effects on adjacent uses;

A Small Recycling facility is an allowed with a Use Permit, Zoning Administrator in the CC District. A Mail order or direct selling establishment is a permitted use in the CC District

While the previous businesses at 555 California did not did not have a small recycling facility,California Carpets and Wonder Bread did have a retail element of new goods.

Figure 4.5 Land Use Plan with Sub-area Boundaries



2. Railroad Avenue Specific Plan Figure 4.5 Shows the project site located in the Transit Oriented Development (TOD) Medium district. Allowable land uses in TOD Medium District are the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC. The Mixed Use land designation is established to allow for greater flexibility of land uses around and accessible by transit. (General Plan, page 2-18).

The goals of the TOD District is to create a vibrant, mixed-use, transit-oriented development district nearest the eBART Station; foster an engaging and active street environment; provide additional housing opportunities, including multifamily and affordable housing, within one-half mile of the eBART Station; and provide services and amenities that meet the needs of transit riders, local residents, employees, students and visitors such as childcare, education and job skills services, community centers, healthcare services, and neighborhood serving retail in close proximity to the eBART Station.

This project is a reuse, restore and renovateproject of an existing vacant structure built in the early 90's.

3. PCM SECTIONS (REFERENCE)

Chapter 8.06 COLLECTION OF RECYCLABLE WASTE MATERIALS[1]

8.06.010 Findings and purpose.

A. Existing landfill space for the disposal of municipal solid waste is rapidly diminishing. The California Integrated Solid Waste Management Act now mandates 25 percent landfill diversion by 1995 and 50 percent landfill diversion by the year 2000. (Public Resources Code Section 41780). The recycling of recyclable materials will help postpone the need for new landfill capacity, help the city meet its mandatory landfill diversion quotas and also reduce pollution and loss of resources which occurs when perfectly usable materials are discarded.

8.06.030 Definitions *(select)*

"Recyclables" do not include household hazardous waste as defined by PMC 18.84.297, or refuse as defined by PMC 8.04.030.

"Recycle" or "recycling" means the process of separating and collecting used materials which would otherwise become solid waste, for the purpose of reprocessing them to create new materials to be returned to the economic mainstream.

"Recycling collection facility" means a center for the acceptance by donation, redemption, or purchase of recyclable waste materials from the public and includes the facilities regulated by Chapter 18.84 PMC.

18.06.215 Collection facility.

"Collection facility" is a building, structure or facility used for the acceptance by donation, redemption or purchase of recyclable material from the public and which, except for a reverse vending machine and as may be allowed for a large recycling facility, does not use power-driven processing equipment. Collection facility includes, but is not limited to, a mobile recycling unit, a kiosk type unit which may include a permanent structure, unattended containers placed for the donation of recyclable material, and bulk reverse vending machine. [Ord. 07-1284 § 3 (Exh. B), 2007; Ord. 1060 § 3, 1993; Ord. 979 § 2 (Exh. A), 1990.]

18.08.080 Commercial use classifications

Collection facility (defined in PMC 18.06.215) established as a principal or accessory use or device.

a. Reverse Vending Machine. An automated or mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to,

aluminum cans, glass and plastic bottles and issues cash refund or a redeemable credit slip. Typically, this type of vending machine does not cover an area larger than 50 square feet.

b. Small Recycling Facility. Collection facility established as an accessory use to a principal use, not exceeding 500 square feet in size. This facility may include: mobile recycling units (truck, trailer, van, boxes, bins, containers transported by truck, car or train), reverse vending machines, or grouping of reverse vending machines (more than three machines), kiosk type units (may be permanent), and unattended container placed for donation of recyclable materials.

26.e Retail and Wholesale Sales / **Mail Order or Direct Selling Establishment.**Retailing of merchandise outside of a fixed retail location or store. Uses in this classification include those businesses that store merchandise on-site within an enclosed building; accept orders transmitted by mail, telephone or the Internet; and distribute merchandise from an on-site office/point-of-sale desk through vending machines, person-to-person sales, or shipment directly to the consumer. Businesses within this use classification generally do not provide on-site retail opportunities to consumers, **but may dedicate up to 10 percent of the total building floor area to walk-in retail sales**.

Article XIII. Recycling Collection Facilities

18.84.575 Criteria and standards for collection facilities.

B. Small Recycling Facility. Before approving a zoning administrator permit for a small recycling facility as indicated in PMC 18.84.560, the zoning administrator must make each of the findings set forth in PMC 18.16.040, and find that the facility meets the following standards as applicable:

1. The facility must be established in conjunction with an existing commercial or industrial use which is in compliance with the zoning, building and fire codes of the city;

2. The facility must be no larger than 500 square feet and occupy no more than three parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;

3. The facility must be set back at least 20 feet from the closest public right-of-way or public sidewalk and not obstruct pedestrian or vehicular circulation;

4. The facility may accept only glass, aluminum cans, plastic containers, papers and reusable items. Used motor oil may be accepted with approval from the chief building official and Contra Costa County fire protection district;

5. The facility may not use power-driven processing equipment except for reverse vending machines;

6. The facility must use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and be of a capacity sufficient to accommodate materials collected;

7. Multiple collection containers at one location must be all the same color (white or some other subdued color);

8. The facility must store all recyclable material in containers or in the mobile unit vehicle, and not leave materials outside of containers when attendant is not present;

9. The facility must be maintained free of litter and any other undesirable materials; mobile facilities, at which truck or containers are removed at the end of each collection day, must be swept and left clean at the end of each collection day;

10. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA;

11. Attended facilities located within 100 feet of a property zoned or occupied for residential use may operate only during the hours between 9:00 a.m. and 7:00 p.m.;

12. Containers for the 24-hour donation of materials must be at least 30 feet from any property zoned or occupied for residential use;

13. A trash receptacle must be included with the recycling facility and collection arrangements made with Pittsburg Disposal;

14. Containers must be clearly marked to identify the type of materials which may be deposited; the facility must be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material may be left outside the recycling enclosure or containers;

15. The facility may not impair any landscaping required by this title;

16. No additional parking spaces are required for customers of a facility located at the established parking lot of a principal host use unless otherwise determined by the zoning administrator;

17. The facility must be located on the site to be visually in the least conspicuous area to the general public or it must be screened with landscaping, fencing or walls in a manner to provide an aesthetic quality compatible with surrounding structures.

Attachment 6 Public Hearing Notice& Vicinity Map

City of Pittsburg
Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: **June 13, 2017**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235.

This is a public hearing on a request for a recommendation for City Council approval of a Zoning Text Amendment and Use Permit application to allow implementation of the Recycle Smart Program within the existing building located at 555 California Avenue in the M (Mixed Use) District for Pittsburg Disposal / Mt. Diablo Recycling.

PROJECT PLANNER: Christine Gregory (925) 252-4824 or cgregory@ci.pittsburg.ca.us

---

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

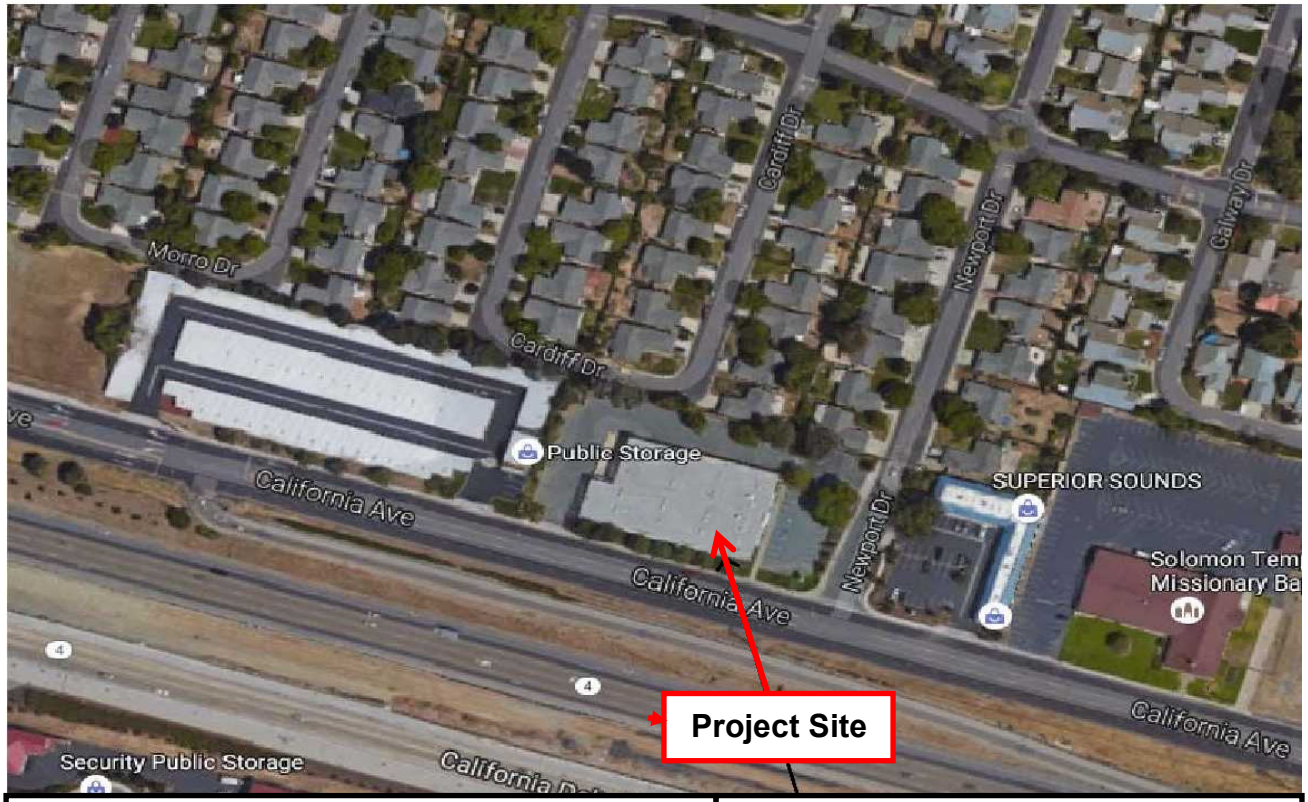
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

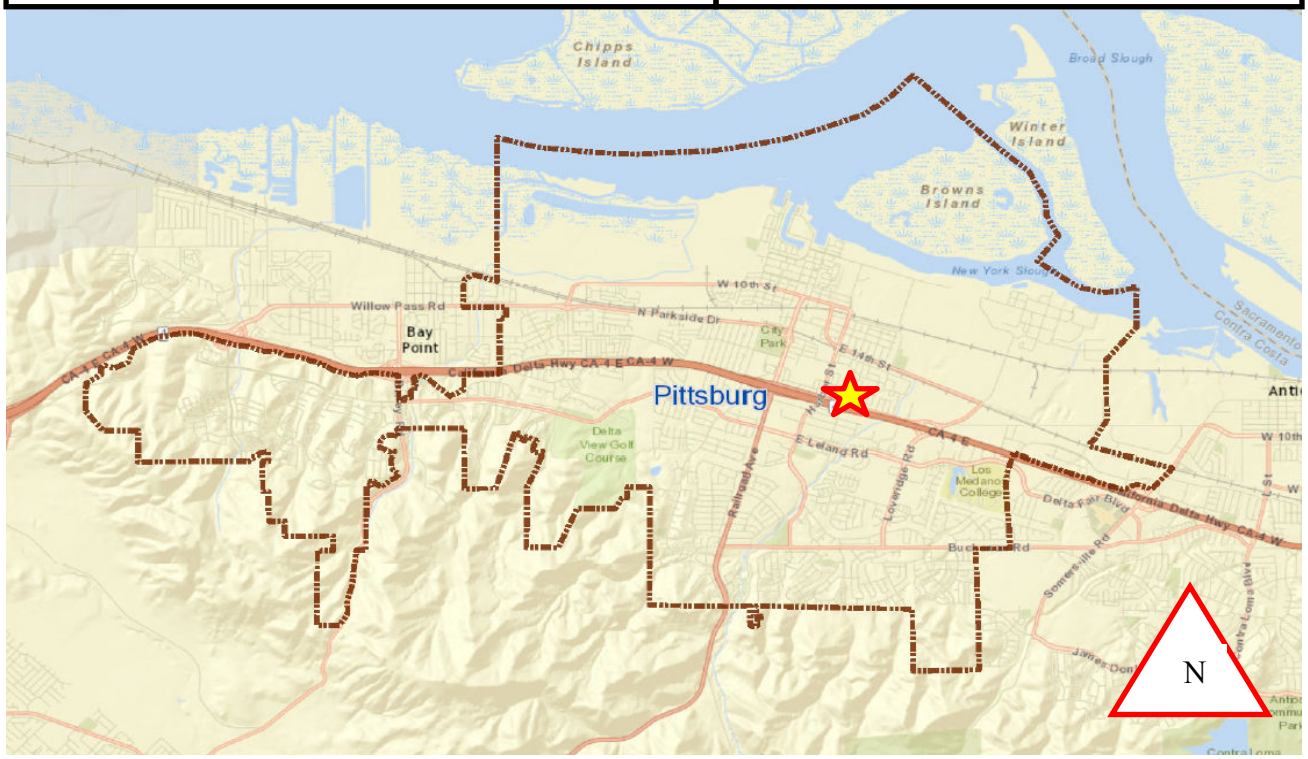
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

City of Pittsburg

Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814



Project Title:	Pittsburg Disposal / Mt. Diablo Resource Recovery Park AP-17-1235	**Location:**	555 California Avenue APN: 073-270-089



Attachment 7 Responses to Public Hearing Notice

From: Claude Battaglia<claudedude1@yahoo.com>
Sent: Saturday, June 3, 2017 5:34 PM
To: Christine Gregory
Subject: No to Recycle Center
Hi Christine,

I am a home owner in Stone Harbor and I am totally against having a recycle center in the old Wonder Bread Building. This will bring some shady characters in and around our neighborhood. It will bring shopping carts to our area, which people will just leave lying around. It will draw more traffic to our back gate and probably a lot of garbage as well. I think the City of Pittsburg can find a different place to put their recycle center.

Sincerely,

Claude J. Battaglia

From: Kathy Stevens <kassienutchen@gmail.com>
Sent: Saturday, June 3, 2017 5:30 PM
To: Christine Gregory
Subject: California Ave. Recycle Center
Dear Ms. Gregory,

I would like to take this opportunity to state my opposition to the proposed recycle center in the old Wonder Bread Store.

My main concern in the additional traffic added to an already congested California Ave as well as additional traffic at the entrance to our homeowner's association. I do not think we should be subjected to the noise and litter recycle centers produce either.

Pittsburg Disposal needs to find somewhere that is not next to a residential area.

I hope the City Council thinks of the citizens they serve instead of a business when they make their final decision.

Sincerely,

Kathy Kemp

Stone Harbour

City of Pittsburg
Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL** of the City of Pittsburg will conduct a public hearing on:

DATE: **August 20, 2018**
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Introduction and Waive First Reading of an Ordinance Amending Title 18 of the Pittsburg Municipal Code Related to Permitting Small Recycling Facilities and Mail Order or Direct Selling Establishments in the M District, AP-17-1235 (RZ)

This is a public hearing on a request for a zoning text amendment to add "small recycling facility" and "mail order or direct selling establishment," as conditionally permitted uses in the M (Mixed Use) District. On June 13, 2017, the Planning Commission held a public hearing and subsequently adopted Resolution No. 10064, recommending approval of the proposed amendments. On July 17, 2017, the City Council held a public hearing and voted 2-1 to continue the item.

PROJECT PLANNER: Cathy Munneke, (925) 252-4824 or cmunneke@ci.pittsburg.ca.us

---

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Alice E. Evenson

ALICE E. EVENSON, CITY CLERK
CITY OF PITTSBURG

CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES

DATE: August 6, 2018

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS
Dwaine "Pete" Longmire, Mayor/Chair
Sal Evola, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Marilyn Craft, Council/Agency Member
VACANT, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS
Joe Sbranti, City Manager/Executive Director
Ruthann Ziegler, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Vice Mayor Evola called the meeting of the City Council to order at 7:07 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening at 6:00 P.M. for Closed Session for the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Section 54956.8):

Property: 325 E. 10th Street, APN 085-182-010; Successor Agency Negotiators: Joe Sbranti and Maria Aliotti; Negotiating Parties: Galloway Properties; Under negotiation: both price and terms of payment

Property: 764 E. 11th Street; Agency Negotiators: Joe Sbranti and Maria Aliotti; Negotiating Parties: Kevin Harrell; Under negotiation: both price and terms of payment

Property: 615 Railroad Avenue; Agency Negotiators: Joe Sbranti, Garrett Evans, and Maria Aliotti; Negotiating Parties: Natalie Cooper; Under negotiation: both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION FOR THE CITY OF PITTSBURG (Paragraph (1) of subdivision (d) of Section 54956.9):

Wade Derby v. City of Pittsburg, et al; United States District Court, Northern District of California, Case No. 3:16-cv-05469-SI

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9:

Three (3) cases

4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

One (1) case

5. CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Section 54957.6):

Agency designated representatives: Joe Sbranti, Garrett Evans, Stacy Shell; Employee organization: AFSCME Miscellaneous A; AFSCME Management/ Professional/Confidential; Teamsters Local 856

Prior to Closed Session, Wolfgang Croskey, Pittsburg, addressed the Council regarding Item 1 in regard to 615 Railroad Avenue.

Vice Mayor Evola stated there was no reportable action taken in Closed Session.

ROLL CALL

Mayor Longmire was absent and excused.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PRESENTATIONS

Contra Costa Animal Services

Steve Burdo, Contra Costa Animal Services, outlined services provided to the City of Pittsburg, and the County in general.

Sister City Student Delegation

Five students who will be travelling to Pittsburg's Sister City of Shimonoseki, Japan were introduced to the Council, along with the four adults that will be travelling with them. A video was also shown of the recent student delegation that travelled from Shimonoseki to Pittsburg last week and a recap of events during their visit was reviewed.

CITY MANAGER'S REMARKS

Assistant City Manager Evans reported on upcoming events throughout the city.

CITIZENS REMARKS

Kawwar Singh, Pittsburg, asked the Council to install restrooms at the park in the Oak Hills neighborhood. He presented a petition signed by several neighbors.

O.P. Balley, Pittsburg, also asked the Council to install restrooms at the park in the Oak Hills neighborhood.

CONFLICT OF INTEREST STATEMENT

Vice Mayor Evola stated he would recuse himself from Item 7 on the Consent Calendar due to his financial interest and employer.

Vice Mayor Evola asked that Item 14 on the Consent Calendar be pulled for discussion.

Vice Mayor Evola then read the following into the record regarding Consent Calendar Item 9:

"Pursuant to Government Code Section 54953 (e) (3), Agenda Item 9 is a recommendation to approve the amendments to the Senior Executive Team and Management Group Salary and Benefits Schedule. The amendment includes 2.5% cost of living increase adjustments for fiscal years 2018/2019 and 2019/2020. Additionally, the following increases in CalPERS cost sharing contributions are recommended.

- Effective July 1, 2018, classic members will pay an increase of one-half of one percent (.5%) of salary raising the total contribution percentage to 8.5%.

- Effective July 14, 2019, classic members will pay an increase of one-half of one percent (.5%) of salary raising the total contribution percentage to 9%."

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, AND PITTSBURG POWER COMPANY CONSENT CALENDAR

On motion by Member Killings, seconded by Member Craft to adopt without Item 14, and carried by the following vote:

AYES: Banales, Craft, Evola, Killings
ABSENT: Longmire

6. Minutes of July 16, 2018

7. Adoption of a City Council Resolution Approving a Rate Increase requested by Contra Costa Waste Service, Inc. for the Operation of the Recycling Center and Transfer Station

8. Adoption of a City Council Resolution Approving the Terms and Conditions of Employment for Employees in the American Federation of State, County, and Municipal Employees (AFSCME) Union, Local 512, Management/Professional/Confidential and Miscellaneous A Units for the Period July 1, 2018–June 30, 2020

9. Adoption of City Council Resolutions to Approve the Amended Senior Executive Team and Management Group Salary and Benefits Schedules

10. Adoption of a City Council Resolution to Create a Master Pay Schedule as Required by California Public Employees' Retirement System

11. Adoption of a City Council Resolution to Execute an Agreement for Special Counsel Services provided by Meyers, Nave, Riback, Silver & Wilson

12. Minute Order to Authorize Letter in Opposition to S. 3157

13. Adoption of a City Council Resolution Authorizing the Acceptance and Appropriation of State of California Tobacco Law Enforcement Grant Funds

The following item was pulled for discussion:

14. By Minute Order, Authorize Naming of City Park Ballfield #1 as "Michael Valle Baseball Field" and Installation of a Sign

Sandra Valle, Pittsburg, thanked the Council for approving installation of the sign and the designation of the Michael Valle Baseball Field.

On motion by Vice Mayor Evola, seconded by Member Craft to adopt and carried by the following vote:

AYES: Banales, Craft, Evola, Killings
ABSENT: Longmire

COUNCIL MEMBER REPORTS/REMARKS

Member Killings attended the School District's bond workshop. He also thanked staff and PACF for the First Friday event and the event at the Galleria. He commented on the Cease Fire Walk organized by Sgt. Simental of Pittsburg Police Department. He participated in an advertisement for the upcoming Seafood and Music Festival. He also attended the Community Engagement and CIP ad hoc meetings. Finally, he commented on his experience and convenience using the Pittsburg Center Station on a daily basis and the great signage that was recently installed.

ADJOURNMENT

The City Council meeting was adjourned at 7:59 P.M. to August 20, 2018.

Respectfully submitted,

Alice E. Evenson, City Clerk

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 8/1/2018

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of a City Council Resolution to Amend Staffing Allocation in the City Manager's Office

MEETING DATE: 8/20/2018

EXECUTIVE SUMMARY

The City Manager, upon recommendation of the Assistant City Manager, recommends changing the staffing allocation plan by adding one (1) Community Outreach Coordinator position to the City Manager's Office.

FISCAL IMPACT

The cost for the balance of FY 2018-19 for a Community Outreach Coordinator with benefits is $84,000. Funding for this position is expected to be covered by additional property tax revenues received over budgeted property taxes based upon the increased assessed property valuation from the Contra Costa Assessor on property values for FY 2018-19.

RECOMMENDATION

The City Council adopt a resolution to amend the authorized positions by adding one full-time regular Community Outreach Coordinator position.

BACKGROUND

The City currently has one Community Outreach Coordinator assigned to the Police Department. With the increasing demand centered around social media communication and community outreach, a second Community Outreach Coordinator is essential to assist with a variety of communication initiatives including creating and maintaining social media resources, updating, maintaining and posting information on billboards, TV channel, issuing news releases, newsletters and other media.

SUBCOMMITTEE FINDINGS

The Community Outreach Ad Hoc Subcommittee discussed the staffing allocation needs of adding one (1) Community Outreach Coordinator position and approved it.

STAFF ANALYSIS

In accordance with Personnel Rule 3.4, the City Council is asked to allocate one full-time regular Community Outreach Coordinator position.

The City Council is asked to change the staffing allocation to add one (1) Community Outreach Coordinator to the City Manager's Office.

Once approved by Council, Human Resources will work with the City Manager's Office to develop a recruitment plan and conduct a recruitment to fill the Community Outreach Coordinator position by November 2018.

ATTACHMENTS: 1. Resolution

Report Prepared By: Griselda Clift, Senior Human Resources Analyst

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution to Allocate)
OneCommunity Outreach Coordinator Position) Resolution No. 18-

WHEREAS, the City Manager recommends amending the staffing allocation plan due to staffing needs; and

WHEREAS,the City's Personnel Rules calls for the City Council to allocate positions to each classification; and

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. The recitals set forth above are true and correct statements and are hereby incorporated in conjunction with the staff report.

Section 2. The City Council adopt this Resolution approving the amendment to the authorized staffing allocation by adding one full-time regular Community Outreach Coordinator with a maximum salary range of $6,685 per month plus fringe benefits.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg on the20th day of August 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST:

_____
Dwaine "Pete" Longmire, Mayor

_____
Alice E. Evenson, City Clerk

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 8/8/2018

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of a City Council Resolution Approving an Exclusive Negotiating Rights Agreement between the City of Pittsburg and Global Quality Foods for four Waterfront Parcels (APNs 085-071-030, 085-071-046, 085-071-038, 085-290-001)

MEETING DATE: 8/20/2018

EXECUTIVE SUMMARY

Global Quality Foods (Developer) proposes to enter into an Exclusive Negotiating Rights Agreement (ENRA) for the development of California State Lands Commission (SLC) sovereign tidelands that have been trusted to the City of Pittsburg under Senate Bill 551, Chapter 422, Statutes of 2011 (APNs 085-071-030, 085-071-046, 085-071-038, 085-290-001) (collectively referred to as Parcels).

FISCAL IMPACT

There is no fiscal impact to the City by approving the ENRA.

RECOMMENDATION

City adopt the Resolution approving the ENRA between the City and the Developer.

BACKGROUND

The Parcels are completely or partially located on sovereign tidelands that have been granted to the City of Pittsburg under Senate Bill 551, Chapter 422, Statutes of 2011. These granted lands, also referred to as Trust Lands, are held in trust for the people of California. The City is required to operate its granted Trust Lands in conformance with the California Constitution, granting statutes and the Public Trust Doctrine.

Case law interpreting the Public Trust Doctrine has found that Trust Lands can only be used for purposes beneficial to the State in its entirety (the statewide public), as does the City's granting statute. These operational requirements have introduced hurdles for the use and

sale of the Parcels. The Parcels, for example, cannot be sold by the City, and any user other than the City must have an executed long-term Tidelands Lease for use of the Parcels.

The business proposal includes both a gourmet restaurant and market that will cater to customers looking for a sit-down meal, those who prefer to purchase high quality products to prepare at home, and those who wish to pick up one of the premade selections for lunch or dinner. The applicant, Global Quality Foods, is a premier wholesaler of Seafood and Meat based out of Hayward, which distributes to many local restaurants and grocers including Whole Foods. Prior to creating Global Quality Foods, Mr. Peter Nguyen (CEO) successfully owned and operated his own commercial fishing vessel from 1985 to 1995. Mr. Nguyen also has experience in the restaurant industry, having successfully operated Hong Kong Restaurant, in Union City, CA, from 1995 to 2001. He sold this business in 2001. Mr. Nguyen will partner with Chef Philip Pagan to run the kitchen who, as a current chef at the Clement Hotel in Palo Alto, has a long history of creating quality food.

SUBCOMMITTEE FINDINGS

The Economic Development and Waterfront Subcommittee supported pursuit of an ENRA for this project at the July 24, 2018 Subcommittee Meeting.

STAFF ANALYSIS

Development of the Parcels is anticipated to be a catalyst that will inspire additional commercial waterfront tenants and increased recreational use of the waterfront. The Developer's proposal to enter into a Tidelands Lease to create a fish market and seafood restaurant on granted Trust Lands satisfies the SLC's operational requirements. In addition, the proposed use aligns with the City's SLC-approved Trust Lands Use Plan (TLUP) and General Plan goals of creating pedestrian-friendly connectivity between downtown and the Pittsburg Marina. It fits the existing Marine Commercial zoning designation, and has the potential to decrease blight experienced by the surrounding community as a result of the parcels' historic vacancy.

Per the City's TLUP, the Developer must complete all permitting and review processes for the project prior to execution of a Tidelands Lease (see Attachment 3 for the Tidelands permitting and lease process per the TLUP). It is therefore anticipated that the Developer will undertake a large upfront investment cost for permitting, geological review, and environmental work required prior to execution of a lease.

Development of an ENRA will establish the procedures and standards for the negotiations between the City and the Developer for the proposed Project. Successful negotiations will result in a and Tidelands Lease of the parcels and if necessary, a Development Agreement (DA) to be submitted for City Council consideration in accordance with the TLUP, General Plan, and other applicable laws, including but not limited to the California Environmental Quality Act (CEQA).

Staff and the Developer have met and discussed the development opportunities on the parcels. Upon approval of the ENRA, staff will continue to meet with the Developer to discuss and finalize the DA and Tidelands Lease. The negotiating period (Negotiating Period) under the ENRA shall commence on August 21, 2018 (ENRA Commencement Date) and terminate in one hundred twenty (120) calendar days from the ENRA Commencement Date. The ENRA may be extended in order to complete a CEQA analysis.

Unless extended, the ENRA will terminate if a Tidelands Lease or DA are not executed by the City and the Developer by the expiration of the Negotiating Period. If the City and the Developer execute a Tidelands Lease or DA, then, upon such execution, the ENRA shall terminate, and all rights and obligations of the parties shall be set forth in the executed Tidelands Lease and DA.

ATTACHMENTS: Resolution
ENRA
Trust Lands Use Plan Excerpt

Report Prepared By: Sara Aliotti, Administrative Analyst II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City CouncilResolution	)	
Approvingan Exclusive Negotiating Rights	)	
Agreement between the City of Pittsburg	)	RESOLUTION NO. 18-
AndGlobal Quality Foodsfor Four	)	
Waterfront Parcels (APNs 085-071-030,	)	
085-070-046, 085-071-038, and 085-290-001	)	

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS,the parcels of interest (Parcels) are completely or partially located on sovereign tidelands that have been granted to the City of Pittsburg under Senate Bill 551, Chapter 422, Statutes of 2011; and

WHEREAS, Granted Trust Lands can only be used for purposes beneficial to the State in its entirety (the statewide public), and users of the Parcels mustexecute a Tidelands Lease with the City of Pittsburg for use of the Parcels; and

WHEREAS,development of the Parcels is anticipated to be a catalyst that will inspire additional commercial waterfront tenants and increased recreational use of the waterfront; and

WHEREAS, Global Quality Foods, Inc's proposal to build a fish market and seafood restaurant on the Parcels satisfies the SLC's operational requirements, and aligns with the City's Trust Lands Use Plan, General Plan, and Zoning Ordinance.

WHEREAS, according to the TLUP, permitting and planning processes must be completed for the project before City Council can consider leasing the Parcels, therefore the Developer will likely undertake large upfront investment costs for permitting, geological review, and environmental work required on the Parcels prior to execution of a Tidelands Lease; and

WHEREAS, on July 24, 2018 the Economic Development and Waterfront Subcommittee expressed support for the pursuit of an Exclusive Negotiating Rights Agreement for this project; and

WHEREAS, the Cityand Global Quality Foods(Developer) propose to enter into an Exclusive Negotiating Rights Agreement (ENRA) for the developmentof the Parcels.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.
All the recitals above are true and correct and incorporated herein.

Section 2.
The City Council hereby approvesthe ENRA between the City and the Developer.

Section 3.
The City Manager is hereby authorized to execute the ENRA and to execute such other documents and take such further actions as may be necessary or appropriate to carry out the City'sobligations pursuant to this Resolution.

Section 4.
The City Manager is hereby authorized to modify the ENRA, provided that such modifications do not materially alter the business terms set forth in the ENRA.

Section 5.
The City Clerk shall certify to the adoption of this Resolution.

Section 6.
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of August, 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Dwaine "Pete" Longmire, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT
APNs 085-071-030, 085-071-046, 085-071-038, 085-290-001

This Exclusive Negotiating Rights Agreement (this "**Agreement**") is entered into as of August 21, 2018 (the "**Effective Date**"), by and between the City of Pittsburg, a California municipal corporation (the "**City"**), and Global Quality Foods (the "**Developer**"),with reference to the following facts:

Recitals

A. The City is the owner of certain real propertiesknown as APNs 085-071-030, 085-071-046, 085-071-038, and 085-290-001(the "**CityProperty**") as more particularly described in Exhibit A attached to this Agreement and incorporated herein .

B. The Developer proposes to construct a fish market and seafood restaurant on these properties (the "**Proposed Project**").

C. The purpose of this Agreement is to establish procedures and standards for negotiation by the City with the Developer of (i) a Tidelands Lease of the City Property, and if necessary,(ii) a Development Agreement (the "**DA**") relating to the Proposed Project on the Property. The Tidelands Leaseand DA shall include, but are not limited to, the leaserateand a detailed description of the Proposed Project.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree as follows:

ARTICLE 1
EXCLUSIVE NEGOTIATING RIGHT

Section 1.1 Good Faith Negotiations. The City and the Developer shall negotiate diligently and in good faith, during the Negotiating Period (defined in Section 1.2 below), the terms of a Tidelands Lease for disposition of the City Property and the DA for setting forth requirements for the Proposed Project. During the Negotiating Period, the parties shall use good faith efforts to accomplish the respective tasks outlined in Article 3 to facilitate negotiation of a mutually satisfactory DA and Tidelands Lease. This Agreement does not impose a binding obligation on City to convey any interest in the City Property to Developer, nor does it obligate City to grant any approvals or authorizations required for the Proposed Project or improvements constructed on the Property. Notwithstanding the foregoing, the City shall not engage in negotiations with, any third party regarding the City Property, the Additional Property, or both, while the Negotiating Period (defined below, and as potentially extended) is in effect.

The issues to be addressed include, but are not limited to, conditions by which the City will lease the City Property to Developer, a development schedule for the Proposed Project, financing of the Proposed Project development, marketing and management of the Proposed Project, design and aesthetic considerations of the Proposed Project, and the provision of public improvements related to the Proposed Project.

Section 1.2 Negotiating Period. The negotiating period (the "**Negotiating Period**") under this Agreement shall commence on the Effective Date of this Agreement and terminate one hundred twenty (120) calendar days from the Effective Date of this Agreement.If, during the initial Negotiating Period, negotiations with the Developer have progressed sufficiently to the point where there is a draft DA or Tidelands Lease that, in the opinion of the City Manager, warrants initiation of the environmental review process required by the California Environmental Quality Act ("**CEQA**"), then the City Manager may extend the Negotiating Period by written notice to the Developer for the period of the environmental review process required by CEQA if anticipated to extend beyond the Negotiating Period established under this Agreement (but in no event shall such extension exceed a six (6) month period). If, as a result of the environmental review process required by CEQA, there is an administrative or legal challenge, all of the timeframes set forth in this Agreement shall be stayed for the duration of any such challenge, through any appeal periods. The Developer understands that such an extension in no way obligates the City to approve a Tidelands Lease, the DA or any other agreement at the conclusion of the environmental review process.

In addition, the City may extend the Negotiating Period for up to sixty (60) days by written notice to the Developer from the City Manager if, in the City Manager's judgment, sufficient progress toward a mutually acceptable DA or Tidelands Lease has been made during the initial Negotiating Period to merit such extension.

If a DAor Tidelands Leasehave not been presented to the City Council, with staff's supporting recommendation and approved by the Developer by the expiration of the Negotiating Period (as may be extended under this Section), then this Agreement shall terminate and neither party shall have any further rights or obligations under this Agreement except as set forth in Sections 3.2(d), 3.2(e), 4.2 and 4.6. If the City and the Developer (or a related entity approved by the City Manager in writing) execute a DAor Tidelands Lease, then, upon such execution, this Agreement shall terminate, and all rights and obligations of the parties shall be as set forth in the executed DAor Tidelands Lease.

Section 1.3 Exclusive Negotiations. During the Negotiating Period (as such Negotiating Period may be extended by operation of Section 1.2), the City shall not negotiate with any entity, other than the Developer, regarding development of the Property or any portion thereof, or solicit or entertain bids or proposals to do so. This provision shall not preclude the City from providing copies of documents or information related to the Property in response to a request under the California Public Records Act or other applicable statutory provisions.

Section 1.4 Reimbursement Payments to City.

(a) Developer is willing to provide funds to the City to reimburse for staff and legal costs and expenses incurred by the City in connection with this Agreement ("Reimbursement Payments"). The City will use the non-refundable Reimbursement Payments by Developer to reimburse the City for its reasonable expenses incurred in providing and administering the services necessary and relating to this Agreement and the processing of any application resulting from this Agreement. These services will be limited to the following, unless previously agreed by the Parties hereto:

(1) Staff and legal costs incurred by the City in connection with effectuating the terms of this Agreement, including charges by the City Attorney, Community Development or other City departments working with the Developer;

(2) All environmental analysis in accordance with the requirements of the California Environmental Quality Act;

(3) Such other analyses or similar matters which are reasonably related to the City's performance under this Agreement, provided Developer is notified in advance of such other analyses and approves any costs and expenses associated therewith. Developer recognizes and accepts that any delay by the Developer in approving such costs and expenses may, in turn, delay the City's review and processing pursuant to this Agreement. Furthermore, Developer recognizes and accepts that Developer's decision to not approve analyses and costs and expenses hereunder may result in the City having insufficient information for good faith negotiation. Neither of these events, should they occur, constitute default or bad faith by the City, as referenced herein. However, if any study requested by City cannot be completed within the Negotiating Period, the City shall have the option of cancelling such study, revising such study so it can be completed during the Negotiating Period, or extending the Negotiating Period to a reasonable time after completion of such study.

Developer acknowledges the Reimbursement Payments do not include any additional fees and charges required by law, ordinance or resolution to be paid to the City by Developer, such as application fees, inspection fees, and other processing fees for entitlements or permits that may be required by this Agreement or a possible DA.

(b) Developer shall pay to the City Ten Thousand Dollars ($10,000) as an initial deposit for the Reimbursement Payments.

Developer acknowledges that the nature and scope of the costs

and expenses incurred by the City, as described herein, are dependent upon factors that may be largely outside of the control of the City. Accordingly, Developer acknowledges and agrees that the amount of the initial Reimbursement Payment made by Developer to the City for deposit does not represent an estimate of the actual final costs and expenses of such services that may need to be rendered by the City in the performance of its duties under this Agreement.

(c) City will bill Developer on a monthly basis for reasonable costs and expenses incurred by the City under this Agreement, and in conformance with the provisions of Section 1.4(a). The City will provide supporting documentation describing the costs and expenses incurred and the time involved in each task. To avoid waiver of attorney-client privilege, supporting documentation for legal costs and expenses will be brief summaries, All bills for Reimbursement Payments with the supporting documentation shall be sent to the attention of:

Global Quality Foods
3524 Investment Blvd
Hayward, CA 94545
Attn: Peter Nguyen

The City will provide Developer, on a monthly basis, costs and expenses deducted from the initial deposit with the supporting documentation describing the costs and expenses incurred and the time involved in each task. Thereafter, if Developer fails to make the Reimbursement Payment(s) within thirty (30) days of the date of the bill, or within such greater periods of time as may be provided in the notice or as agreed upon by the Parties in writing, then the City may direct that all negotiations performed under this Agreement be suspended until Developer has made such additional Reimbursement Payment(s). Such suspension shall not constitute default by the City as referenced herein.

(d) The Reimbursement Payments under this Agreement shall in no way influence the actions of the City in respect to the Good Faith Negotiations provided for by this Agreement. Neither Developer nor any other person providing funding for the Reimbursement Payments shall, because of such payments under this Agreement, have any expectation as to the results of the good faith negotiations.

ARTICLE 2
THE DEVELOPER

Section 2.1 Identification of Developer Representatives. The Developer, its address, and its authorized representatives to negotiate the DA with the City are as follows:

Global Quality Foods
3524 Investment Blvd
Hayward, CA 94545
Attn: Peter Nguyen

Section 2.2 Development Entity. The Developer shall make full disclosure to the City of all information pertinent to the ownership, control, and financial capacity of the development entity that is proposed to serve as developer under the DA and Tidelands Lease, including, but not limited to, the members of the Developer's development team, and (should the Development include for-rent units) the proposed property management company for the Development. Notwithstanding the foregoing, nothing in this Section 2.2 shall require Developer to give City access to Developer's financial books and records.

ARTICLE 3
NEGOTIATION/PRE-CONSTRUCTION TASKS

Section 3.1 Overview. During the Negotiating Period, the parties shall use reasonable good faith efforts to accomplish the tasks set forth in this Article 3 and to accomplish the negotiation of a mutually acceptable Tidelands Lease and if necessary, a DA. To facilitate negotiation of the DA and Tidelands Lease, the parties shall use reasonable good faith efforts to accomplish the tasks set forth in this Article 3 in a timeframe that will support achievement of these goals.

Section 3.2 Developer's Studies; Right of Entry.

(a) During the Negotiating Period, Developer will use its best efforts to prepare, at Developer's expense, any studies, surveys, plans, specifications and reports ("**Developer's Studies**") Developer deems necessary or desirable in Developer's sole discretion, to complete its due diligence for the Property. Developer's Studies may include, without limitation, title investigation, relocation analyses, marketing, feasibility, soils, seismic and environmental studies, financial feasibility analyses and design studies. The Developer will have rights of access to the Property to prepare the Developer's Studies.

(b) Developer hereby agrees to notify the City twenty-four (24) hours or at least one business day, whichever is greater, in advance of Developer's intention to enter the Property.

(c) Developer will provide the City with work plans, drawings, and descriptions of any intrusive sampling Developer intends to perform. Developer must keep the Property in a safe condition during its entry. Developer shall repair, restore and return the Property to its condition immediately preceding Developer's entry and sampling thereon at Developer's sole expense.

(d) Without limiting any other indemnity provisions set forth in this Agreement, Developer shall indemnify, defend (with counsel approved by City) and hold the City, its officials, officers, employees, agents and volunteers harmless from and against all claims resulting from or arising in connection with entry and sampling upon the Property by Developer or Developer's agents, employees, consultants, contractors

or subcontractors pursuant to this Section. Developer's indemnification obligations set forth in this Section 3.2 shall survive the termination of this Agreement.

(e) If upon expiration of this Agreement the Parties have not successfully negotiated a Tidelands Leaseor a DA, and no uncured default by City has occurred, Developer will provide City, only upon City's written request and within fifteen (15) days following such request, copies of the Developer's Studies completed by such date (provided City has paid for the requested Developer's Studies). If, upon expiration of this Agreement, the Parties have not successfully negotiated a Tidelands Leaseor DA, and no uncured default by City has occurred, Developer will provide City, only upon City's written request, and within fifteen (15) days following such request, copies of the Developer's Studies completed after the expiration of the Negotiating Period if Developer does not intend to complete such Developer Studies commenced prior to the expiration of the Negotiating Period. "Successful negotiation" for the purposes of this Agreement shall mean Developer approval and staff supporting recommendation to the City Council of the affected agreements.

Section 3.3 City Reports. The City shall provide the Developer with copies of all reports, studies, analyses, and similar documents prepared or commissioned by the City with respect to this Agreement, the Property and the Proposed Project, promptly upon their completion, as long as the Developer has paid the City for the costs and expenses relating thereto. The Developer acknowledges that the City will need sufficient, detailed information about the Proposed Project (including, without limitation the financial information described in Sections 3.6 and 3.7) to make informed decisions about the content and approval of the DA. Nothing in this Section 3.3 obligates the City to undertake any studies or analyses.

Section 3.4 Planning Approvals. The Developer acknowledges that the Proposed Project requires approvals and entitlements from the City (the "**Planning Approvals**"). During the Negotiating Period, the Developer shall submit preliminary Property plans and designs for the Proposed Project and architectural designs for all buildings within the Proposed Project to the City and the appropriate City departments for their informal review. The Developer understands that a formal application for the Planning Approvals and issuance of the Planning Approvals (in accordance with all applicable requirements of CEQA) will be a pre-disposition condition under the Tidelands Lease in addition to other pre-disposition conditions.

Section 3.5 Utilities. The Developer shall consult with the utility companies serving the area of the Property to determine if utility capacity exists to serve the Proposed Project and if existing utility facilities require expansion, relocation, or underground installation in connection with development of the Proposed Project. The City shall assist and cooperate with the Developer in such consultations.

Section 3.6 Financial Proforma Analysis. Within forty five (45) calendar days of the Effective Date, the Developer shall provide the City with a detailed financial proforma for the Proposed Project containing, among other matters typically contained in such proformas, a detailed development cost, budget, and a detailed operating

income and expense estimate (excluding confidential or proprietary information). The financial proforma will be used to evidence the financial feasibility of the Proposed Project.

Section 3.7 Financing. Within ninety (90) calendar days of the Effective Date, the Developer shall submit to the City evidence of financing. The Developer shall show to the reasonable satisfaction of the City that the Developer has sufficient loan financing committed to pay the costs related to the development and completion of the improvements from a commercial financial institution.

Section 3.8 Progress Reports. Upon reasonable notice, as from time to time requested by the City, the Developer shall make oral or written progress reports advising the City on studies being made and matters being evaluated by the Developer with respect to this Agreement and the Proposed Project, including the status of the environmental site assessments, geotechnical investigations, biological assessments, traffic impacts, cultural and archaeological studies, parking and circulation studies, pedestrian connectivity, and general site planning and architectural design work.

Section 3.9 Location of Units Affordable to Very Low-Income Households. Concurrently with the submission of the documentation described in Section 3.7, the Developer shall identify the proposed number of units and income levels to be made available as affordable housing units pursuant to the City's Inclusionary Housing Ordinance (PMC 18.86.040).

ARTICLE 4
GENERAL PROVISIONS

Section 4.1 Limitation on Effect of Agreement. This Agreement (and any extension of the Negotiating Period) shall not obligate either the City or the Developer to enter into a DA or Tidelands Lease or to enter into any particular DA, Tidelands Lease, or other agreement. This Agreement (and any extension of the Negotiating Period) shall not obligate the City to lease, or otherwise transfer, the City Property, or any portion thereof, to the Developer or any other entity, nor does it grant the Developer the right to develop the Proposed Project. This Agreement (and any extension of the Negotiating Period) shall not obligate the City to dispose of the City Property or any portion of the City Property. This Agreement (and any extension of the Negotiating Period) shall not obligate the City to provide any financial assistance to the Developer. Execution of this Agreement by the City is merely an agreement to conduct a period of exclusive negotiations in accordance with the terms hereof, reserving for subsequent City and City Council action the final discretion and approval regarding the execution of a DA, any transfer of the Property, and all proceedings and decisions in connection therewith. Any DA or Tidelands Lease resulting from negotiations pursuant to this Agreement shall become effective only if and after such Tidelands Lease, and if necessary DA, have been considered and approved by the City Council of the City, following conduct of all

legally required procedures, and following completion of all applicable requirements of CEQA.

Section 4.2 Indemnification.Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Agreement challenging thevalidity of this Agreement, excepting therefrom any and all administrative, legal or equitable actions or other proceedings alleging gross negligence or willful misconduct by the City (an "Action"). The parties shall cooperate in defending such Action. Developer shall pay for the City's reasonable costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and reasonable attorneys' fees expended by the City in defense of any such Action. The parties shall use best efforts to select mutually agreeable defense counsel. If the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis the City for all such court costs, attorney fees, and time referenced. This Section 4.2 shall survive the termination, invalidation or nullification of this Agreement.

Section 4.3 Notices. Formal notices, demands, and communications between the City and the Developer shall be sufficiently given if, and shall not be deemed given unless, dispatched by certified mail, postage prepaid, return receipt requested, or sent by express delivery or overnight courier service, with signature required, to the office of the parties shown as follows, or such other address as the parties may designate in writing from time to time:

City: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Attn: Waterfront Division

Developer: Global Quality Foods
3524 Investment Blvd
Hayward, CA 94545
Attn: Peter Nguyen

Such written notices, demands, and communications shall be effective on the date shown on the delivery receipt as the date delivered or the date on which delivery was refused.

Section 4.4 Waiver of Lis Pendens. It is expressly understood and agreed by the parties that no lis pendens shall be filed against the Property or any portion of the Property, with respect to this Agreement or any dispute or act arising from it.

Section 4.5 Costs and Expenses. Except as set forth in Section 1.4 herein, each party shall be responsible for its own costs and expenses in connection with any activities and negotiations undertaken in connection with this Agreement.

Section 4.6 No Commissions. The City shall not be liable for any real estate commissions or brokerage fees that may arise from this Agreement or any Tidelands Lease or DA that may result from this Agreement. The City represents that it has engaged no broker, agent, or finder in connection with this transaction, and the Developer shall defend and hold the City harmless from any claims by any broker, agent, or finder retained by the Developer. The terms of this Section will survive the expiration or earlier termination of this Agreement.

Section 4.7 Default and Remedies.

(a) Default. Failure by either party to negotiate in good faith as provided in this Agreement shall constitute an event of default hereunder. The non-defaulting party shall give written notice of a default to the defaulting party, specifying the nature of the default and the required action to cure the default. If a default remains uncured thirty (30) days after receipt by the defaulting party of such notice, the non-defaulting party may exercise the remedies set forth in subsection (b).

(b) Remedies. In the event of an uncured default by the City, the Developer's sole remedy shall be to terminate this Agreement and to recover from the City all costs for the Developer's Studies. Following such termination, neither party shall have any further right, remedy, or obligation under this Agreement; provided, however, that the Developer's indemnification obligations pursuant to Sections 3.2(d), 4.2 and 4.6 shall survive such termination. In the event of an uncured default by the City, Developer will retain Developer Studies resulting from this Agreement, the Tidelands Lease and the DA.

In the event of an uncured default by the Developer, the City's sole remedy shall be to terminate this Agreement and to recover any unpaid Reimbursement Payments previously invoiced and/or including expenses incurred prior to Developer's default. Following such termination, neither party shall have any right, remedy or obligation under this Agreement; provided, however, that the Developer's indemnification obligations pursuant to Sections 3.2(d), 4.2 and 4.6 shall survive such termination. In the event of an uncured default by Developer, City may request, and Developer may not unreasonably withhold, Developer's Studies resulting from this Agreement, the Tidelands Lease, and the DA without payment by City.

Except as expressly provided above, neither party shall have any liability to the other for damages or otherwise for any default, nor shall either party have any other claims with respect to performance under this Agreement. Each party specifically waives and releases any such rights or claims they may otherwise have at law or in equity.

(c) Not a Default. The City Council and Planning Commission have the authority to review and consider the Proposed Project no later than the expiration date of this Agreement, unless extended in writing by the parties hereto. The City Council's decision whether or not to approve the Proposed Project is final and may not

be challenged. The City's disapproval or other action, and any action by the Planning Commission are not events of default.

Section 4.8 Assignment. The Developer may not transfer or assign any or all of its rights or obligations hereunder except with the prior written consent of the City, which consent shall be granted or withheld in the City's sole discretion, and any such attempted transfer or assignment without the prior written consent of City shall be void.

Section 4.9 No Third Party Beneficiaries. This Agreement is made and entered into solely for the benefit of the City and the Developer and no other person shall have any right of action under or by reason of this Agreement.

Section 4.10 Attorneys' Fees. The prevailing party in any action to enforce this Agreement shall be entitled to recover attorneys' fees and costs from the other party.

Section 4.11 Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Venue shall be in Contra Costa County, California.

Section 4.12 Entire Agreement. This Agreement constitutes the entire agreement of the parties regarding the subject matters of this Agreement. This Agreement has been mutually prepared by the parties and the parties agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to this Agreement (including, but not limited to, California Civil Code Section 1654, as may be amended from time-to-time.

Section 4.13 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

Section 4.14 Authority to Execute. The undersigned represent and warrant they are each duly authorized to execute this Agreement on behalf of their respective party and to take the actions necessary to perform hereunder without the need to seek further authorization from the entity each represents.

Section 4.15 No Agency, Joint Venture or Partnership. City and Developer hereby renounce the existence of any form of agency relationship, joint venture or partnership between City and Developer and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between City and Developer.

Remainder of Page Left Intentionally Blank

WHEREFORE, the parties have executed this Agreement on or as of the date first above written.

CITY:

CITY PITTSBURG, a California municipal corporation

By: _____
Joe Sbranti, City Manager

ATTEST:

By: _____
Alice Evenson
City Clerk

APPROVED AS TO FORM:

By: _____
Donna Mooney,
City Attorney

DEVELOPER:

GLOBAL QUALITY FOODS

By: _____
Peter Nguyen
Chief Executive Officer

EXHIBIT A

RBF CONSULTING
500 Ygnacio Valley Road, Suite 270
Walnut Creek, California 94596

Date: 09/1/2009
JN: 35-101033.001

PMW 09-06
EXHIBIT "A"

LEGAL DESCRIPTION

Real Property

That certain Parcel of land situate in the City of Pittsburg, County of Contra Costa, State of California, being a portion of Resultant Parcel 2 as described in Document No. 2008-0036864 of Official Records, recorded in the Contra Costa County Recorder's Office, more particularly described as follows:

BEGINNING at the southerly corner of a certain parcel of land described in Book 8119 of Official Records at Page 956 recorded in said County Recorder's Office; thence along the northerly line of said Resultant Parcel 2 (Document No. 2008-0036864) North 17°46'35" East 196.97 feet; thence continuing along said northerly line South 43°23'18" East 54.00 feet; thence South 08°46'08" West 70.83 feet; thence South 50°40'50" East 46.56 feet; thence South 31°13'25" East 37.23 feet; thence South 45°28'54" East 41.18 feet; thence leaving said northerly line of Resultant Parcel 2 (Document No. 2008-0036864) South 40°42'58" West 245.87 feet; thence South 43°44'13" West 2.07 feet; thence South 58°35'20" West 55.22 feet to the westerly line of said Resultant Parcel 2 (Document No. 2008-0036864); thence along said westerly line North 29°29'25" West 295.53 feet to the beginning of a tangent curve concave southwesterly and having a radius of 242.00 feet; thence along said curve northwesterly 45.85 feet through a central angle of 10°51'24" to the northerly line of said Resultant Parcel 2 (Document No. 2008-0036864); thence along said northerly line and non-tangent from said curve South 72°26'54" East 219.75 feet to the **POINT OF BEGINNING**.

CONTAINING 1.402 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Records.

LICENSED LAND SURVEYOR
DAVID BAUMANN
Exp. 3-31-11
No. 7309
STATE OF CALIFORNIA

David Baumann, P.L.S. 7309
License Expires March 31, 2011

PELICAN
25
23
21
19
17
15
2
5
7
9
11
Cutter Ave
E Marina Blvd
2
085-290-001
085-071-038
085-071-030
085-071-046

Policy 47 - Policies call on the Commission, working with other agencies and the general public, to develop a regional strategy for

- Protecting critical developed areas along the shoreline from flooding;
- Enhancing the natural resources of the Bay by preserving existing habitat and identifying areas where tidal wetlands can migrate landward; and
- Improving the ability of communities to adapt to sea level rise in ways that advance economic prosperity, social equity and environmental protection.

(SFBCDC 2011 *San Francisco Bay Plan*)

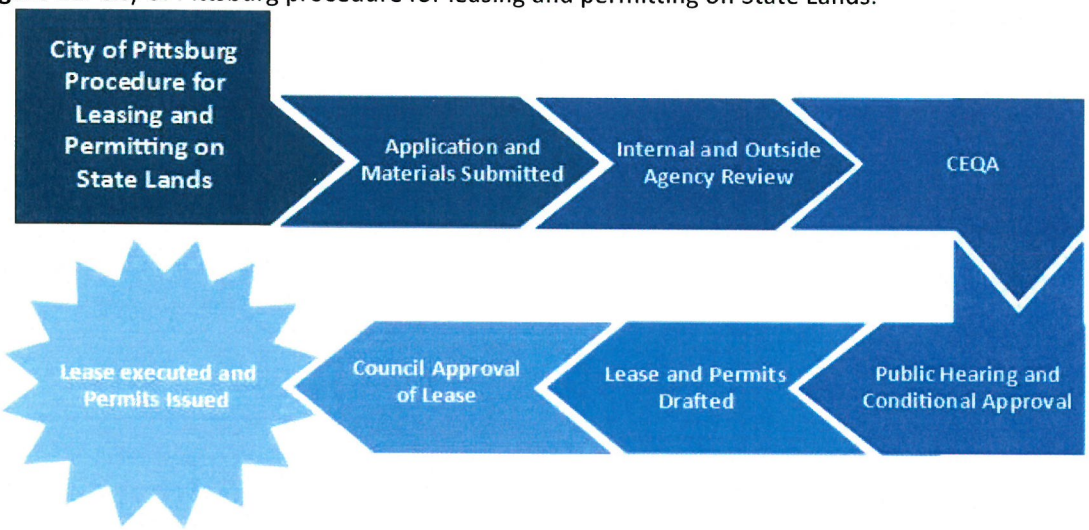
5. Procedures and Regulations for Trust Lands Leases and Developments

Given Pittsburg's custodial responsibility over Trust Lands within its boundaries, and its long-term vision of access, preservation, and integration, the City manages leasing and development at the waterfront per the following process.

Leasing and Permitting Procedure

The chart below outlines the application and review process for leasing and permitted development on Trust Lands in Pittsburg. Building, Planning, and Engineering permit applications and forms for can be found on the City's website at http://www.ci.pittsburg.ca.us/index.aspx?page=180. A detailed description of the process is as follows:

Figure 12. City of Pittsburg procedure for leasing and permitting on State Lands.



Step 1. Depending on the scope of the project, applicants first submit their application materials and fees to the City of Pittsburg Planning, Building, or Engineering Department. Application materials may include but are not limited to:

- Planning or Building Permit Application Form
- Scope of Work
- Dredging/Excavation Plan
- Bank Stabilization Plan
- Site/Location Plan

- Floor Plan
- Building Elevations
- Cross Sections
- Materials and Color Samples Board
- Grading Plan
- Photometric Plan
- Landscaping Plan
- Stormwater Control Plan Report and Exhibit

Upon receipt of a complete application and supplemental materials, staff estimates processing costs, and issues the applicant a reimbursement agreement to assure recovery by the City of the total cost to process an application for their project and the planned use of State Trust Lands.

Step 2. Several City departments including Planning, Building, and Engineering, along with any relevant outside agencies, including the State Lands Commission, (see Attachment 3) then conduct review of submittals to determine whether the proposed project is (a) consistent with the City and State policies, practices and procedures; (b) conducive to public access; (c) consistent with environmental safeguards and policies of the State; and (d) otherwise in the best interest of the State. A list of the City's General Plan Waterfront Development Policies with which staff will determine preliminary approval status can be found in Attachment 4, and all Municipal Code requirements can be found in the City of Pittsburg Municipal Code.

In the event the application is deemed incomplete, City staff will specify additional information required and notify the applicant. Upon receipt of any additional material, staff will respond within 30 calendar days as to whether the application is complete. Should the applicant fail to provide a complete application within a reasonable period of time, the file may be closed and all or any part of the fees retained by the City. There is an appeal process whereby an applicant may appeal the staff determination that an application is incomplete.

At this stage, State Lands Commission approval for leases for port industrial facilities are required per Chapter 422, st 2011, Section 3(1).

Step 3. Once approval is received from all outside agencies, the City initiates the California Environmental Quality Act (CEQA) process. On many proposed projects the City is the Lead Agency for this process.

Step 4. After a successful CEQA process in which the project is exempted or found compliant, the City Council and/or Planning Commission consider the item in a public hearing for conditional approval. The following table demonstrates types of projects and public meetings to which they are subject.

Project Type	Public Meeting Required
General Plan Amendment	Planning Commission and City Council
Rezoning or Zoning Text Change	Planning Commission and City Council
Design Review	Planning Commission or City Council
Variance	Planning Commission
Development Agreement	Planning Commission and City Council
Affordable Housing Agreement	City Council

Step 5. If approved by the City Council and/or Planning Commission, a lease is drafted according to an appraisal of upland property which the City obtains using the expense deposit collected in Step 1. Terms and conditions of the City's waterfront leases vary. A sample lease can be seen as Attachment 5. At this step all necessary City and Outside Agency permits are prepared as well.

Step 6. Once mutually agreed upon, the lease is brought before the City Council for approval during a City Council meeting.

Step 7. If approved by the Council, the project is allowed to proceed with the project. The lease is then executed and all permits are issued.

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 8/10/2018

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve an Easement to PG&E at East 14th Street and Pittsburg-Antioch Highway

MEETING DATE: 8/20/2018

EXECUTIVE SUMMARY

Pacific Gas and Electric Company (PG&E) has requested that the City grant a permanent easement and a temporary construction easement to renovate a gas regulator station on East 14th Street and Pittsburg – Antioch Highway and move above ground pipes on a portion of the site below ground.

FISCAL IMPACT

Minor. City costs will be limited to the staff time related to processing the documents to convey the easement. All costs related to mandatory daily inspection by the City inspector will be paid for by PG&E through a deposit with the City. PG&E will also be required to pay a one-time fee of $12,400 for the permanent easement and $316 for the temporary construction easement from August 21 through November 21, 2018. Thereafter, and with the City's prior approval, a charge of $105 per month will be assessed. Furthermore, PG&E will reimburse the City for costs related to the removal of the existing landscaping, estimated to be $5,000.

RECOMMENDATION

City Council adopt a resolution consenting to a grant of easement to PG&E and authorizing the City Engineer to execute an easement deed effective August 20, 2018.

BACKGROUND

PG&E is seeking easements to make improvements to its gas regulator station on East 14th Street and Pittsburg – Antioch Highway identified as (APN 073-200-018) to ensure the safety and reliability of PG&E's gas distribution system. PG&E has requested the City grant a permanent easement for a total 4,796 square feet (sf) and a temporary construction

easement for 1,775 sf. If granted, the easements will allow PG&E to renovate and relocate the above-ground pipes located near the southeast corner completely underground.

SUBCOMMITTEE FINDINGS

Not Applicable

STAFF ANALYSIS

PG&E has requested the City grant a permanent easement for a total 4,796 square feet (sf) and a temporary construction easement for 1,775 sf as part of the utility company's project to renovate and relocate above-ground pipes near East 14th Street and Pittsburg-Antioch Highway below ground. The project will be inspected daily by City staff, and the costs for these inspections will be reimbursed by PG&E.

To avoid delay to the improvements proposed by PG&E, as part of its effort to ensure the safety and reliability of the company's gas distribution system, staff recommends the City Council approve the attached resolution to approve the granting of an easement to PG&E for the renovation of the existing gas regulator station as described above.
Staff recommends the City Council approve the attached resolution to designate and authorize the City Engineer to decide and control the content and form of a final easement deed, metes and bounds description, and plat map and to execute an easement deed on behalf of the City of Pittsburg.
Staff also recommends the language in the easement deed be formulated to prohibit PG&E from installing or constructing large structures without the prior written consent of the City's Planning Division.

ATTACHMENTS: Resolution
Agreement between City and PG&E
Easement Deed
Temporary Construction Easement

Report Prepared By: Stephen Cardiel, Civil Engineer I

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution	)	
to Approve an Easement to PG&E	)	
at East 14th Street and	)	
Pittsburg – Antioch Highway	)	RESOLUTION NO. 18-

The City Council of the City of Pittsburg DOES RESOLVE as follows:

WHEREAS, Pacific Gas and Electric Company (PG&E)submitted a proposal to the City of Pittsburg for aPermanent (est. 4,796 sq. ft) and a temporary construction easement (est. 1,775 sq. ft) to renovate an existing gas regulator station on East 14th Street and Pittsburg – Antioch Highway with APN 073-200-018; and

WHEREAS, PG&E has agreed to compensate the City$12,400 for the permanent easement and $5,000 for the replacement of existing landscaping; and

WHEREAS, PG&E has agreed to pay $316 for the temporary construction easement through August 21st through November 21st, 2018, and thereafter with City's prior approval, a charge of $105 per month will be assessed.

WHEREAS, Negotiations between PG&E and the City are ongoing and when finalized the City Engineer may approveas authorizedby the City Council.

NOW, THEREFORE**,** the City Council finds and determines as follows:

Section 1. The above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City set forth below.

Section 2. The City Engineer is hereby authorized to approve an easement to PG&E at East 14th Street at Pittsburg – Antioch Highway.

Section 3. The City Clerk shall certify the adoption of this resolution

Section 4 This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20thday of August 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Dwaine “Pete” Longmire, Chair

ATTEST:

_____
Alice E. Evenson, City Clerk

AGREEMENT

This Agreement ("Agreement") is entered into by and between CITY OF PITTSBURG, a municipal corporation ("City")and Pacific Gas and Electric Company, a California corporation ("PG&E"), as of the date of last execution by the parties ("Effective Date"), in consideration of the covenants hereinafter set forth.

RECITALS

WHEREAS, PG&E is undertaking the Gas Regulator Station Rebuild Project – Reg. Station RA-12 (Reg. Station RA-14)Project ("Project") to ensure the safety and reliability of PG&E's gas distributionsystem;

WHEREAS, PG&E has offered to purchase apermanent easement and temporary construction easement from Cityin order to rebuild a gas regulator station ("Easements")onCity's property located at Pittsburg-Antioch Highway/E 14th Street, Pittsburg, California and identified as APN 073-200-018 ("Property"),with the form of the Easement Deedattached hereto and incorporated herein as Exhibit "A" and with the form of the Temporary Construction Easement attached hereto and incorporated herein as Exhibit "B";

WHEREAS, in connection with the execution, conveyanceand delivery of the Easements by Cityto PG&E, the parties hereby enter into this Agreement to address additional issues raised by Cityrelating to the use of the Easements.

NOW, THEREFORE, the parties agree as follows:

1. Cityshall execute, convey and deliver to PG&E the Easementssought by PG&E in the form set forth in full and attached hereto as Exhibit "A" and Exhibit "B" within five (5) business days of the Effective Date.

2. Within fifteen (15) business days of receipt of the Easements executed by City in the form attached as Exhibit "A" and Exhibit "B", PG&E shall pay Citythe total sum of $12,400. The parties agree the aforementioned sumconstitutes the full and complete compensation for the Easements.

3. PG&E agrees its use of the Easements shall be subject to the following obligations by PG&E:

   A. PG&E to install a 7-foot high curved top ornamental iron fence around the perimeter of Parcel One,as defined and shown in Exhibit "A"; sample fencing shown in Exhibit "C" attached hereto and incorporated herein.

B. PG&E shall provide a one-time reimbursement to City for damages and/or restoration of the landscape impacted and/or removed during construction ("Landscape"), as shown in Exhibit "D" attached hereto and incorporated herein. Payment shall be made within fifteen (15) days of receipt of an invoice for reasonable costs. This payment for Landscape is separate from the compensation of the Easements as stated in Paragraph 2 herein.

C. PG&E to provide a Letter of Self Insurance for $5,000,000 and naming City as additional insured.

4. City agrees Landscape work will follow PG&E's Guide to Safe Landscaping Near Gas Pipelines, attached hereto and incorporated herein as Exhibit "E".

5. The Easement shall be governed by and construed in accordance with the laws of the State of California.

6. This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute one agreement, binding on all of the parties hereto, notwithstanding all of the parties hereto are not signatories to the original or to the same counterpart.

7. PG&E agrees to indemnify and hold harmless City from and all loss, damages or liability connected with PG&E's occupation of said premises or resulting from the injury to or death of any person, or damage to or loss or destruction of any property arising out of PG&E's negligent acts or omissions or willful misconduct; provided however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by City's comparative negligence or willful misconduct.

8. This Agreement is binding upon the successors, assigns, agents and representatives of the parties.

9. It is understood and agreed that this Agreement has been voluntarily entered into by the parties, and is the complete expression of the agreement of the parties, and no promise or representation of any kind has been expressed or implied except as set out here. All prior and contemporaneous agreements and representations are superseded. The Agreement may not be altered, amended, or modified, except by a writing executed by a duly authorized representative of the party to be charged.

10. The provisions of this Agreement are severable. If a court of competent jurisdiction rules that any provision of this Agreement is invalid or unenforceable, the court's ruling will not affect the validity of the other provisions of this Agreement.

11. Signatures of the parties on this Agreement shall constitute mutual acceptance of all the terms and conditions of the Agreement.

CITY OF PITTSBURG, a municipal corporation

DATED: _____, 2018

By: _____

Name: _____

Title: _____

PACIFIC GAS AND ELECTRIC COMPANY

DATED: _____, 2018

By: _____

Name: _____

Title: _____

Meter Lot and Gas Line (REV. 06/18)

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

Location: City/Uninc_____
Recording Fee $_____
Document Transfer Tax $ _____
[ ] This is a conveyance where the consideration and Value is less than $100.00 (R&T 11911).
[ ] Computed on Full Value of Property Conveyed, or
[ ] Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
[ ] Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

_____
Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD#2102-01-1724 EASEMENT

PM 31204630

EASEMENT

CITY OF PITTSBURG, a municipal corporation,

hereinafter called Grantor, in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the adequacy and receipt whereof are hereby acknowledged, hereby grants to Grantee, an exclusive easement and right of way (“The Easement”) to construct, install, replace (of the initial or any other size), maintain and use such valves and other devices and equipment as Grantee shall from time to time deem necessary for metering, regulating and discharging gas into the atmosphere, together with the right to install such pipe lines as Grantee deems necessary in connection therewith, within, to install concrete curbing on, to cover with bitumastic pavement and to enclose with a fence or other suitable protection, the hereinafter described parcel of land ("Meter Lot") lying within Grantor's lands which are situate in the City of Pittsburg, County of Contra Costa, State of California, and are described as follows:

(APN 073-200-018)

The parcel of land described and designated PARCEL “D” in the deed from USS-POSCO INDUSTRIES to the CITY OF PITTSBURG dated October 7, 1999 and recorded October 18, 1999 as Document No. 1999-0273650, Contra Costa Coutry Records.

The aforesaid Meter Lot is described as follows:

PARCEL ONE

Commencing at a standard monument within E 14th Street (60 feet wide) formerly Pittsburg-Antioch Highway, as said standard monument is shown on the Record of Survey entitled "LOT LINE ADJUSTMENT LL 27-86", filed for record April 1, 1986, in Book 79 of Licensed Surveyor's Maps at page 19, Contra Costa County Records, and running thence

(a) north 66°04'09" west 2908.37 feet to a point herein for convenience called POINT "A"; thence

(b) north 20°06'51" east 42.10 feet to a point in the southwesterly boundary line of said lands, said point being the TRUE POINT OF BEGINNING of this description; thence leaving said southwesterly boundary line

(1) north 20°06'51" east 53.00 feet; thence

(2) north 69°53'09" west 33.00 feet; thence

(3) north 20°06'51" east 53.00 feet; thence

(4) north 69°53'09" west 30.00 feet; thence

(5) south 20°06'51" west 101.80 feet to a point in said southwesterly boundary line herein for convenience called POINT "B"; thence along said southwesterly boundary line

(6) south 66°04'09" east 63.14 feet to the TRUE POINT OF BEGINNING

Containing 4,796 square feet of land.

Grantor further grants to Grantee the right to install, operate, maintain, repair, reconstruct, replace (with like sizes or types), and remove, within said Meter Lot, at any time and from time to time, such aboveground and underground data transmitting and data receiving equipment, as Grantee shall from time to time deem necessary, together with the right to construct and/or install an underground vault with suitable covers therefor, aboveground and underground wires, cables and conduits, an equipment cabinet and service boxes with associated concrete pads; meters, protective relays, communication equipment, consisting of, but not limited to, pole or tower mounted antennae, equipment boxes and solar photovoltaic panels, together with the right to install the pole or tower necessary therefor; and such appliances and fixtures necessary for any or all thereof, for the purpose of receiving and transmitting data necessary to remotely monitor, control and operate equipment associated with Grantee's gas distribution pipe line facilities.

Grantor also grants to Grantee the right at any time, and from time to time, to excavate for, install, replace (of the initial or any other size), maintain and use such pipe lines as Grantee shall from time to time elect for conveying gas, with necessary and proper valves and other appliances and fittings, and devices for controlling electrolysis for use in connection with said pipe lines, and such underground wires, cables, conduits, appliances, fixtures and appurtenances, as Grantee shall from time to time elect for communication purposes, together with adequate protection therefor, and also a right of way, within the parcel of land ("Pipe Line Easement") described as follows:

PARCEL TWO

Beginning at said POINT "B" and running thence

(1) north 20°06'51" east 33.00 feet; thence

(2) north 69°53'09" west 10.00 feet; thence

(3) south 20°06'51" west 32.33 feet to a point in said southwesterly boundary line; thence thence along said southwesterly boundary line

(4) south 66°04'09" east 10.02 feet to said POINT "B".

Containing 327 square feet of land.

The BASIS OF BEARING for this description is north 66°04'09" east, 1179.27 feet between two standard monuments as shown on the record of survey entitled "LOT LINE ADJUSTMENT LL 27-86", filed for record April 1, 1986, in Book 79 of Licensed Surveyor's Maps at page 19, Contra Costa County Records.

Grantor further grants to Grantee:

(a) the right to install, operate, maintain, repair, reconstruct, replace, and remove, within said Meter Lot and Pipeline Easement, at any time from time to time, such underground conduits, pipes, manholes, service boxes, wire, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and communication purposes;

(b) the right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within said Meter Lot and Pipe Line Easement, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

(c) Grantor shall not erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction within said Meter Lot and Pipe Line Easement, or diminish or substantially add to the ground level in said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantee acknowledges that as a condition of this grant of easement, Grantor reserves the right to use such land for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted herein.

Grantee agrees that in making any excavation within the aforesaid easement area that it will make such excavation in a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace with earth so removed by it and restore the surface of the ground to as near as possible the same condition as it was prior to such excavation.

Grantee agrees that it is accepting the Easement without any warranty or representation by Grantor whatsoever, in its "AS-IS", "WHERE-IS", "WITH ALL FAULTS" condition and subject to all matters of record affecting the Easement and/or affecting access thereto.

Grantee agrees to indemnify and hold harmless Grantor from any and all loss, damages or liability connected with Grantee's occupation of said premises or resulting from the injury to or death of any person, or damage to or loss or destruction of any property arising out of Grantee's negligent acts or omissions or willful misconduct; provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Grantor's comparative negligence or willful misconduct.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: _____, _____.

I hereby certify that a resolution was adopted

On the _____ day of _____, 20___, by

the _____

authorizing the foregoing grant of easement

By_____

CITY OF PITTSBURG, a municipal corporation

By_____
Name
Title

By_____
Name
Title

.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____, before me, _____,
Here insert name and title of the officer

personally appeared _____

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Seal)
Signature of Notary Public

CAPACITY CLAIMED BY SIGNER

[ ] Individual(s) signing for oneself/themselves

[ ] Corporate Officer(s) of the above named corporation(s)

[ ] Trustee(s) of the above named Trust(s)

[ ] Partner(s) of the above named Partnership(s)

[ ] Attorney(s)-in-Fact of the above named Principal(s)

[ ] Other _____

RANCHO LOS MEDANOS

COLUMBIA STREET (60' WIDE)

21 M 579

APN: 073-104-012
LOT 12

TEN STAR INVESTMENTS
DOC 2011-0066057
APN: 073-104-013
LOT 13

LOT 14

SMIR S. SHAH
DOC 2001-0295549
APN 073-104-014
LOT 15

OLD LOT LINE

REFERENCES

(1) RECORD OF SURVEY LOT LINE ADJUSTMENT LL 27-86, FILED 4/1/1986 BOOK 79 LSM AT PAGE 19, CONTRA COSTA COUNTY RECORDS

CITY OF PITTSBURG
DOC 1999-0273650
APN: 073-200-018
PARCEL "D"

PARCEL TWO

PARCEL ONE

L1 L2 L3 L4 L5 L6 L7 L8 L9

S20°06'51"E 101.80'

POINT "B"

T.P.O.B.

E 14TH STREET (60' WIDE) (COUNTY ROAD 6281)

PITTSBURG-ANTIOCH HWY (64' WIDE)

N20°06'51"E 42.10'

POINT "A"

N66°04'09"W 2908.37'

P.O.C.

BASIS OF BEARING N66°04'09"W 1179.27" (1)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N20°06'51"E	53.00'
L2	N69°53'09"W	33.00'
L3	N20°06'51"E	53.00'
L4	N69°53'09"W	30.00'
L5	S66°04'09"E	63.14'
L6	N20°06'51"E	33.00'
L7	N69°53'09"W	10.00'
L8	S20°06'51"W	32.33'
L9	S66°04'09"E	10.02'

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
DOC	CONTRA COSTA COUNTY RECORDS DOCUMENT NUMBER
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE POINT OF BEGINING
	PG&E EASEMENT
	SUBJECT PARCEL LINE
	PARCEL LINE
	TIE LINE
	MONUMENT LINE
M	SUBDIVISON MAP
	DIMENSION POINT
	STANDARD MONUMENT

North

0 20 40

1 INCH = 40 FEET

UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG BOUNDARIES OR LINES

Applicant: PACIFIC GAS AND ELECTRIC COMPANY UTILTIY EASEMENT	SCALE 1"=40'	DATE 7/24/2018

SECTION (SE 1/4 of NW 1/4) (SEC 16)	TOWNSHIP (T2N)	RANGE (R1E)	MERIDIAN (MDB&M)	COUNTY: CONTRA COSTA	CITY OF: PITTSBURG
				F.B.: JQW3 DR.BY: JQW3	CH.BY: A5SZ

PLAT MAP: B1507, S2E09 REFERENCES:79 LSM 19, 1999-0273650, 21 M 579	PG&E	DIABLO DIVISION	31204630 AUTHORIZ	31204630 DRAWING NO.

Administrative Block

Attach to LD# 2102-01-1724
The Area, Region or Location: Area 2, Diablo Division
Land Service Office: Concord RMC
Line of Business: 53
Business Doc Type: EASEMENTS
MTRSQ: (21.02.01.16.42) Rancho Los Medanos
FERC License Number(s): n/a
PG&E Drawing Number(s): 31204630
PLAT NO. B1507, 52E09
LD of any affected documents: n/a
LD of any Cross-referenced documents: n/a
TYPE OF INTEREST: 5, 86
SBE Parcel Number: n/a
(For Quitclaims, % being quitclaimed): n/a
Order # 31204630 OPS# 0090
JCN: n/a
County: Contra Costa
Utility Notice Numbers: n/a
851 Approval Application No. n/a Decision n/a
Prepared By: JQW3
Checked By: A5SZ
Approved By: JADA JD Date 7-24-18
Revised By: JQW3 JQW Date 7/24/18

(This page must be recorded with document)

TEMPORARY CONSTRUCTION EASEMENT

CITY OF PITTSBURG, a municipal corporation,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, a temporary construction easement, as defined below, (and hereinafter referred to as "TCE") to be used in connection with Grantee's Gas Regulator Station Rebuild project, upon, over, under, and across that certain real property in the City of Pittsburg, County of Contra Costa, State of California, identified as Pittsburg-Antioch Highway/E 14th Street, County Assessor's Parcel Number 073-200-018.

The purpose(s) for the TCE is/are defined as follows:

(a) working strips and laydown and staging areas, including the right to temporarily install one or more above and below ground pipes with suitable service pipes and connections, as Grantee deems necessary, for the conveyance of gas to be temporarily installed within the parcel of land shown as Parcel Three (TCE) on Exhibit "A" attached hereto and made a part hereof.

The areas or parcels designated above are hereafter collectively referred to as "easement area".

1. **Term -** The term of this TCE shall be for a period of three (3) months commencing on August 14, 2018 and shall terminate on November 13, 2018. Upon written authorization from Grantor, which Grantor shall not unreasonably withhold, Grantee may, subject to the terms herein, extend the term of this TCE for up to two (2) month(s). Grantee shall notify Grantor by written notice of its intention to do so not less than ten (10) days prior to the expiration of the initial term.

2. **Compensation** - Grantee shall pay Grantor Three Hundred Sixteen and No/100 Dollars ($316.00) total as compensation for the TCE. within 30 days of the execution of this document and upon Grantee's receipt from Grantor of the IRS W-9. Owner shall provide a completed IRS W-9 Form for processing payment of the compensation at the same time it executes the TCE document. If Grantee and Grantor agree to extend the term of the TCE, Grantee will pay Grantor One Hundred Five and No/100 Dollars ($105.00) per month and shall continue thereafter per month or for any portion thereof.

3. **Ingress/Egress, Fencing -** During the term of this instrument, Grantee shall have the exclusive right to use the easement area, along with the right of ingress and egress thereto. Grantee shall erect and maintain temporary fencing and gates with a locking device to enclose the easement area, and shall remove such fencing and gates at the end of the term of this TCE. The TCE hereunder will be irrevocable during the term of this agreement, except in the case of a material breach of the terms of this agreement.

4. **Indemnification -** Grantee agrees to indemnify, defend with counsel acceptable to Grantor and hold harmless Grantor and its officials, officers, employees and agents (collectively, the "Indemnitees") from and against all actions, proceedings claims, demands, liabilities, judgments, losses, expenses (including reasonable attorney's fees and expenses) and costs (all of the foregoing collectively "Liability") arising out of or related to Grantee's actions or inactions pursuant to this TCE, except to the extent such Liability is caused by the sole negligence or willful misconduct of the Indemnitees.

5. **Compliance with Laws -** In exercising the rights granted under this TCE, Grantee shall comply with all laws, ordinances, and regulations pertaining to its use, and obtain all required local, state, and federal permits. Grantee is required under State and local law to re-stabilize any disturbed project location in order to control soil erosion and sediment runoff, in accordance with applicable project permits. Interpretation and enforcement of the TCE shall be governed by the laws of the State of California.

6. **Restoration** - Upon completion of its Gas Regulator Station Rebuild Project, Grantee shall repair and mitigate any damage and restore the easement area to a condition as nearly as practicable to its condition prior to its use by Grantee, within fourteen (14) days of such damage occurring; however, this excludes landscaping, which will be reimbursed by separate agreement to Grantor. Grantee shall remove all personal property.

7. **Insurance** - Grantee certifies it is insured under a major risk management program with large self-insured retentions, with the minimum amount of $5,000,000 covering Grantee use of the easement area under this TCE.

8. **Entire Agreement -** This TCE supersedes all previous oral and written agreements between and representation by or on behalf of the parties and constitutes the entire agreement of the parties with respect to the subject matter hereof.

9. **Authority of Signatory** - Each party to this TCE warrants to the other that it has the right and authority to enter into and consummate this Temporary Easement and all related documents.

10. **Successors, Heirs, and Assigns -**The Rights provided for herein shall inure to successors, heirs and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

11. **Execution in Counterparts -** This TCE may be signed in identical counterpart copies, (including copies sent to a party by facsimile transmission or as a "pdf" file attached to an electronic mail transmission) each of which shall be an original, but all of which taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this instrument as of the date set forth below each signature, effective upon the date first written above.

Dated this_____day of_____, 2018.

CITY OF PITTSBURG, a municipal corporation,

By: _____

Name: _____

Its: _____

Date: _____

I hereby certify that a resolution was adopted on

the_____day of_____, 2018,

by the _____

authorizing the foregoing grant of easement

By_____

EXHIBIT "A"

APN: 073-104-012
APN: 073-104-012
LOT 12
TEN STAR INVESTMENTS
DOC 2011-0066057
APN: 073-104-013
LOT 13
21 M 579
LOT 14
SMIR S. SHAH
DOC 2001-0295549
APN 073-104-014
LOT 15
CITY OF PITTSBURG
DOC 1999-0273650
APN: 073-200-018
PARCEL "D"
PARCEL
ONE
±4,796 SQ.FT.
New pipeline easement for existing underground pipe.
TCE for temporary station during construction.
PARCEL
THREE (TCE)
±1,775 SQ.FT.
PARCEL
TWO
±327 SQ.FT.
LD 2102-01-0300
BOOK 308 PAGE 201
CONTRA COSTA COUNTY RECORDS
±2,500 SQ.FT.
LD 2102-01-0251
BOOK 305 PAGE 251
CONTRA COSTA COUNTY RECORDS
±1,250 SQ.FT.
New exclusive easement area for station expansion.
EXISTING EASEMENT AREA TOTAL = 2,500 + 1,250 = 3,750 SQ.FT
NEW EASMENT AREA TOTAL = 4,796 + 327 = 5,123 SQ.FT.
DIFFERENCE IN AREA = 5,123 - 3,750 = 1,373 SQ.FT.
NORTH
NOT TO SCALE

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 8/1/2018

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of a City Council Resolution to Create a Master Pay Schedule as Required by California Public Employees' Retirement System

MEETING DATE: 8/20/2018

EXECUTIVE SUMMARY

To comply with CalPERS' interpretation of the requirements of Code of Regulations section 570.5 by affirming the single master pay schedule already on the City's website representing all previously approved actions on the individual classifications of the pay schedule. The single master salary schedule will be submitted to Council for approval each time any single MOU or compensation plan is brought to the City Council for approval.

FISCAL IMPACT

The affirmation of previously approved separate pay schedules as a single master pay schedule has no fiscal impact to the City for preparation or distribution, as the actions already occurred.

RECOMMENDATION

The City Council adopt a resolution creating and affirming the City of Pittsburg's master pay schedule for all employee classifications, so the City is in compliance with the requirements of the California Code of Regulations section 570.5 and the California Public Employees' Retirement System (CalPERS) relating to publically available pay schedules for purposes of determining the amount of "compensation earnable" pursuant to Government Code Sections 20630, 20636, and 20636.1.

BACKGROUND

CalPERS, pursuant to their interpretation of California Code of Regulations section 570.5, recommends all CalPERS employers to maintain their compensation levels in one publicly available document, approved and adopted by the governing body, which must meet all of the following requirements:

•Has been duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meetings laws;
•Identifies the position title for every employee position;
•Shows the pay rate for each identified position, which may be stated as a single amount or as multiple amounts within a range;
•Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
•Is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's internet website;
•Indicates an effective date and date of any revisions;
•Is retained by the employer and available for public inspection for not less than five years; and
•Does not reference another document in lieu of disclosing the pay rate.

Currently, the City attaches salary schedule information by represented bargaining group to the memorandum of understanding (MOU) governing each bargaining group, and for unrepresented employees includes such salary information in compensation plans approved by City Council. Following City Council approval of these various salary schedules, the approved schedules are incorporated into one master salary schedule. However, this master salary schedule has customarily not been approved by Council as a single document, even though it contains the collective salary information derived from individual MOUs which have been approved by Council. As such, the recommendation to list compensation levels for all positions on one document duly approved and adopted by the Council has not been satisfied consistent with CalPERS' interpretation of California Government Code of Regulations section 570.5.

SUBCOMMITTEE FINDINGS

Not applicable

STAFF ANALYSIS

The adoption of the resolution will comply with CalPERS' interpretation of the requirements of Code of Regulations section 570.5 by affirming the single master pay schedule already on the City's website representing all previously approved actions on the individual classifications of the pay schedule.

ATTACHMENTS: 1) Resolution
2) Salary Schedule

Report Prepared By: Griselda Clift, Senior Human Resources Analyst

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Affirming Previously Adopted Employee Pay)
And Listing all Employee Compensation Levels) Resolution No. 18-
On a Publicly Available Master Pay Schedule)

WHEREAS, the California Public Employees' Retirement System (CalPERS), has requested all CalPERS employers list their compensation levels on one document, approved and adopted by the governing body, in accordance with California Code of Regulations section 570.5, and meeting all of the following requirements thereof:

- Has been duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meetings laws;
- Identifies the position title for every employee position;
- Shows the pay rate for each identified position, which may be stated as a single amount or as multiple amounts within a range;
- Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
- Is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's internet website;
- Indicates an effective date and date of any revisions;
- Is retained by the employer and available for public inspection for not less than five years; and
- Does not reference another document in lieu of disclosing the pay rate; and

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the City now desires to affirm previously approved compensationlevels for all bargaining groups and all compensation plans of the City of Pittsburgin one publicly available master pay schedule;

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. The recitals set forth above are true and correct statements and are hereby incorporated.

Section 2. The City Council adopt this Resolution affirming previously approved compensation levels for all bargaining groups and all compensation plans of the City of Pittsburg in one publicly available master pay schedule.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg on the20th day of August 2018, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST:

_____
Dwaine “Pete” Longmire, Mayor

_____
Alice E. Evenson, City Clerk

CITY OF PITTSBURG
SALARY SCHEDULE 07/1/2018
FY18/19

CLASSIFICATION	RANGE	START	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F	STEP G	UNIT
Account Clerk (Part 1 of 2)	109	07/01/18	3,719	3,905	4,100	4,305	4,520			AFSCME
*Maximum with incentives									4,570	
Account Clerk (Part 2 of 2)	170	07/01/18	4,266	4,479	4,703	4,938	5,185			AFSCME
*Maximum with incentives									5,235	
Accountant I	350	07/01/18	5,639	5,921	6,217	6,528	6,854			MPC
*Maximum with incentives									6,904	
Accountant II	500	07/01/18	6,312	6,628	6,959	7,307	7,672			MPC
*Maximum with incentives									7,722	
Accounting Technician	220	07/01/18	4,981	5,230	5,492	5,767	6,055			AFSCME/MPC
*Maximum with incentives									6,105	
Administrative Analyst I	390	07/01/18	5,826	6,117	6,423	6,744	7,081			MPC
*Maximum with incentives									7,131	
Administrative Analyst II	700	07/01/18	6,746	7,083	7,437	7,809	8,199			MPC
*Maximum with incentives									8,249	
Administrative Assistant (Part 1 of 2)	100	07/01/18	3,711	3,897	4,092	4,297	4,512			AFSCME
*Maximum with incentives									4,562	
Administrative Assistant (Part 2 of 2)	160	07/01/18	4,297	4,512	4,738	4,975	5,224			AFSCME/MPC
*Maximum with incentives									5,274	
Administrative Officer	860	07/01/18	9,137	9,594	10,074	10,578	11,107			MPC
*Maximum with incentives									11,157	
Administrative Specialist	290	07/01/18	5,324	5,590	5,870	6,164	6,472			MPC
*Maximum with incentives									6,522	
Assistant City Engineer	920	07/01/18	10,272	10,786	11,325	11,891	12,486			MPC
*Maximum with incentives									12,536	
Assistant City Manager	950	07/01/18	14,384				18,356			Sr. Exec Team
Assistant Director of Economic Development and Recreation	887	07/01/18	10,439				12,687			Mgmt Group
Assistant Director of Finance	887	07/01/18	10,439				12,687			Mgmt Group
Assistant Director of Public Works	895	07/01/18	11,195	11,755	12,343	12,960	13,608			MPC
*Maximum with incentives									13,658	
Assistant Planner	450	07/01/18	6,212	6,523	6,849	7,191	7,551			MPC
*Maximum with incentives									7,979	
Assistant to the City Manager	835	07/01/18	10,027				12,187			Mgmt Group
Associate Planner	740	07/01/18	7,191	7,551	7,929	8,325	8,741			MPC
*Maximum with incentives									9,228	
Building Inspection Supervisor	810	07/01/18	8,755	9,193	9,653	10,136	10,643			MPC
*Maximum with incentives									11,225	
Business Development Manager	860	07/01/18	9,137	9,594	10,074	10,578	11,107			MPC
*Maximum with incentives									11,157	
Business License Coordinator	315	07/01/18	5,500	5,775	6,064	6,367	6,685			AFSCME
*Maximum with incentives									6,735	
Chief Building Official	895	07/01/18	11,195	11,755	12,343	12,960	13,608			MPC
Chief of Police	955	07/01/18	14,656				18,528			Sr. Exec Team
*Maximum with incentives									22,512	
City Attorney	943	07/01/18					15,417			Contract
City Clerk							470			Elected Official
City Council							500			Elected Official

***Please see Benefit Matrix for education incentives, holiday pay and shift differential.**

Council Approved on: 8/6/18; 8/20/18

CITY OF PITTSBURG
SALARY SCHEDULE 07/1/2018
FY18/19

CLASSIFICATION	RANGE	START	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F	STEP G	UNIT
City Council -- member of a different governing board										
if serving on Tri Delta Transit		$100 per meeting		visit www.TriDeltaTransit.com						
if serving on Delta Diablo Sanitation District		$209 per meeting			visit ddsd.org					
City Engineer	935	7/1/2018	11,176				13,583			Mgmt Group
City Manager	960	7/1/2018					22,017			Contract
City Treasurer							470			Elected Official
Civil Engineer I	510	07/01/18	6,494	6,819	7,160	7,518	7,894			MPC
*Maximum with incentives									8,339	
Civil Engineer II	780	07/01/18	7,519	7,895	8,290	8,705	9,140			MPC
*Maximum with incentives									9,647	
Combination Building Inspector	520	07/01/18	6,522	6,848	7,190	7,549	7,926			AFSCME
*Maximum with incentives									7,976	
Community Outreach Coordinator	315	07/01/18	5,500	5,775	6,064	6,367	6,685			AFSCME
*Maximum with incentives									6,735	
Community Relations Manager	700	07/01/18	6,746	7,083	7,437	7,809	8,199			MPC
*Maximum with incentives									8,249	
Community Services Specialist	258	07/01/18	5,184	5,443	5,715	6,001	6,301			AFSCME
*Maximum with incentives									6,351	
Compliance Principal	830	07/01/18	8,261	8,674	9,108	9,563	10,041			MPC
*Maximum with incentives									10,593	
Contract Analyst	390	07/01/18	5,826	6,117	6,423	6,744	7,081			MPC
*Maximum with incentives									7,131	
Crime Analyst	700	07/01/18	6,746	7,083	7,437	7,809	8,199			MPC
*Maximum with incentives									8,249	
Customer Service Representative	95	07/01/18	3,372	3,541	3,718	3,904	4,099			AFSCME
*Maximum with incentives									4,149	
Deputy City Clerk	330	07/01/18	5,590	5,870	6,164	6,472	6,796			MPC
*Maximum with incentives									6,846	
Development Manager	890	07/01/18	10,272	10,786	11,325	11,891	12,486			MPC
*Maximum with incentives									12,536	
Director of Community Development	940	07/01/18	12,300				15,547			Sr. Exec Team
Director of Community Services	940	07/01/18	12,300				15,547			Sr. Exec Team
Director of Finance	940	07/01/18	12,300				15,547			Sr. Exec Team
Director of Human Resources	940	07/01/18	12,300				15,547			Sr. Exec Team
Director of Public Works	945	07/01/18	13,292				16,158			Sr. Exec Team
Director of Records and Council Services	835	07/01/18	10,027				12,187			Sr. Exec Team
Director of Recreation and Maintenance Services	920	07/01/18	11,176				13,583			Mgmt Group
Director of Water Utilities	935	07/01/18	12,792				15,547			Mgmt Group
Electrician	420	07/02/17	5,725	6,011	6,312	6,628	6,959			Teamsters
*Maximum with incentives									7,516	
Electrician Apprentice	200	07/02/17	4,572	4,801	5,041	5,293	5,558			Teamsters
*Maximum with incentives									5,836	
Engineering Analyst	820	07/01/18	7,809	8,199	8,609	9,039	9,491			MPC
*Maximum with incentives									9,541	
Engineering Technician I	310	07/01/18	5,444	5,716	6,002	6,302	6,617			AFSCME
*Maximum with incentives									6,667	

***Please see Benefit Matrix for education incentives, holiday pay and shift differential.**

Council Approved on: 8/6/18; 8/20/18

CITY OF PITTSBURG
SALARY SCHEDULE 07/1/2018
FY18/19

CLASSIFICATION	RANGE	START	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F	STEP G	UNIT
Engineering Technician II	460	07/01/18	6,304	6,619	6,950	7,297	7,662			AFSCME
*Maximum with incentives									7,712	
Environmental Affairs Manager	890	07/01/18	10,272	10,786	11,325	11,891	12,486			MPC
*Maximum with incentives									12,536	
Environmental Health Specialist	470	07/01/18	6,243	6,555	6,883	7,227	7,588			AFSCME
*Maximum with incentives									7,638	
Equipment Mechanic	270	07/02/17	5,057	5,310	5,576	5,855	6,148			Teamsters
*Maximum with incentives									6,640	
Equipment Shop Supervisor	530	07/01/18	6,601	6,931	7,278	7,642	8,024			MPC
*Maximum with incentives									8,074	
Executive Assistant	400	07/01/18	5,871				7,136			Mgmt Group
Executive Secretary to the Chief of Police	330	07/01/18	5,590	5,870	6,164	6,472	6,796			MPC
*Maximum with incentives									6,846	
Finance Division Manager	855	07/01/18	8,985	9,434	9,906	10,401	10,921			MPC
*Maximum with incentives									10,971	
Financial Analyst	580	07/01/18	7,083	7,437	7,809	8,199	8,609			MPC
*Maximum with incentives									8,659	
GIS Coordinator	760	07/01/18	7,328	7,694	8,079	8,483	8,907			MPC
*Maximum with incentives									8,957	
Harbormaster	830	07/01/18	8,261	8,674	9,108	9,563	10,041			MPC
*Maximum with incentives									10,091	
Housing Inspector	315	07/01/18	5,500	5,775	6,064	6,367	6,685			AFSCME
*Maximum with incentives									6,735	
Housing Manager	855	07/01/18	8,985	9,434	9,906	10,401	10,921			MPC
*Maximum with incentives									10,971	
Housing Specialist	210	07/01/18	4,898	5,143	5,400	5,670	5,954			AFSCME
*Maximum with incentives									6,004	
Human Resources Analyst	700	07/01/18	6,746	7,083	7,437	7,809	8,199			MPC
*Maximum with incentives									8,249	
Human Resources Manager	890	07/01/18	10,027				12,187			Mgmt Group
Human Resources Specialist	330	07/01/18	5,590	5,870	6,164	6,472	6,796			MPC
*Maximum with incentives									6,846	
Lead Community Services Specialist	415	07/01/18	6,001	6,301	6,616	6,947	7,294			AFSCME
*Maximum with incentives									7,344	
Lead Marina Services Worker	320	07/02/17	5,293	5,558	5,836	6,128	6,434			Teamsters
*Maximum with incentives									6,756	
Lead Police Records Clerk	255	07/01/18	5,225	5,486	5,760	6,048	6,350			AFSCME
*Maximum with incentives									6,400	
Lead Public Works Superintendent	885	07/01/18	10,685	11,219	11,780	12,369	12,987			MPC
*Maximum with incentives									13,037	
Maintenance Assistant	95	07/02/17	3,211	3,372	3,541	3,718	3,904			Teamsters
*Maximum with incentives									4,099	
Maintenance Lead Worker - Env. Services/Fac. Util.	320	07/02/17	5,293	5,558	5,836	6,128	6,434			Teamsters
*Maximum with incentives				**Maximum incentive of 8% MLW -Fac/Util & 5% MLW-Env. Services**					6,949	
Maintenance Worker I - Env. Services/Fac. Util.	140	07/02/17	3,950	4,148	4,355	4,573	4,802			Teamsters
*Maximum with incentives				**Maximum incentive of 8% MWII -Fac/Util & 5% MWII-Env. Services**					5,186	

***Please see Benefit Matrix for education incentives, holiday pay and shift differential.**

Council Approved on: 8/6/18; 8/20/18

CITY OF PITTSBURG
SALARY SCHEDULE 07/1/2018
FY18/19

CLASSIFICATION	RANGE	START	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F	STEP G	UNIT
Maintenance Worker II - Env. Services/Fac. Util.	200	07/02/17	4,572	4,801	5,041	5,293	5,558			Teamsters
*Maximum with incentives									6,003	
Marina Maintenance Worker	140	07/02/17	3,950	4,148	4,355	4,573	4,802			Teamsters
*Maximum with incentives									5,042	
Office Assistant	95	07/01/18	3,372	3,541	3,718	3,904	4,099			AFSCME
*Maximum with incentives									4,149	
Payroll Specialist	330	07/01/18	5,590	5,870	6,164	6,472	6,796			MPC
*Maximum with incentives									6,846	
Permit Technician	260	07/01/18	5,253	5,516	5,792	6,082	6,386			AFSCME
*Maximum with incentives									6,436	
Pest Control Specialist	470	07/02/17	5,946	6,243	6,555	6,883	7,227			Teamsters
*Maximum with incentives									7,588	
Planning Manager	890	07/01/18	10,272	10,786	11,325	11,891	12,486			MPC
*Maximum with incentives									12,536	
Planning Technician	260	07/01/18	5,253	5,516	5,792	6,082	6,386			AFSCME
Police Captain	650	07/01/18	12,419	13,040	13,692	14,377	15,096	15,850		PMG
*Maximum with incentives and holiday pay									20,050	
Police Evidence Technician	260	07/01/18	5,253	5,516	5,792	6,082	6,386			AFSCME
*Maximum with incentives									6,436	
Police Lieutenant	640	07/01/18	10,827	11,368	11,937	12,533	13,160	13,818		PMG
*Maximum with incentives and holiday pay									17,480	
Police Officer	600	07/01/18	5,906	6,201	6,511	6,837	7,178	7,537	7,914	POA
Police Officer (Continuation of Steps)	600	07/01/18						8,310 (H)	8,725 (I)	POA
*Maximum with incentives, holiday pay and grave shift differential									12,782	
Police Records Clerk (Part 1 of 2)	110	07/01/18	3,898	4,093	4,298	4,513	4,739			AFSCME
									4,789	
Police Records Clerk (Part 2 of 2)	180	07/01/18	4,512	4,738	4,975	5,224	5,485			AFSCME
									5,535	
Police Records Supervisor	540	07/01/18	6,590	6,920	7,266	7,629	8,010			MPC
									8,060	
Police Sergeant	625	07/01/18	8,389	8,809	9,249	9,711	10,197	10,707		POA
*Maximum with incentives, holiday pay and grave shift differential									15,686	
Police Services Administrator	830	07/01/18	8,261	8,674	9,108	9,563	10,041			MPC
*Maximum with incentives									10,091	
Power Company Manager	920	07/01/18	11,176				13,583			Mgmt Group
*Maximum with incentives									13,583	
Property and Evidence Coordinator	410	07/01/18	5,999	6,299	6,614	6,945	7,292			AFSCME
*Maximum with incentives									7,342	
Public Works Superintendent	880	07/01/18	9,230	9,691	10,176	10,685	11,219			MPC
*Maximum with incentives									11,269	
Public Works Supervisor	530	07/01/18	6,601	6,931	7,278	7,642	8,024			MPC
*Maximum with incentives									8,074	
Purchasing Analyst	720	07/01/18	7,037	7,389	7,758	8,146	8,553			MPC
*Maximum with incentives									8,603	
Records Specialist	330	07/01/18	5,590	5,870	6,164	6,472	6,796			AFSCME
*Maximum with incentives									6,846	

***Please see Benefit Matrix for education incentives, holiday pay and shift differential.**

Council Approved on: 8/6/18; 8/20/18

CITY OF PITTSBURG
SALARY SCHEDULE 07/1/2018
FY18/19

CLASSIFICATION	RANGE	START	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F	STEP G	UNIT
Recreation Coordinator	230	07/01/18	5,055	5,308	5,573	5,852	6,145			AFSCME
*Maximum with incentives									6,195	
Recreation Supervisor	550	07/01/18	6,603	6,933	7,280	7,644	8,026			MPC
*Maximum with incentives									8,076	
Redevelopment Project Manager	820	07/01/18	7,809	8,199	8,609	9,039	9,491			MPC
*Maximum with incentives									9,541	
Senior Administrative Analyst	820	07/01/18	7,809	8,199	8,609	9,039	9,491			MPC
*Maximum with incentives									9,541	
Senior Civil Engineer	860	07/01/18	9,137	9,594	10,074	10,578	11,107			MPC
*Maximum with incentives									11,157	
Senior Combination Building Inspector	760	07/01/18	7,328	7,694	8,079	8,483	8,907			MPC
*Maximum with incentives									8,957	
Senior Financial Analyst	790	07/01/18	8,200	8,610	9,040	9,492	9,967			MPC
*Maximum with incentives									10,017	
Senior Human Resources Analyst	820	07/01/18	7,809	8,199	8,609	9,039	9,491			MPC
*Maximum with incentives									9,541	
Senior Planner	840	07/01/18	8,326	8,742	9,179	9,638	10,120			MPC
*Maximum with incentives									10,676	
Senior Redevelopment Project Manager	860	07/01/18	9,137	9,594	10,074	10,578	11,107			MPC
*Maximum with incentives									11,157	
Sweeper Operator	140	07/02/17	3,950	4,148	4,355	4,573	4,802			Teamsters
*Maximum with incentives									5,042	
Utility Billing Supervisor	540	07/01/18	6,590	6,920	7,266	7,629	8,010			MPC
*Maximum with incentives									8,060	
Utility Lineworker	200	07/02/17	4,572	4,801	5,041	5,293	5,558			Teamsters
*Maximum with incentives									5,836	
Utility Supervisor	810	07/01/18	8,755	9,193	9,653	10,136	10,643			MPC
*Maximum with incentives									10,693	
Utility Technician I	705	07/02/17	6,470	6,794	7,134	7,491	7,866			Teamsters
*Maximum with incentives									8,259	
Utility Technician II	805	07/02/17	7,344	7,711	8,097	8,502	8,927			Teamsters
*Maximum with incentives									9,373	
Water Instrument/Maintenance Technician I	480	07/02/17	6,705	7,040	7,392	7,762	8,150			Teamsters
*Maximum with incentives									8,558	
Water Instrument/Maintenance Technician II	750	07/02/17	7,762	8,150	8,557	8,985	9,434			Teamsters
*Maximum with incentives									9,906	
Water Maintenance Mechanic I	480	07/02/17	6,705	7,040	7,392	7,762	8,150			Teamsters
*Maximum with incentives									8,558	
Water Maintenance Mechanic II	750	07/02/17	7,762	8,150	8,557	8,985	9,434			Teamsters
*Maximum with incentives									9,906	
Water Plant Apprentice Operator	200	07/02/17	4,572	4,801	5,041	5,293	5,558			Teamsters
*Maximum with incentives									5,836	
Water Plant Operator	560	07/02/17	6,734	7,071	7,425	7,796	8,186			Teamsters
*Maximum with incentives									9,305	
Water Plant Superintendent	883	07/01/18	9,692	10,177	10,686	11,220	11,781			MPC
*Maximum with incentives									12,231	

***Please see Benefit Matrix for education incentives, holiday pay and shift differential.**

Council Approved on: 8/6/18; 8/20/18

CITY OF PITTSBURG
SALARY SCHEDULE 07/1/2018
FY18/19

CLASSIFICATION	RANGE	START	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F	STEP G	UNIT
Water Plant Supervisor	810	07/01/18	8,755	9,193	9,653	10,136	10,643			MPC
*Maximum with incentives									11,935	
Water Quality Analyst I	380	07/02/17	5,903	6,198	6,508	6,833	7,175			Teamsters
*Maximum with incentives									7,534	
Water Quality Analyst II	710	07/02/17	7,107	7,462	7,835	8,227	8,638			Teamsters
*Maximum with incentives									9,070	
SEASONAL CLASSIFICATIONS										
Expert Consultant	0910	03/16/15	30.00				100.00			n/a
High School Intern	0550	01/01/18					11.00			n/a
Intern (college-level)	0510	01/01/18	12.50		14.00		15.50		17.00	n/a
Maintenance Aide	0530	01/01/18	11.21	11.78	12.37	13.03	13.74	14.48	15.25	16.06 (H) | 16.92 (I)
Maintenance Helper	0520	01/01/18					11.00			n/a
Police Officer Trainee	6009	07/01/18	28.39	20% less than Police Officer Step A						n/a
Recreation Leader I	0550	01/01/18					11.00			n/a
Recreation Leader II	0560	01/01/18	11.50		12.00		12.50			n/a
Recreation Leader III	0570	06/17/13	13.00	14.00	15.00	16.00	17.00	18.00	19.00	20.00 (H)

***Please see Benefit Matrix for education incentives, holiday pay and shift differential.**

Council Approved on: 8/6/18; 8/20/18

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 8/7/2018

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Receive and File the Treasurer's Report for the Quarter Ending June 30, 2018

MEETING DATE: 8/20/2018

EXECUTIVE SUMMARY

Attached is the Treasurer's Report for the fiscal quarter ending June 30, 2018, which includes detailed information on the City and Successor Agency's (Agency) investments.

FISCAL IMPACT

The City's expenditure requirements for the next six months are covered by anticipated revenues from City operations and liquidity from maturing investments. The difference between market value and cost as of June 30, 2018 will be reflected in the City's financial statements for fiscal year (FY) 2017-18 as an adjustment to interest income for each of the City's funds on a pro rata basis as required by Governmental Accounting Standards Board Statement Number 31.

RECOMMENDATION

City Council accepts the Treasurer's Report for the quarter ending June 30, 2018 for information purposes only.

BACKGROUND

Each fiscal quarter, an Investment Summary Report is required to be provided, by policy, to the City Council for review.

SUBCOMMITTEE FINDINGS

N/A

STAFF ANALYSIS

The City and the Agency's investment portfolio increased by $25.3 million during the fourth quarter of FY 2017-18, from $114.7 million on March 31, 2018 to $140 million on June 30, 2018 (Table I). The primary increases are due to receipts of 1) Successor Agency debt service prefunding for FY 2018-19, 2) Property Taxes, Franchise Fees, Sales/Use Tax and Motor Vehicle in Lieu and 3) current year payroll expenses paid after year end.

Of the total cash and investments reported above, only the portions held in the City's General Governmental Funds, $37.8 million (27.0%) and Internal Service Funds, $5.8 million (4.2%) are unrestricted, although a portion of these amounts may be committed for existing obligations or designated for specific purposes. The remaining $96.4 million (68.9%) of the City's cash and investments are restricted for specific uses, in accordance with Federal, State and Local rules and regulations.

The investment report includes all cash and investments as summarized in the attached tables as of June 30, 2018. Investment income for the quarter was $344,941. The portfolio's total return for the quarter was 0.39%, which outperformed the 0.20% return set by Bank of America Merrill Lynch 0-5 Year U.S. Treasury Index (City's performance benchmark).

The City's investments are managed by the City's registered investment advisor, PFM Asset Management (PFM). PFM is responsible for managing investments in accordance with the City's investment policy. All portfolio holdings were held with investment grade securities. A review of this quarter's investment performance prepared by PFM is attached. This will be the last report prepared by PFM as the city has moved investment advisor services to Chandler Asset Management starting July 1, 2018.

As of June 30, 2018, investments in the State's Local Agency Investment Fund (LAIF) were $34,166,983. Earning from LAIF were 1.90% and LAIF investments portfolio composed of 66.37% U.S. Treasuries and Agency notes, 24.83% in Time Deposits and Bank Notes and 9.27% in other types of investments. A detailed investment performance of LAIF investments is listed on Table III of The Treasury Report.

Governmental Accounting Standards Board Statement 40 requires the City to recognize the fair market value of its investments at the end of each fiscal year. The market values of investments included in this report were obtained from the State Controller's office for LAIF and from the City's registered investment advisors and bond trustees for longer-term investments. These market valuations are subject to daily changes in market value. The change in market value is considered temporary in nature, as it is the City's general intention to hold its investments until maturity, when they would be redeemed at market value.

ATTACHMENTS: Letter from City Treasurer
Table I – Cash & Investment Portfolio
Table II – Investment by Type
Table III – LAIF Summary
Review of Investment Performance Report by PFM Asset Management

Report Prepared By: Laura Mendez, Finance Manager - Reporting

City of Pittsburg
Finance Division
65 Civic Avenue
Pittsburg, California 94565

August 3, 2018

Honorable Mayor and City Council:

I have reviewed the City of Pittsburg's Treasury Report for the quarter ending June 30, 2018 and find that it complies with the Investment Policy established by my office.

Sincerely,

Nancy Parent

Nancy Parent
City Treasurer

CITY OF PITTSBURG

Cash & Investment Portfolio

FY 2017-18 -4TH Quarter

Table I

DESCRIPTION	BALANCE 03/31/18	BALANCE 06/30/18	FAIR MKT VALUE (6/2018 Factor)
CASH & INVESTMENTS:			
Operating Cash & Investment Accounts	55,237,739	57,414,779	56,675,029
LAIF City Operating	$ 27,561,224	$ 34,166,983	$ 34,102,984
TOTAL CITY INVESTMENTS:	**$ 82,798,963**	**$ 91,581,762**	**$ 90,778,014**
FISCAL AGENT INVESTMENTS:			
Tax Allocation (TAB) Bonds Restricted Reserves Funds	26,209,631	42,705,136	42,724,355
Pension Obligation Bond-Reserve Funds	2,889,492	2,896,981	2,896,981
Assessment District Bonds-Reserve Funds	2,772,464	2,779,928	2,779,928
Water Revenue Bonds	7	7	7
TOTAL FISCAL AGENT INVESTMENTS:	**$ 31,871,594**	**$ 48,382,052**	**$ 48,401,271**
TOTAL CASH & INVESTMENTS PER GL	**$ 114,670,557**	**$ 139,963,815**	**$ 139,179,284**

City of Pittsburg
Investment by Type as of June 30. 2018

Table II

Description	Amount		Avg Yield	Average Duration or Maturity Date
LAIF	$ 34,166,983	24.41%	N/A	N/A
Wells Fargo Market	25,707,237	18.37%	1.67%	26 days
Dreyfus Treasury Securities	22,517,850	16.09%	1.73%	17 days
Corporate Notes	14,542,273	10.39%	2.27%	796 days
Certificate of Deposit	10,093,877	7.21%	2.16%	369 days
US Treasuries	9,103,736	6.50%	2.03%	1237 days
Cash - Operational	8,725,501	6.23%	N/A	N/A
Asset-Backed Securities	6,110,187	4.37%	1.95%	478 days
CA Muni Taxable GO Bonds	525,021	0.38%	2.80%	956 days
Supra-National Agency Bond/Note	3,878,615	2.77%	2.08%	869 days
Commercial Paper	2,514,489	1.80%	2.22%	102 days
Fannie Mae	858,771	0.61%	N/A	N/A
Federal Collateralized Mortage Obligation	714,758	0.51%	2.45%	368 days
Federal Bond Notes	504,512	0.36%	2.14%	880 days
U.S. Bank Money Market	7	0.00%	1.09%	N/A
GRAND TOTAL:	**$ 139,963,815**	**100.00%**		

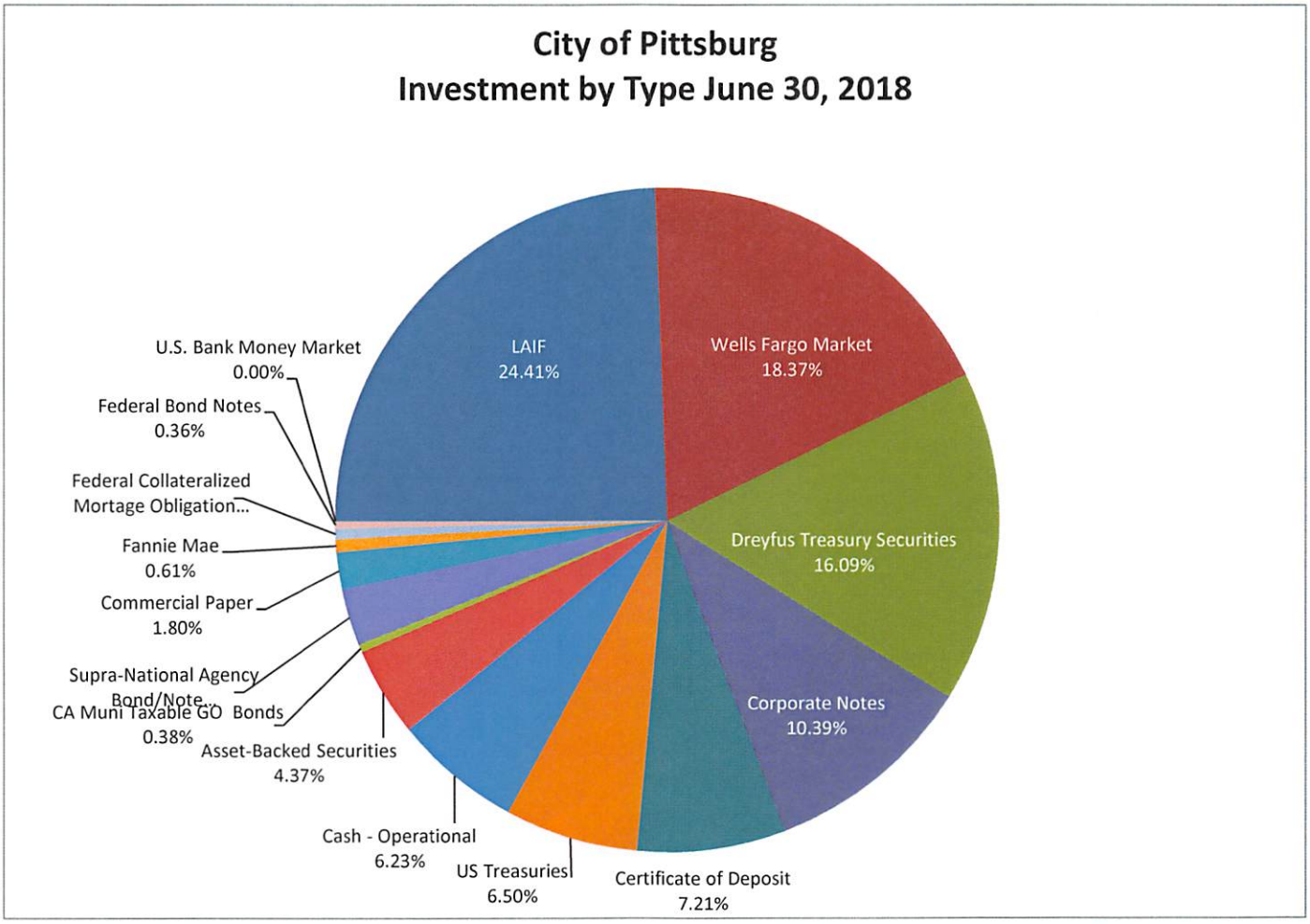


Table III

JOHN CHIANG
TREASURER
STATE OF CALIFORNIA

PMIA Performance Report

Date	Daily Yield*	Quarter to Date Yield	Average Maturity (in days)
06/13/18	1.83	1.73	184
06/14/18	1.85	1.73	184
06/15/18	1.86	1.73	184
06/16/18	1.86	1.73	184
06/17/18	1.86	1.74	184
06/18/18	1.86	1.74	181
06/19/18	1.87	1.74	179
06/20/18	1.87	1.74	178
06/21/18	1.89	1.74	183
06/22/18	1.89	1.75	186
06/23/18	1.89	1.75	186
06/24/18	1.89	1.75	186
06/25/18	1.89	1.75	184
06/26/18	1.89	1.75	183
06/27/18	1.90	1.75	181
06/28/18	1.90	1.76	183
06/29/18	1.92	1.76	194
06/30/18	1.92	1.76	193
07/01/18	1.92	1.92	193
07/02/18	1.93	1.92	196
07/03/18	1.93	1.92	195
07/04/18	1.93	1.92	195
07/05/18	1.93	1.93	194
07/06/18	1.93	1.93	193
07/07/18	1.93	1.93	193
07/08/18	1.93	1.93	193
07/09/18	1.93	1.93	191
07/10/18	1.93	1.93	192
07/11/18	1.93	1.93	191
07/12/18	1.94	1.93	189
07/13/18	1.94	1.93	190

*Daily yield does not reflect capital gains or losses

View Prior Month Daily Rates

LAIF Performance Report

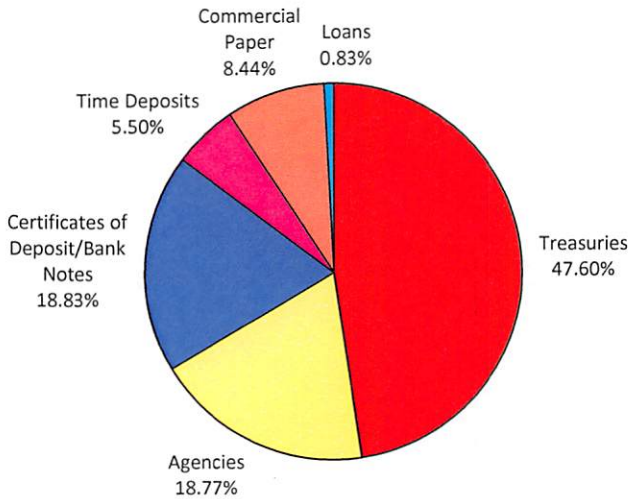
Quarter Ending 06/30/18

Apportionment Rate:	1.90%
Earnings Ratio:	0.00005216919081336
Fair Value Factor:	0.998126869
Daily:	1.92%
Quarter to Date:	1.76%
Average Life:	193

PMIA Average Monthly Effective Yields

June 2018	1.854
May 2018	1.755
Apr 2018	1.661

Pooled Money Investment Account Portfolio Composition 06/30/18 $88.8 billion



Based on data available as of 7/13/2018

CITY OF PITTSBURG

Investment Performance Review

For the Quarter Ended June 30, 2018

Client Management Team

Monique Spyke, Managing Director

Izac Chyou, Senior Managing Consultant

PFM Asset Management LLC

50 California Street, Suite 2300
San Francisco, CA 94111
415-982-5544

213 Market Street
Harrisburg, PA 17101-2141
717-232-2723

Market Update

QUARTERLY MARKET SUMMARY

SUMMARY

- Economic data continued to indicate strong growth worldwide, despite the myriad of geopolitical and global trade war events hitting the headlines. During the quarter, volatility waned, equity markets gained their footing, the U.S. Dollar (USD) continued its ascent, and the Federal Open Market Committee's (FOMC) dual mandate came into clearer focus. But, with trade wars officially on, it's now a question of whether the strong fiscal stimulus that is fueling the U.S. economy will be enough to overcome the drag of trade uncertainty.
- Positive economic data released in the second quarter included job gains, housing starts, new home sales, factory orders, manufacturing survey indices, and consumer sentiment.
- At its June FOMC meeting, the Federal Reserve (Fed) increased the overnight federal funds rate by 0.25 percent to a new range of 1.75 to 2.00 percent. While widely anticipated, the June rate hike was consistent with the Fed's continuing resolve to gradually tighten monetary policy. Fed expectations—as measured by the FOMC's updated "dot plot"—indicated two more rate hikes in the second half of 2018 and three more in 2019. Market estimates—as measured by Fed funds futures contracts—similarly imply two more hikes in 2018, but are less optimistic for 2019.
- The S&P 500 Index (S&P) rebounded by 3.4 percent over the quarter, following the first quarterly decline (first quarter 2018) in nearly three years. International indices followed suit, posting gains in local currencies for the quarter; however, the stronger USD tempered those gains for domestic investors. Meanwhile, bond yields generally rose, while the yield curve flattened.

ECONOMIC SNAPSHOT

- Real gross domestic product (GDP) in the U.S. increased at an annual rate of 2 percent in the first quarter. The deceleration in growth was driven by weaker consumer spending despite being boosted by a significant improvement in net exports. Looking forward, federal tax cuts and expanded spending point toward accelerated growth estimates for the second quarter.
- U.S. labor market conditions—part one of the Fed's dual mandate—remained strong during the quarter. Despite the quarter-end uptick in the headline unemployment rate to 4 percent (previously 3.8 percent), it remains near multi-decade lows. In addition, job growth remains robust (monthly average of 211,000 new jobs in the second quarter), weekly jobless claims reached a generational low and job openings reached a new record high. In fact, for the first time, there are more job openings than the number of unemployed persons.
- Inflation—the second part of the Fed's dual mandate—continued to march higher. As measured by the personal consumption expenditures (PCE) core price index, year-over-year (YoY) inflation reached the Fed's target of 2 percent for the first time since 2012.

INTEREST RATES

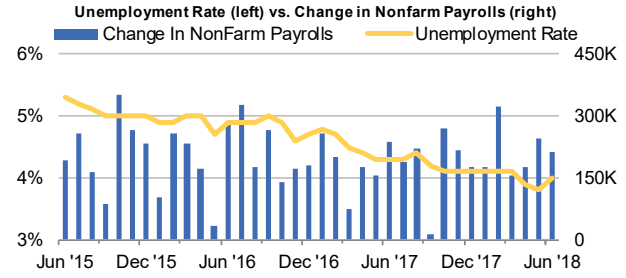
- U.S. Treasury yields generally rose over the quarter, with maturities less than three years increasing 20 to 25 basis points (bps) (0.20 to 0.25 percent), while maturities greater than five years increased by a lesser amount, and 30-year Treasury bonds were nearly unchanged. The result was a flatter yield curve; the difference between 10-year and two-year Treasury yields narrowed to 33 bps (0.33 percent) by quarter-end, a level not hit since June 2007.
- Money market investments, like commercial paper and bank Certificates of Deposit (CDs), continued to offer attractive yields, reacting quickly to the periodic Fed rate hikes.
- After widening in the first quarter, credit spreads remained volatile in the second quarter but ended the quarter only modestly wider. Healthy corporate fundamentals remained supportive.

SECTOR PERFORMANCE

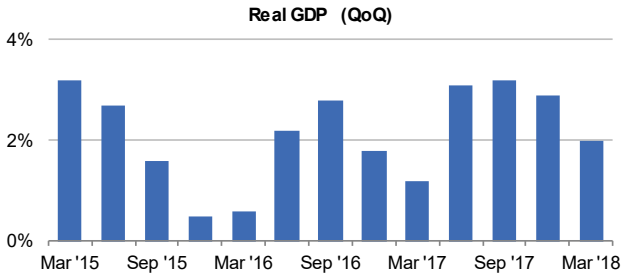
- Rising yields caused shorter-maturity to outperform longer-maturity Treasury indices; the exception was 30-year Treasury bonds, which were buoyed by incremental income amid relatively unchanged yields over the quarter. For example, the three-month Treasury bill index generated +0.45 percent of total return for the quarter, while the five-year Treasury returned -0.05 percent, and the 30-year Treasury returned +0.51 percent.
- Federal agency returns were in line with similar-duration U.S. Treasury securities for the quarter as spreads across the majority of the curve continued to trade very narrowly. The incremental income benefit from the sector continues to be minimal.
- For the second consecutive quarter, the municipal sector was a top performer as the sector continued to reap the benefits of a sharp slowdown in supply following the year-end flurry of issuance. From both an absolute and excess return perspective, the sector was a positive contributor to portfolio performance for the quarter.
- Shorter-term corporates generated positive excess returns in the quarter as incremental income offset modestly wider yield spreads. But, longer-term corporates (five years and longer) underperformed Treasuries as the impact of wider yield spreads on longer-duration securities overwhelmed the benefit of higher yields.
- After a general underperformance of mortgage-backed securities (MBS) in the first quarter, the sector found its footing in the second quarter. Nevertheless, returns in the MBS sector continue to be very much structure-dependent as specific maturity and coupon characteristics drove relative performance.
- Short-term commercial paper and bank CDs continued to offer incremental value relative to both short- and intermediate-term government securities. The incremental yield advantage offered in these sectors continues to be a valuable return attribute in the face of rising rates.

Economic Snapshot

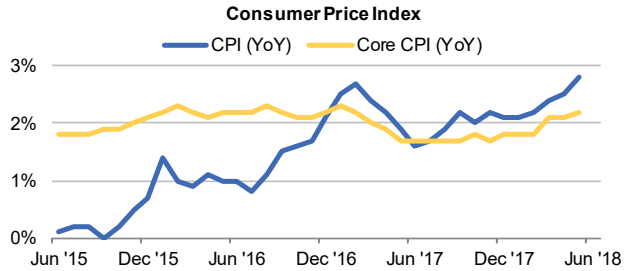
Labor Market	Latest		Mar '18	Jun '17
Unemployment Rate	Jun '18	4.0%	4.1%	4.3%
Change In NonFarm Payrolls	Jun '18	213,000	155,000	239,000
Average Hourly Earnings (YoY)	Jun '18	2.7%	2.6%	2.5%
Personal Income (YoY)	May '18	4.0%	3.7%	2.4%
Initial Jobless Claims (week)	6/30/18	231,000	242,000	251,000



Growth				
Real GDP (QoQ SAAR)	2018Q1	2.0%	2.9%[1]	1.2%[2]
GDP Personal Consumption (QoQ SAAR)	2018Q1	0.9%	4.0%[1]	1.9%[2]
Retail Sales (YoY)	May '18	5.9%	5.1%	3.5%
ISM Manufacturing Survey (month)	Jun '18	60.2	59.3	56.7
Existing Home Sales SAAR (month)	May '18	5.43 mil.	5.60 mil.	5.50 mil.



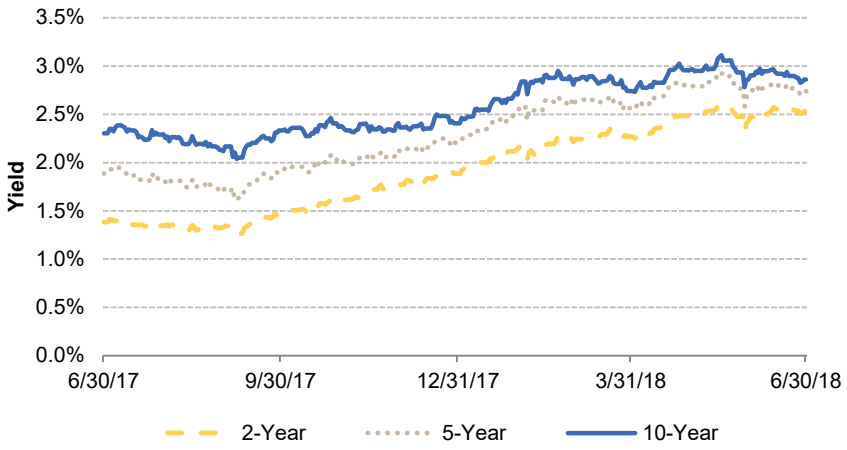
Inflation / Prices				
Personal Consumption Expenditures (YoY)	May '18	2.3%	2.0%	1.4%
Consumer Price Index (YoY)	May '18	2.8%	2.4%	1.6%
Consumer Price Index Core (YoY)	May '18	2.2%	2.1%	1.7%
Crude Oil Futures (WTI, per barrel)	Jun 30	$74.15	$64.94	$46.04
Gold Futures (oz.)	Jun 30	$1,255	$1,323	$1,242



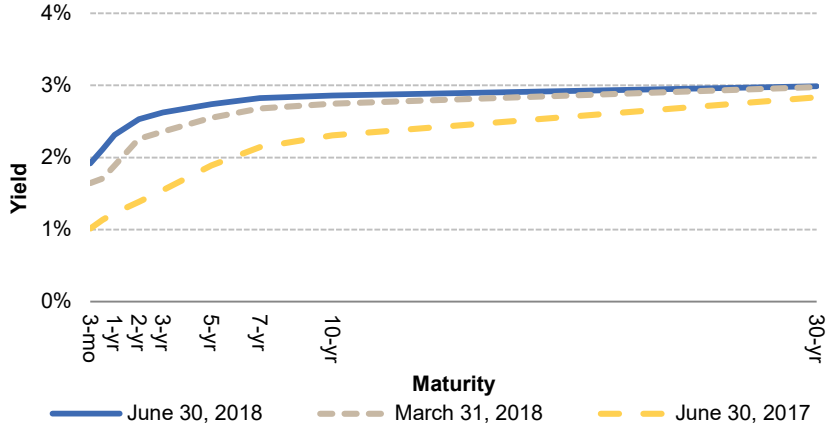
1. Data as of Fourth Quarter 2017.
2. Data as of First Quarter 2017.
Note: YoY = year-over-year, QoQ = quarter over quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.
Source: Bloomberg.

Interest Rate Overview

U.S. Treasury Note Yields



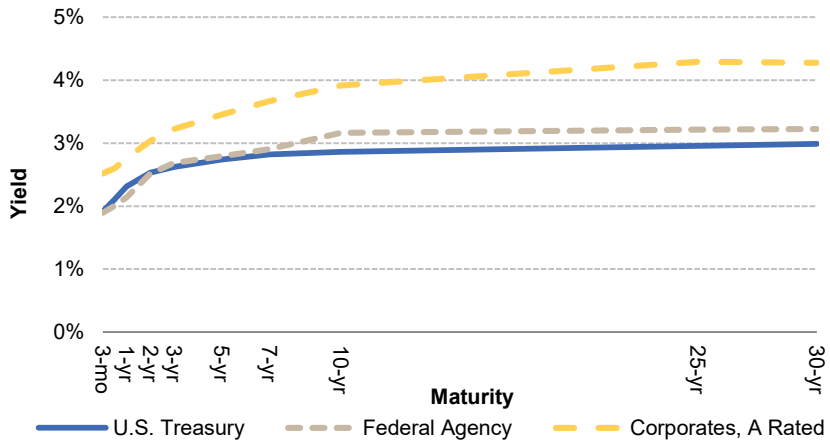
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	Jun '18	Mar '18	Change Over Quarter	Jun '17	Change Over Year
3-month	1.92%	1.71%	0.21%	1.01%	0.91%
1-year	2.31%	2.09%	0.22%	1.23%	1.08%
2-year	2.53%	2.27%	0.26%	1.38%	1.15%
5-year	2.74%	2.56%	0.18%	1.89%	0.85%
10-year	2.86%	2.74%	0.12%	2.31%	0.55%
30-year	2.99%	2.97%	0.02%	2.84%	0.15%

Yield Curves as of 6/30/18



Source: Bloomberg.

ICE BofAML Index Returns

	As of 6/30/18		Returns for Periods ended 6/30/18		
June 30, 2018	**Duration**	**Yield**	**3 Month**	**1 Year**	**3 Years**
1-3 Year Indices					
U.S. Treasury	1.81	2.51%	0.22%	0.08%	0.42%
Federal Agency	1.67	2.55%	0.23%	0.30%	0.60%
U.S. Corporates, A-AAA rated	1.89	3.11%	0.47%	0.57%	1.28%
Agency MBS (0 to 3 years)	2.40	2.84%	(0.05%)	0.34%	1.06%
Taxable Municipals	1.58	2.83%	0.40%	1.74%	2.21%
1-5 Year Indices					
U.S. Treasury	2.58	2.58%	0.13%	(0.35%)	0.50%
Federal Agency	2.01	2.59%	0.20%	0.08%	0.69%
U.S. Corporates, A-AAA rated	2.66	3.26%	0.30%	0.08%	1.45%
Agency MBS (0 to 5 years)	3.29	3.04%	(0.21%)	(0.35%)	1.00%
Taxable Municipals	2.29	2.96%	0.33%	1.39%	2.37%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	6.22	2.71%	0.11%	(0.60%)	1.13%
Federal Agency	3.78	2.75%	(0.02%)	(0.04%)	1.16%
U.S. Corporates, A-AAA rated	6.90	3.74%	(0.70%)	(0.80%)	2.62%
Agency MBS (0 to 30 years)	5.09	3.38%	0.31%	0.15%	1.48%
Taxable Municipals	10.53	3.99%	(0.28%)	2.81%	5.49%

Returns for periods greater than one year are annualized.

Source: ICE BofAML Indices.

DISCLOSURES

PFM is the marketing name for a group of affiliated companies providing a range of services. All services are provided through separate agreements with each company. This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation.

Investment advisory services are provided by PFM Asset Management LLC which is registered with the Securities and Exchange Commission under the Investment Advisers Act of 1940. The information contained is not an offer to purchase or sell any securities. Additional applicable regulatory information is available upon request.

For more information regarding PFM's services or entities, please visit www.pfm.com.

The views expressed within this material constitute the perspective and judgment of PFM Asset Management LLC at the time of distribution and are subject to change. Information is obtained from sources generally believed to be reliable and available to the public; however, PFM Asset Management LLC cannot guarantee its accuracy, completeness, or suitability. This material is for general information purposes only and is not intended to provide specific advice or recommendation. The information contained in this report is not an offer to purchase or sell any securities.

© 2018 PFM Asset Management LLC. Further distribution is not permitted without prior written consent.

Portfolio Review

Security Type	Original Cost	Market Value	% of Portfolio	In Compliance	Average Maturity[1]	Average Yield[1]
Cash Equivalents	$8,725,501	$8,725,501	9.6%	✓	1	0.00%
Money Market Funds	$701,812	$701,812	0.8%	✓	1	1.47%
Investment Pools	$34,166,983	$34,102,984	37.6%	✓	1	1.90%
Total Liquidity	**$43,594,296**	**$43,530,297**	**48.0%**		**1**	**1.51%**
U.S. Treasury Notes	$9,103,736	$8,933,101	9.8%	✓	1,295	2.06%
Federal Agency Securities	$504,512	$498,843	0.5%	✓	916	2.14%
Federal Agency Collateralized Mortgage Obligation	$714,757	$709,812	0.8%	✓	1,360	2.45%
Supranational Securities	$3,878,615	$3,837,861	4.2%	✓	907	2.07%
Municipal Bonds	$525,021	$523,751	0.6%	✓	1,006	2.80%
Negotiable Certificates of Deposit	$10,093,877	$10,037,065	11.1%	✓	382	2.16%
Medium-Term Corporate Notes	$14,542,273	$14,123,799	15.6%	✓	834	2.26%
Asset-Backed Securities	$6,110,187	$6,050,627	6.7%	✓	1,208	1.95%
Commercial Paper	$2,514,489	$2,532,858	2.8%	✓	104	2.22%
Total Securities	**$47,987,466**	**$47,247,716**	**52.0%**		**852**	**2.15%**
Total Portfolio	**$91,581,762**	**$90,778,013**	**100.0%**		**447**	**1.85%**
Bonded Debt Portfolio	**$48,382,052**	**$48,401,271**				**1.73%**
Total	**$139,963,815**	**$139,179,284**				**1.81%**

1. Averages shown are weighted averages calculated based on original cost. Average maturity is shown as days.
Detail may not add to total due to rounding.

Issuer	Original Cost	Market Value	% of Portfolio	% Permitted by Policy	In Compliance	Average Maturity[1]	Average Yield[1]
Cash Equivalents	**8,725,501**	**8,725,501**	**9.6%**			**1**	**0.00%**
Bank	8,725,501	8,725,501	9.6%	100%	✓	1	0.00%
Money Market Funds	**701,812**	**701,812**	**0.8%**			**1**	**1.47%**
Wells Fargo	701,812	701,812	0.8%	10%	✓	1	1.47%
Investment Pools	**34,166,983**	**34,102,984**	**37.6%**			**1**	**1.90%**
Local Agency Investment Fund	34,166,983	34,102,984	37.6%	$65 million	✓	1	1.90%
U.S. Treasury Notes	**9,103,736**	**8,933,101**	**9.8%**			**1295**	**2.06%**
U.S. Treasury	9,103,736	8,933,101	9.8%	100%	✓	1295	2.06%
Federal Agency Securities	**504,512**	**498,843**	**0.5%**			**916**	**2.14%**
FNMA	504,512	498,843	0.5%	100%	✓	916	2.14%
Federal Agency Collateralized Mortgage Obligation	**714,757**	**709,812**	**0.8%**			**1360**	**2.45%**
FNMA	336,564	334,666	0.4%	100%	✓	1183	2.27%
FHLMC	378,193	375,146	0.4%	100%	✓	1517	2.61%
Municipal Bonds	**525,021**	**523,751**	**0.6%**			**1006**	**2.80%**
State of California	525,021	523,751	0.6%	5%	✓	1006	2.80%
Commercial Paper	**2,514,489**	**2,532,858**	**2.8%**			**104**	**2.22%**
Bank of Tokyo Mitsubishi UFJ NY	492,509	496,668	0.5%	5%	✓	104	2.05%
BNP Paribas NY	1,033,995	1,042,474	1.1%	5%	✓	111	2.07%
Credit Agricole CIB NY	987,985	993,717	1.1%	5%	✓	97	2.46%
Negotiable Certificates of Deposit	**10,093,877**	**10,037,065**	**11.1%**	**5%**	✓	**382**	**2.16%**
Bank of Nova Scotia Houston	1,150,000	1,143,321	1.3%	5%	✓	279	1.91%
Bank of Montreal Chicago	945,000	943,239	1.0%	5%	✓	222	1.90%
Canadian Imperial Bank of Commerce NY	939,267	937,543	1.0%	5%	✓	153	1.78%
Credit Suisse AG NY	950,000	950,417	1.0%	5%	✓	37	2.32%
National Australia Bank NY	760,000	760,111	0.8%	5%	✓	40	2.19%
Nordea Bank AB NY	940,000	935,042	1.0%	5%	✓	600	2.72%
Skandinaviska Enskilda Banken AB NY	999,610	991,373	1.1%	5%	✓	398	1.85%
Svenska Handelsbanken NY	750,000	746,743	0.8%	5%	✓	194	1.91%
Swedbank NY	945,000	925,267	1.0%	5%	✓	870	2.30%
UBS AG Stamford CT	845,000	847,778	0.9%	5%	✓	611	2.93%
Westpac Banking Corp. NY	870,000	856,231	0.9%	5%	✓	765	2.05%

1. *Averages shown are weighted averages calculated based on original cost. Average maturity is shown as days. Detail may not add to total due to rounding.*

Issuer	Original Cost	Market Value	% of Portfolio	% Permitted by Policy	In Compliance	Average Maturity[1]	Average Yield[1]
Medium-Term Corporate Notes	**14,542,273**	**14,123,799**	**15.6%**			**834**	**2.26%**
American Express Credit Corp.	429,553	424,358	0.5%	5%	✓	612	2.24%
American Honda Finance Corp.	479,322	474,123	0.5%	5%	✓	731	2.29%
BB&T Corp.	715,361	693,518	0.8%	5%	✓	1371	2.59%
Bank of New York Mellon Corp.	1,000,460	979,429	1.1%	5%	✓	1318	2.59%
Berkshire Hathaway Inc.	144,859	142,818	0.2%	5%	✓	411	1.33%
Caterpillar Financial Services Corp.	354,702	345,703	0.4%	5%	✓	797	1.88%
Citigroup Inc.	464,103	450,628	0.5%	5%	✓	1257	2.67%
John Deere Capital Corp.	689,694	683,299	0.8%	5%	✓	733	2.44%
General Dynamics Corp.	274,027	274,701	0.3%	5%	✓	681	3.06%
Goldman Sachs Group Inc.	471,908	459,626	0.5%	5%	✓	1030	2.50%
Hershey Co.	199,862	200,224	0.2%	5%	✓	1050	3.12%
Home Depot Inc.	234,864	230,773	0.3%	5%	✓	706	1.82%
Honeywell International Inc.	129,899	128,381	0.1%	5%	✓	487	1.84%
IBM Credit LLC	474,017	460,280	0.5%	5%	✓	935	1.86%
IBM Corp.	892,004	735,318	0.8%	5%	✓	107	1.88%
J.P. Morgan Chase & Co.	1,986,282	1,969,338	2.2%	5%	✓	572	2.36%
National Rural Utilities Cooperative Finance Corp.	398,932	397,024	0.4%	5%	✓	989	2.99%
Paccar Financial Corp.	384,865	379,586	0.4%	5%	✓	937	2.55%
PepsiCo Inc.	354,734	352,332	0.4%	5%	✓	306	1.59%
State Street Corp.	463,499	451,294	0.5%	5%	✓	780	1.94%
Toyota Motor Credit Corp.	1,054,427	1,029,753	1.1%	5%	✓	1077	2.38%
United Parcel Service Inc.	379,400	370,670	0.4%	5%	✓	1006	2.10%
Walmart Inc.	943,630	925,851	1.0%	5%	✓	899	1.95%
Walt Disney Co.	149,961	147,515	0.2%	5%	✓	613	1.96%
Wells Fargo & Co.	1,471,910	1,417,257	1.6%	5%	✓	891	2.04%
Asset-Backed Securities	**6,110,187**	**6,050,627**	**6.7%**			**1208**	**1.95%**
Ally Auto Receivables Trust	1,029,918	1,019,328	1.1%	5%	✓	1175	1.76%
American Express Credit Account Master Trust	1,119,846	1,113,813	1.2%	5%	✓	1422	2.18%
CNH Equipment Trust	307,312	306,376	0.3%	5%	✓	746	1.80%
Citibank Credit Card Issuance Trust	474,965	469,148	0.5%	5%	✓	1178	1.80%
Ford Credit Auto Owner Trust	314,999	311,378	0.3%	5%	✓	1081	1.67%
Honda Auto Receivables Owner Trust	894,904	885,872	1.0%	5%	✓	1229	2.14%
Hyundai Auto Receivables Trust	1,055,090	1,040,725	1.1%	5%	✓	1136	1.64%
John Deere Owner Trust	368,209	364,953	0.4%	5%	✓	1129	1.98%
Nissan Auto Receivables Owner Trust	254,971	253,647	0.3%	5%	✓	1415	2.66%
Toyota Auto Receivables Owner Trust	289,973	285,388	0.3%	5%	✓	1295	2.26%
Supranational Securities	**3,878,615**	**3,837,861**	**4.2%**			**907**	**2.07%**
Inter-American Development Bank	1,683,008	1,672,142	1.8%	100%	✓	1210	2.50%
International Bank for Reconstruction and Development	1,816,724	1,790,227	2.0%	100%	✓	620	1.62%
International Finance Corp.	378,883	375,492	0.4%	100%	✓	940	2.35%
Total	**91,581,762**	**90,778,013**				**447**	**1.85%**

1. *Averages shown are weighted averages calculated based on original cost. Average maturity is shown as days. Per issuer limit. Detail may not add to total due to rounding.*

Portfolio Recap

Despite the myriad of global headwinds to economic growth, including international tariffs, geopolitical uncertainty, and global trade war, the strength and resolve of domestic economic themes continued to rule the day.

- US GDP grew at 2% in Q1, deceleration from 2017 Q4.
- Inflation trended higher, as the Personal Consumption Expenditures (PCE) price Index grew at 2% year-over-year for the first time since 2012.
- The labor market saw continued strength as the US unemployment rate reached a multi-decade low of 3.8% (before bouncing back to 4% in June), job growth momentum remained robust, and wage growth trended higher.
- The US Dollar jumped in Q2, climbing 5% off of multi-year lows reached in Q1.
- The S&P 500 Index grinded away to a 3.4% total return for the quarter.

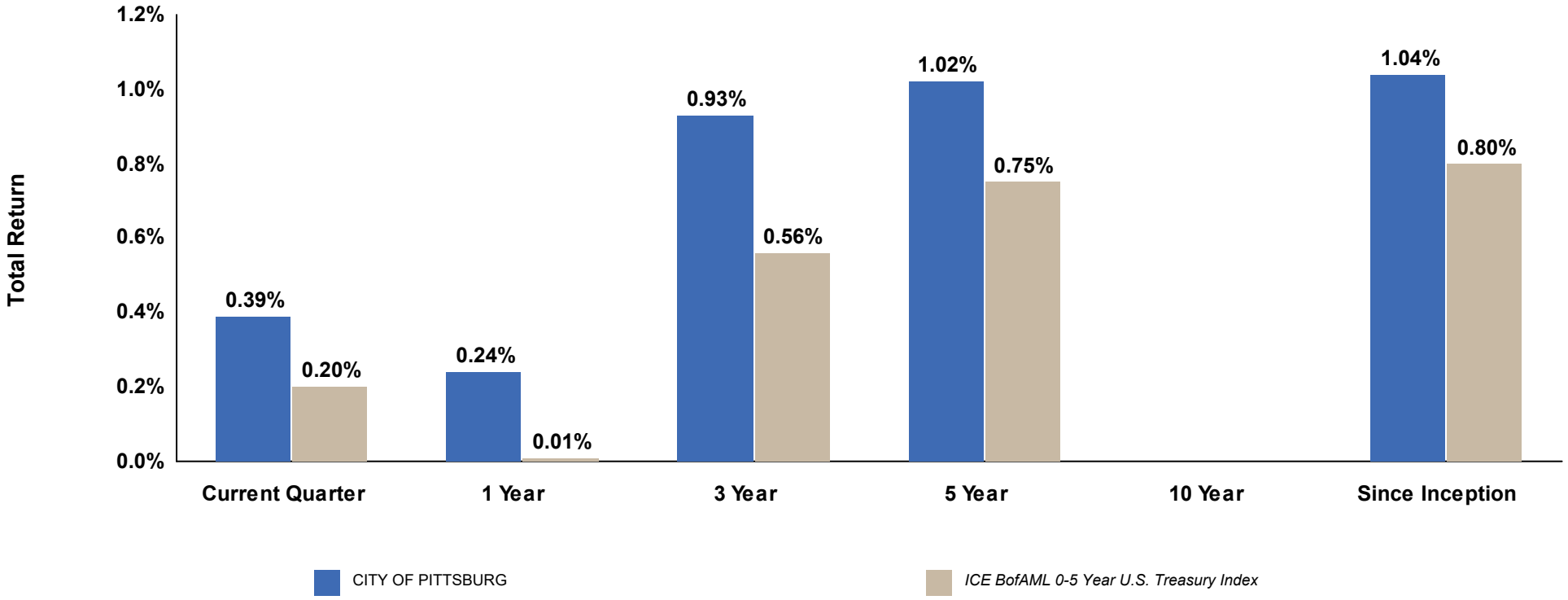
- The steadfast Fed, as expected, increased the overnight federal funds target rate by ¼ percent in June. Committee minutes indicated participants expected to continue on this methodical tightening cycle, at least over the near-term.
- We continued to strategically position the portfolio with a modestly defensive duration bias relative to the benchmark in the well-choreographed interest rate environment. However, with rates at or near multi-year highs, there were also opportunities to capture higher yields selectively in some parts of the yield curve when rebalancing the portfolio and participating in new issuances.
- The U.S. Treasury yield curve increased over the quarter, but the tale of the tape was twofold. The belly of the curve (one to three years) experienced the largest absolute gains, resulting in a steeper curve between the shortest maturities (less than three months) and the 2-year Treasury note. Meanwhile, the longer end (greater than five years) flattened to new post-recession lows as the 30-year benchmark ended the quarter relatively unchanged at 2.99%.
  - U.S. Treasury indices with maturities less than 2 years outperformed intermediate indices (three- to ten-year maturities).
  - The 30-year Treasury bested all portions of the curve as the incremental income of the longest benchmark Treasury notes bolstered returns and headed the pack for the quarter.

Portfolio Recap

- Calmer bond market volatility and a U.S. Treasury curve on a continued ascent resulted in the majority of investment-grade sectors adding positive excess returns (returns in excess of similar duration Treasuries) to fixed income portfolios for the quarter.
  - Federal agency yield spreads remained very narrow throughout the quarter. Limited incremental yield in combination with light issuance and diminishing supply influenced our continued preference to reduce allocations in the sector. Generally, the agency sector generated flat excess returns in the second quarter. However, a widening in longer-maturity spreads resulted in underperformance of longer agencies.
  - After adding to supranational allocations during the first quarter (a period of seasonally high issuance volume and wider than average spreads), the portfolio benefited from modest spread tightening in the second quarter, as new supply fell significantly.
  - Following the widening of corporate spreads in the first quarter, coupled with our relatively unchanged fundamental outlook of the sector, we viewed the wider spreads as an opportunity to increase allocations to credit sectors. Through the second quarter, corporate fundamentals ruled the day and corporate allocations helped drive portfolio outperformance relative to the benchmark for the second quarter.
  - Similarly, asset-backed securities (ABS) generated attractive excess returns for the quarter, while simultaneously providing a level of downside protection in the face of potential corporate headwinds. During the quarter, we sought to continue to build allocations as the structure and high-quality profile of specific ABS issues continued to serve as a tactical diversifier to credit allocations.
  - Short-term, high-quality negotiable certificates of deposit and commercial paper continued to offer considerable value relative to not only similar-maturity government alternatives, but also Treasury maturities 12 to 18 months or longer. The combination of incremental income and the interest rate risk protection offered by these sectors' shorter durations continue to benefit the portfolio.
  - The mortgage-backed security (MBS) sector rebounded in the second quarter, following significant underperformance in the first quarter. On the heels of increasing spreads, but cognizant of looming headwinds facing the sector, we capitalized on the opportunity to add attractive issues to the portfolio. Preferred structures included those with relatively limited interest rate and extension risk.

Portfolio Performance (Total Return)

Portfolio/Benchmark	Effective Duration	Current Quarter	1 Year	Annualized Return			
				3 Year	5 Year	10 Year	Since Inception (09/30/10)
CITY OF PITTSBURG*	1.99	0.39%	0.24%	0.93%	1.02%	-	1.04%
ICE BofAML 0-5 Year U.S. Treasury Index	*2.10*	*0.20%*	*0.01%*	*0.56%*	*0.75%*	-	*0.80%*
Difference		0.19%	0.23%	0.37%	0.27%	-	0.24%



**Portfolio performance is gross of fees unless otherwise indicated.*

Portfolio Earnings

Quarter-Ended June 30, 2018

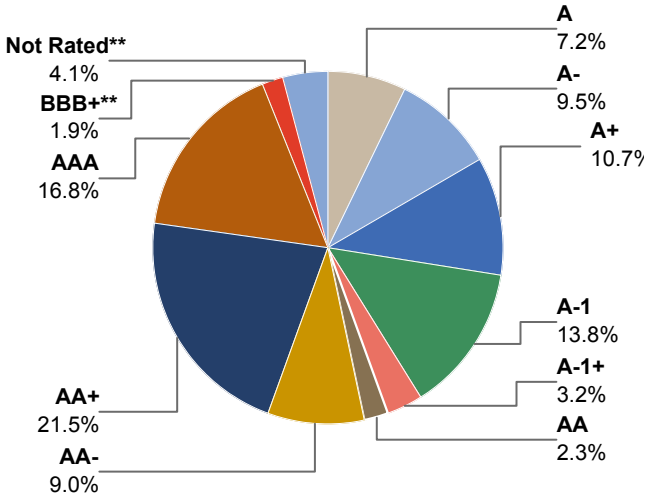
	Market Value Basis	Accrual (Amortized Cost) Basis
Beginning Value (03/31/2018)	$47,724,055.83	$48,377,100.95
Net Purchases/Sales	($422,329.57)	($422,329.57)
Change in Value	($54,010.44)	($108,480.58)
Ending Value (06/30/2018)	$47,247,715.82	$47,846,290.80
Interest Earned	$243,575.24	$243,575.24
Portfolio Earnings	$189,564.80	$135,094.66

Portfolio Statistics

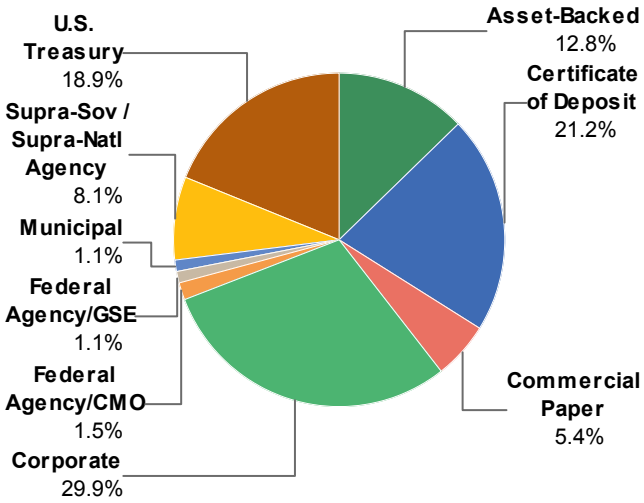
As of June 30, 2018

Par Value:	$47,945,804
Total Market Value:	$48,197,168
Security Market Value:	$47,247,716
Accrued Interest:	$242,291
Cash:	$707,162
Amortized Cost:	$47,846,291
Yield at Market:	2.69%
Yield at Cost:	2.15%
Effective Duration:	1.99 Years
Duration to Worst:	2.05 Years
Average Maturity:	2.33 Years
Average Credit: *	AA

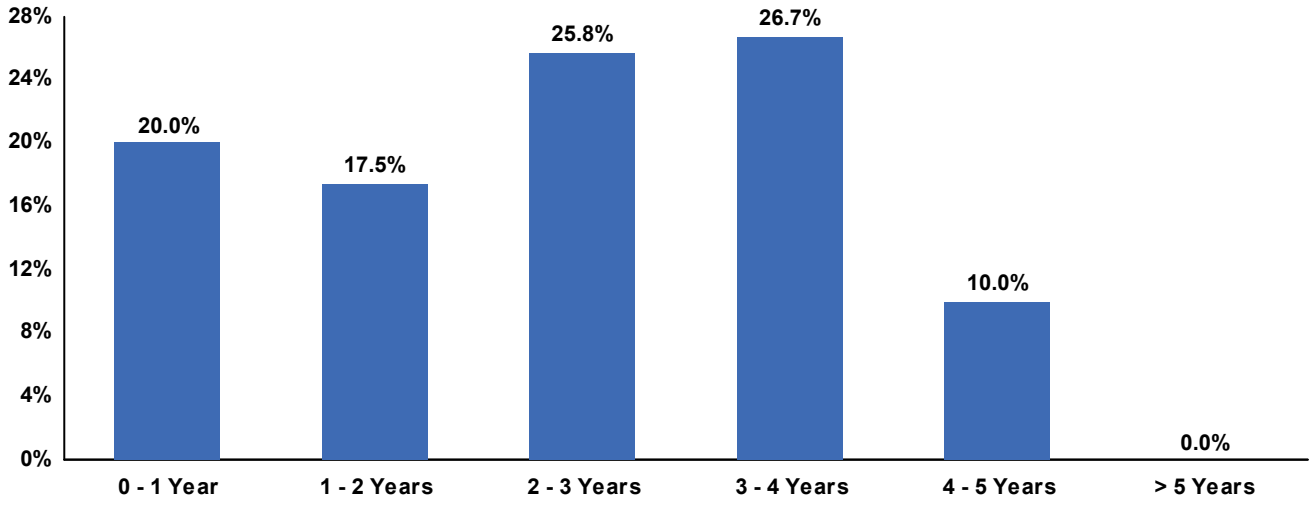
Credit Quality (S&P Ratings)



Sector Allocation



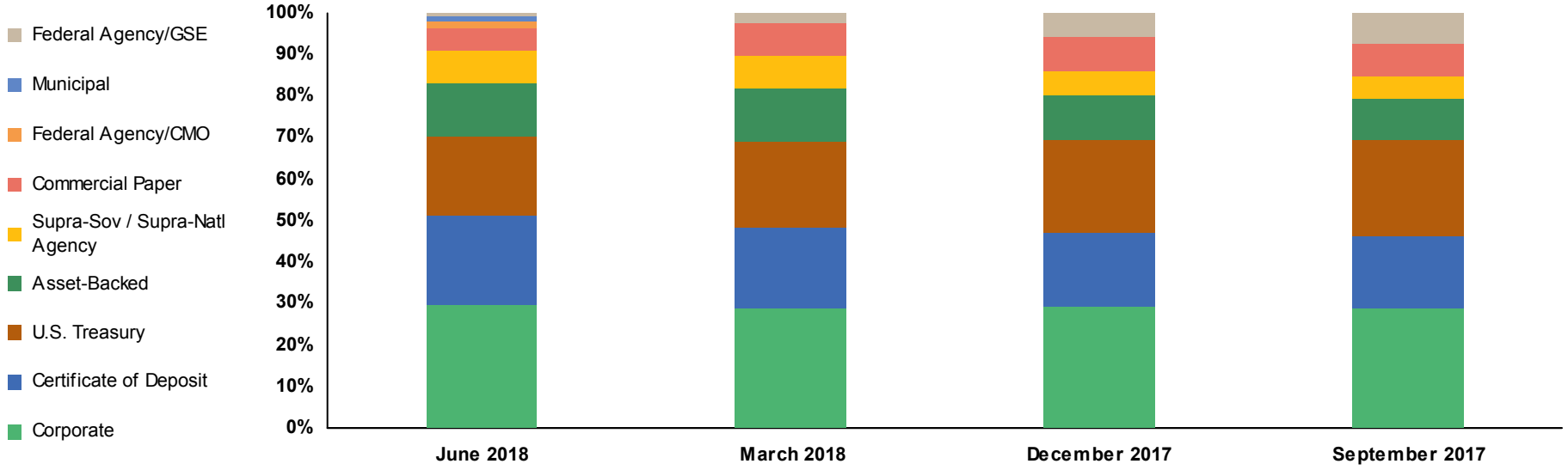
Maturity Distribution



**An average of each security's credit rating assigned a numeric value and adjusted for its relative weighting in the portfolio.*
*** The "Not Rated" and "BBB+" categories comprise securities rated A or better by Moody's and/or Fitch.*

Sector Allocation

Sector	June 30, 2018 MV ($MM)	June 30, 2018 % of Total	March 31, 2018 MV ($MM)	March 31, 2018 % of Total	December 31, 2017 MV ($MM)	December 31, 2017 % of Total	September 30, 2017 MV ($MM)	September 30, 2017 % of Total
Corporate	14.1	29.9%	13.8	28.9%	14.0	29.2%	13.9	28.9%
Certificate of Deposit	10.0	21.2%	9.3	19.4%	8.5	17.7%	8.2	17.2%
U.S. Treasury	8.9	18.9%	9.9	20.7%	10.8	22.5%	11.2	23.3%
Asset-Backed	6.1	12.8%	6.2	12.9%	5.0	10.5%	4.8	10.0%
Supra-Sov / Supra-Natl Agency	3.8	8.1%	3.7	7.8%	2.9	6.1%	2.5	5.1%
Commercial Paper	2.5	5.4%	3.7	7.7%	3.8	7.9%	3.8	7.9%
Federal Agency/CMO	0.7	1.5%	0.0	0.0%	0.0	0.0%	0.0	0.0%
Municipal	0.5	1.1%	0.0	0.0%	0.0	0.0%	0.0	0.0%
Federal Agency/GSE	0.5	1.1%	1.2	2.6%	2.9	6.1%	3.7	7.6%
Total	**$47.2**	**100.0%**	**$47.7**	**100.0%**	**$47.9**	**100.0%**	**$48.0**	**100.0%**

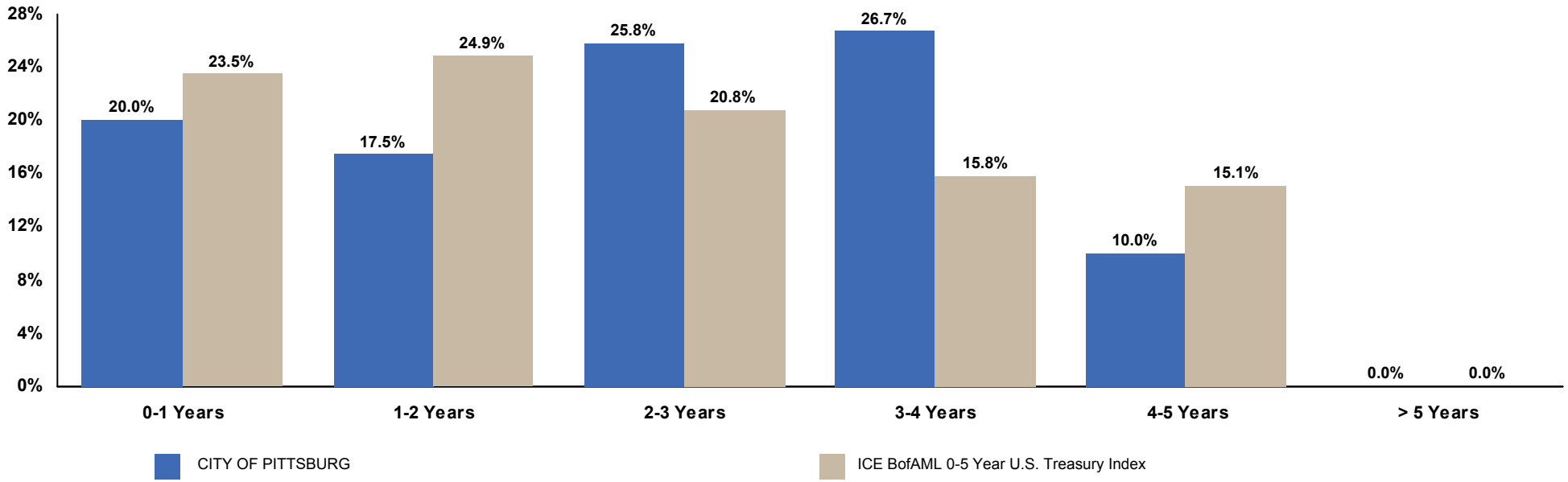


Detail may not add to total due to rounding.

Maturity Distribution

As of June 30, 2018

Portfolio/Benchmark	Yield at Market	Average Maturity	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4-5 Years	>5 Years
CITY OF PITTSBURG	2.69%	2.33 yrs	20.0%	17.5%	25.8%	26.7%	10.0%	0.0%
ICE BofAML 0-5 Year U.S. Treasury Index	*2.49%*	*2.27 yrs*	*23.5%*	*24.9%*	*20.8%*	*15.8%*	*15.1%*	*0.0%*



Sector/Issuer Distribution

As of June 30, 2018

Sector / Issuer	Market Value ($)	% of Sector	% of Total Portfolio
Asset-Backed			
ALLY AUTO RECEIVABLES TRUST	1,019,328	16.8%	2.2%
AMERICAN EXPRESS CO	1,113,813	18.4%	2.4%
CITIGROUP INC	469,148	7.8%	1.0%
CNH EQUIPMENT TRUST	306,376	5.1%	0.6%
FORD CREDIT AUTO OWNER TRUST	311,378	5.1%	0.7%
HONDA AUTO RECEIVABLES	885,872	14.6%	1.9%
HYUNDAI AUTO RECEIVABLES	1,040,725	17.2%	2.2%
JOHN DEERE OWNER TRUST	364,953	6.0%	0.8%
NISSAN AUTO RECEIVABLES	253,647	4.2%	0.5%
TOYOTA MOTOR CORP	285,388	4.7%	0.6%
Sector Total	**6,050,627**	**100.0%**	**12.8%**
Certificate of Deposit			
BANK OF MONTREAL	943,239	9.4%	2.0%
BANK OF NOVA SCOTIA	1,143,321	11.4%	2.4%
CANADIAN IMPERIAL BANK OF COMMERCE	937,543	9.3%	2.0%
CREDIT SUISSE GROUP	950,417	9.5%	2.0%
NATIONAL AUSTRALIA BANK LTD	760,111	7.6%	1.6%
NORDEA BANK AB	935,042	9.3%	2.0%
SKANDINAVISKA ENSKILDA BANKEN AB	991,373	9.9%	2.1%

Sector / Issuer	Market Value ($)	% of Sector	% of Total Portfolio
SVENSKA HANDELSBANKEN AB	746,743	7.4%	1.6%
SWEDBANK AB	925,267	9.2%	2.0%
UBS AG	847,778	8.4%	1.8%
WESTPAC BANKING CORP	856,231	8.5%	1.8%
Sector Total	**10,037,065**	**100.0%**	**21.2%**
Commercial Paper			
BNP PARIBAS	1,042,474	41.2%	2.2%
CREDIT AGRICOLE SA	993,717	39.2%	2.1%
MITSUBISHI UFJ FINANCIAL GROUP INC	496,668	19.6%	1.1%
Sector Total	**2,532,858**	**100.0%**	**5.4%**
Corporate			
AMERICAN EXPRESS CO	424,358	3.0%	0.9%
AMERICAN HONDA FINANCE	474,123	3.4%	1.0%
BB&T CORPORATION	693,518	4.9%	1.5%
BERKSHIRE HATHAWAY INC	142,818	1.0%	0.3%
CATERPILLAR INC	345,703	2.4%	0.7%
CITIGROUP INC	450,628	3.2%	1.0%
DEERE & COMPANY	683,299	4.8%	1.4%
GENERAL DYNAMICS CORP	274,701	1.9%	0.6%
GOLDMAN SACHS GROUP INC	459,626	3.3%	1.0%
HERSHEY COMPANY	200,224	1.4%	0.4%
HOME DEPOT INC	230,773	1.6%	0.5%
HONEYWELL INTERNATIONAL	128,381	0.9%	0.3%

Sector / Issuer	Market Value ($)	% of Sector	% of Total Portfolio
IBM CORP	1,195,598	8.5%	2.5%
JP MORGAN CHASE & CO	1,969,338	13.9%	4.2%
NATIONAL RURAL UTILITIES CO FINANCE CORP	397,024	2.8%	0.8%
PACCAR FINANCIAL CORP	379,586	2.7%	0.8%
PEPSICO INC	352,332	2.5%	0.7%
STATE STREET CORPORATION	451,294	3.2%	1.0%
THE BANK OF NEW YORK MELLON CORPORATION	979,429	6.9%	2.1%
THE WALT DISNEY CORPORATION	147,515	1.0%	0.3%
TOYOTA MOTOR CORP	1,029,753	7.3%	2.2%
UNITED PARCEL SERVICE INC	370,670	2.6%	0.8%
WAL-MART STORES INC	925,851	6.6%	2.0%
WELLS FARGO & COMPANY	1,417,257	10.0%	3.0%
Sector Total	**14,123,799**	**100.0%**	**29.9%**
Federal Agency/CMO			
FANNIE MAE	334,666	47.1%	0.7%
FREDDIE MAC	375,146	52.9%	0.8%
Sector Total	**709,812**	**100.0%**	**1.5%**
Federal Agency/GSE			
FANNIE MAE	498,843	100.0%	1.1%
Sector Total	**498,843**	**100.0%**	**1.1%**
Municipal			

Sector / Issuer	Market Value ($)	% of Sector	% of Total Portfolio
CALIFORNIA ST	523,751	100.0%	1.1%
Sector Total	**523,751**	**100.0%**	**1.1%**
Supra-Sov / Supra-Natl Agency			
INTER-AMERICAN DEVELOPMENT BANK	1,672,142	43.6%	3.5%
INTERNATIONAL FINANCE CORPORATION	375,492	9.8%	0.8%
INTL BANK OF RECONSTRUCTION AND DEV	1,790,227	46.6%	3.8%
Sector Total	**3,837,861**	**100.0%**	**8.1%**
U.S. Treasury			
UNITED STATES TREASURY	8,933,101	100.0%	18.9%
Sector Total	**8,933,101**	**100.0%**	**18.9%**
Portfolio Total	**47,247,716**	**100.0%**	**100.0%**

Outlook and Strategy

- In light of continued economic growth, inflation near the Fed's symmetric target of 2%, and strong labor market conditions, the Fed appears poised to raise rates further. As a result of the expectation for one or two additional hikes in 2018 and three to four more in 2019, our view remains that the general trend of interest rates will be to increase gradually over the near-term. We therefore prefer to maintain a defensive duration posture to mitigate a portion of interest rate risk relative to the benchmark.
- Our outlook for each of the major investment-grade fixed income sectors are as follows:
  - Federal agency securities remain expensive as most maturities offer less than five basis points of incremental yield relative to U.S. Treasuries. Over the past quarter, however, certain portions of the curve (2 to 3 years) experienced modest widening and may create an opportunity to add to the sector via new issues. Where light issuance may impact value propositions, we will continue to reduce rich exposure, seeking better value in either Treasuries or other sectors.
  - Given light expected supply of supranationals over the coming months, new additions to the portfolio may wane. However, current allocations are expected to be maintained as the portfolio benefits from decent incremental income relative to traditional agencies. Larger issuance in euro-denominated issues (preferred recently by a number of issuers) may push secondary US dollar-denominated spreads modestly wider, which could provide additional opportunity in the sector.
  - While fundamentals remain generally healthy and incremental income is still modestly attractive, potential headwinds in the corporate sector are beginning to temper our overall constructive guidance. As a result, our view on the sector has shifted to a more neutral and selectively opportunistic stance. We feel a market-neutral allocation is warranted, with a preference for financials and the industrial issuers with stronger fundamentals, which may help navigate looming leverage concerns, heightened merger and acquisition risks, and softer Eurozone corporate purchases.
  - In conjunction with a generally more defensive tone, negotiable certificates of deposit (CD) and asset-backed securities (ABS) offer attractive incremental income compared to other government alternatives.
  - As the Fed balance sheet is set to reduce mortgage-backed securities (MBS) exposure more significantly over the next six months, the sector may experience spread pressures through the second half of the year. As a result, we will maintain allocations to the sector with new additions focused on specific structures that limit interest rate sensitivity and are expected to outperform under potentially adverse conditions.
  - Short-term money market investors continue to reap the rewards of current monetary policy tightening and higher overnight target rates. Further, the high-quality commercial paper and negotiable certificates of deposit (CP/CD) spread curve is quite steep and attractive, as the spread between 2-month CP/CD and 3-month CP/CD is nearly 20 basis points.

Transactions & Account Holdings

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt ($)	Yield at Market	Realized G/L (BV)
BUY									
4/2/18	4/4/18	1,200,000	9128282W9	US TREASURY N/B NOTES	1.87%	9/30/22	1,166,355.28	2.54%	
4/4/18	4/9/18	375,000	3137BM6P6	FHLMC MULTIFAMILY STRUCTURED P POOL	3.09%	8/25/22	378,450.86	2.61%	
4/9/18	4/10/18	1,000,000	22533UK51	CREDIT AGRICOLE CIB NY COMM PAPER	0.00%	10/5/18	987,985.00	2.46%	
4/10/18	4/13/18	295,000	89236TEU5	TOYOTA MOTOR CREDIT CORP CORP NOTES	2.95%	4/13/21	294,882.00	2.96%	
4/11/18	4/30/18	330,000	3136B1XP4	FNA 2018-M5 A2	3.56%	9/25/21	337,510.40	2.27%	
4/12/18	4/13/18	305,000	3135G0U27	FANNIE MAE NOTES	2.50%	4/13/21	304,545.55	2.55%	
4/12/18	4/19/18	200,000	63743HER9	NATIONAL RURAL UTIL COOP	2.90%	3/15/21	200,007.89	3.05%	
4/12/18	4/19/18	510,000	4581X0DB1	INTER-AMERICAN DEVELOPMENT BANK NOTE	2.62%	4/19/21	508,878.00	2.70%	
4/18/18	4/25/18	525,000	13063DGA0	CA ST TXBL GO BONDS	2.80%	4/1/21	525,021.00	2.80%	
5/1/18	5/2/18	570,000	912828Q29	US TREASURY N/B	1.50%	3/31/23	536,547.54	2.82%	
5/3/18	5/10/18	200,000	427866BA5	HERSHEY COMPANY CORP NOTES	3.10%	5/15/21	199,862.00	3.12%	
5/4/18	5/4/18	950,000	22549LND3	CREDIT SUISSE NEW YORK CERT DEPOS	2.32%	8/6/18	950,000.00	2.32%	
5/8/18	5/11/18	275,000	369550BA5	GENERAL DYNAMICS CORP	2.87%	5/11/20	274,026.50	3.06%	
5/11/18	5/11/18	760,000	63253TP69	NATIONAL AUSTRALIA BK-NY CERT DEPOS	2.19%	8/9/18	760,000.00	2.19%	
6/4/18	6/6/18	245,000	4581X0DA3	INTER-AMERICAN DEVELOPMENT BANK NOTE	2.50%	1/18/23	243,116.77	2.90%	
6/4/18	6/6/18	730,000	912828L57	US TREASURY NOTES	1.75%	9/30/22	703,195.62	2.74%	
Total BUY		**8,470,000**					**8,370,384.41**		
INTEREST									
4/1/18	4/1/18	710,000	05531FAX1	BB&T CORP (CALLABLE) NOTES	2.75%	4/1/22	9,762.50		
4/1/18	4/1/18	380,000	911312BP0	UNITED PARCEL SERVICE CORPORATE BOND	2.05%	4/1/21	2,964.53		
4/2/18	4/2/18	0	MONEY0002	MONEY MARKET FUND			40.11		
4/5/18	4/5/18	1,150,000	06417GUE6	BANK OF NOVA SCOTIA HOUSTON LT CD	1.91%	4/5/19	11,104.53		
4/15/18	4/15/18	395,000	44932GAD7	HYUNDAI ABS 2017-B A3	1.77%	1/15/22	582.63		

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt ($)	Yield at Market	Realized G/L (BV)
4/15/18	4/15/18	95,000	47787XAC1	JOHN DEERE ABS 2017-A A3	1.78%	4/15/21	140.92		
4/15/18	4/15/18	135,000	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	175.50		
4/15/18	4/15/18	570,000	02007HAC5	ALLY ABS 2017-2 A3	1.78%	8/15/21	845.50		
4/15/18	4/15/18	425,000	43814UAC3	HAROT 2018-1 A3	2.64%	2/15/22	935.00		
4/15/18	4/15/18	120,000	02007PAC7	ALLY ABS 2017-1 A3	1.70%	6/15/21	170.00		
4/15/18	4/15/18	375,449	12636WAB2	CNH 2017-A A2	1.64%	7/15/20	513.11		
4/15/18	4/15/18	315,000	34531EAD8	FORD ABS 2017-A A3	1.67%	6/15/21	438.38		
4/15/18	4/15/18	540,000	02582JHG8	AMERICAN EXPRESS ABS 2017-4 A	1.64%	12/15/21	738.00		
4/15/18	4/15/18	580,000	02582JHQ6	AMXCA 2018-1 A	2.67%	10/17/22	1,032.40		
4/15/18	4/15/18	95,000	47788BAD6	JOHN DEERE ABS 2017-B A3	1.82%	10/15/21	144.08		
4/15/18	4/15/18	255,000	65478DAD9	NAROT 2018-A A3	2.65%	5/15/22	563.13		
4/15/18	4/15/18	305,000	44931PAD8	HYUNDAI ABS 2017-A A3	1.76%	8/15/21	447.33		
4/15/18	4/15/18	725,000	459200GM7	IBM CORP CALLABLE BONDS	7.62%	10/15/18	27,640.63		
4/15/18	4/15/18	340,000	02007FAC9	ALLY ABS 2017-4 A3	1.75%	12/15/21	495.83		
4/15/18	4/15/18	470,000	43811BAC8	HONDA ABS 2017-2 A3	1.68%	8/15/21	658.00		
4/15/18	4/15/18	290,000	89238KAD4	TAOT 2017-D A3	1.93%	1/15/22	466.42		
4/15/18	4/15/18	245,000	44891EAC3	HYUNDAI ABS 2016-B A3	1.29%	4/15/21	263.38		
4/15/18	4/15/18	83,339	47788NAC2	JOHN DEERE ABS 2016-B A3	1.25%	6/15/20	86.81		
4/16/18	4/16/18	115,000	47788CAC6	JDOT 2018-A A3	2.66%	4/15/22	382.38		
4/21/18	4/21/18	395,000	459058FZ1	INTL BK RECON & DEVELOP NOTES	1.87%	4/21/20	3,705.10		
4/25/18	4/25/18	470,000	38141GVU5	GOLDMAN SACHS GRP INC CORP NT (CALLABLE)	2.62%	4/25/21	6,168.75		
4/30/18	4/30/18	130,000	438516BQ8	HONEYWELL INTERNATIONAL CORP NOTES	1.80%	10/30/19	1,170.00		
4/30/18	4/30/18	225,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	1,546.88		
4/30/18	4/30/18	500,000	912828T67	US TREASURY NOTES	1.25%	10/31/21	3,125.00		
4/30/18	4/30/18	575,000	912828T67	US TREASURY NOTES	1.25%	10/31/21	3,593.75		
5/1/18	5/1/18	0	MONEY0002	MONEY MARKET FUND			92.23		
5/1/18	5/25/18	330,000	3136B1XP4	FNA 2018-M5 A2	3.56%	9/25/21	979.00		
5/1/18	5/25/18	375,000	3137BM6P6	FHLMC MULTIFAMILY STRUCTURED P POOL	3.09%	8/25/22	965.63		
5/2/18	5/2/18	355,000	713448DR6	PEPSICO INC CORP NOTE	1.55%	5/2/19	2,751.25		
5/9/18	5/9/18	470,000	4581X0CD8	INTER-AMERICAN DEVELOPMENT BANK	2.12%	11/9/20	4,993.75		

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt ($)	Yield at Market	Realized G/L (BV)
5/13/18	5/13/18	650,000	458182DX7	INTER-AMERICAN DEVELOPMENT BANK	1.00%	5/13/19	3,250.00		
5/13/18	5/13/18	135,000	69371RN85	PACCAR FINANCIAL CORP NOTES	2.05%	11/13/20	1,383.75		
5/15/18	5/15/18	130,674	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	169.88		
5/15/18	5/15/18	395,000	44932GAD7	HYUNDAI ABS 2017-B A3	1.77%	1/15/22	582.63		
5/15/18	5/15/18	580,000	02582JHQ6	AMXCA 2018-1 A	2.67%	10/17/22	1,290.50		
5/15/18	5/15/18	347,515	12636WAB2	CNH 2017-A A2	1.64%	7/15/20	474.94		
5/15/18	5/15/18	95,000	47788BAD6	JOHN DEERE ABS 2017-B A3	1.82%	10/15/21	144.08		
5/15/18	5/15/18	255,000	65478DAD9	NAROT 2018-A A3	2.65%	5/15/22	563.13		
5/15/18	5/15/18	340,000	02007FAC9	ALLY ABS 2017-4 A3	1.75%	12/15/21	495.83		
5/15/18	5/15/18	470,000	43811BAC8	HONDA ABS 2017-2 A3	1.68%	8/15/21	658.00		
5/15/18	5/15/18	245,000	44891EAC3	HYUNDAI ABS 2016-B A3	1.29%	4/15/21	263.38		
5/15/18	5/15/18	115,000	47788CAC6	JDOT 2018-A A3	2.66%	4/15/22	254.92		
5/15/18	5/15/18	120,000	02007PAC7	ALLY ABS 2017-1 A3	1.70%	6/15/21	170.00		
5/15/18	5/15/18	540,000	02582JHG8	AMERICAN EXPRESS ABS 2017-4 A	1.64%	12/15/21	738.00		
5/15/18	5/15/18	305,000	44931PAD8	HYUNDAI ABS 2017-A A3	1.76%	8/15/21	447.33		
5/15/18	5/15/18	95,000	47787XAC1	JOHN DEERE ABS 2017-A A3	1.78%	4/15/21	140.92		
5/15/18	5/15/18	570,000	02007HAC5	ALLY ABS 2017-2 A3	1.78%	8/15/21	845.50		
5/15/18	5/15/18	425,000	43814UAC3	HAROT 2018-1 A3	2.64%	2/15/22	935.00		
5/15/18	5/15/18	76,801	47788NAC2	JOHN DEERE ABS 2016-B A3	1.25%	6/15/20	80.00		
5/15/18	5/15/18	315,000	34531EAD8	FORD ABS 2017-A A3	1.67%	6/15/21	438.38		
5/15/18	5/15/18	290,000	89238KAD4	TAOT 2017-D A3	1.93%	1/15/22	466.42		
5/16/18	5/16/18	945,000	87019U6D6	SWEDBANK (NEW YORK) CERT DEPOS	2.27%	11/16/20	10,725.75		
5/27/18	5/27/18	955,000	459058FS7	INTL BANK OF RECON AND DEV GLOBAL NOTES	1.12%	11/27/19	5,376.65		
5/30/18	5/30/18	940,000	13606A5Z7	CANADIAN IMPERIAL BANK NY CD	1.76%	11/30/18	8,272.00		
5/31/18	5/31/18	190,000	912828VF4	US TREASURY NOTES	1.37%	5/31/20	1,306.25		
6/1/18	6/1/18	0	MONEY0002	MONEY MARKET FUND			149.92		
6/1/18	6/25/18	330,000	3136B1XP4	FNA 2018-M5 A2	3.56%	9/25/21	979.00		
6/1/18	6/25/18	375,000	3137BM6P6	FHLMC MULTIFAMILY STRUCTURED P POOL	3.09%	8/25/22	965.63		
6/5/18	6/5/18	235,000	437076BQ4	HOME DEPOT INC CORP NOTES	1.80%	6/5/20	2,115.00		
6/7/18	6/7/18	1,440,000	94974BGR5	WELLS FARGO & COMPANY NOTES	2.55%	12/7/20	18,360.00		

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt ($)	Yield at Market	Realized G/L (BV)
6/8/18	6/8/18	460,000	172967LC3	CITIGROUP INC CORP (CALLABLE) NOTE	2.90%	12/8/21	6,670.00		
6/15/18	6/15/18	425,000	43814UAC3	HAROT 2018-1 A3	2.64%	2/15/22	935.00		
6/15/18	6/15/18	120,662	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	156.86		
6/15/18	6/15/18	340,000	02007FAC9	ALLY ABS 2017-4 A3	1.75%	12/15/21	495.83		
6/15/18	6/15/18	570,000	02007HAC5	ALLY ABS 2017-2 A3	1.78%	8/15/21	845.50		
6/15/18	6/15/18	115,000	47788CAC6	JDOT 2018-A A3	2.66%	4/15/22	254.92		
6/15/18	6/15/18	290,000	89238KAD4	TAOT 2017-D A3	1.93%	1/15/22	466.42		
6/15/18	6/15/18	395,000	44932GAD7	HYUNDAI ABS 2017-B A3	1.77%	1/15/22	582.63		
6/15/18	6/15/18	95,000	47788BAD6	JOHN DEERE ABS 2017-B A3	1.82%	10/15/21	144.08		
6/15/18	6/15/18	945,000	931142EA7	WAL-MART STORES INC CORP NOTE	1.90%	12/15/20	11,720.63		
6/15/18	6/15/18	68,163	47788NAC2	JOHN DEERE ABS 2016-B A3	1.25%	6/15/20	71.00		
6/15/18	6/15/18	255,000	65478DAD9	NAROT 2018-A A3	2.65%	5/15/22	563.13		
6/15/18	6/15/18	540,000	02582JHG8	AMERICAN EXPRESS ABS 2017-4 A	1.64%	12/15/21	738.00		
6/15/18	6/15/18	326,115	12636WAB2	CNH 2017-A A2	1.64%	7/15/20	445.69		
6/15/18	6/15/18	470,000	43811BAC8	HONDA ABS 2017-2 A3	1.68%	8/15/21	658.00		
6/15/18	6/15/18	245,000	44891EAC3	HYUNDAI ABS 2016-B A3	1.29%	4/15/21	263.38		
6/15/18	6/15/18	580,000	02582JHQ6	AMXCA 2018-1 A	2.67%	10/17/22	1,290.50		
6/15/18	6/15/18	305,000	44931PAD8	HYUNDAI ABS 2017-A A3	1.76%	8/15/21	447.33		
6/15/18	6/15/18	120,000	02007PAC7	ALLY ABS 2017-1 A3	1.70%	6/15/21	170.00		
6/15/18	6/15/18	315,000	34531EAD8	FORD ABS 2017-A A3	1.67%	6/15/21	438.38		
6/15/18	6/15/18	95,000	47787XAC1	JOHN DEERE ABS 2017-A A3	1.78%	4/15/21	140.92		
6/30/18	6/30/18	535,000	912828U81	US TREASURY NOTES	2.00%	12/31/21	5,350.00		
Total INTEREST		**32,053,719**					**184,573.43**		

MATURITY

6/28/18	6/28/18	415,000	36960MFU2	GENERAL ELECTRIC CO COMM PAPER	0.00%	6/28/18	415,000.00		0.00

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt ($)	Yield at Market	Realized G/L (BV)
Total MATURITY		**415,000**					**415,000.00**		**0.00**
PAYDOWNS									
4/15/18	4/15/18	6,538	47788NAC2	JOHN DEERE ABS 2016-B A3	1.25%	6/15/20	6,538.14		0.00
4/15/18	4/15/18	27,934	12636WAB2	CNH 2017-A A2	1.64%	7/15/20	27,934.09		0.00
4/15/18	4/15/18	4,326	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	4,326.01		0.00
5/15/18	5/15/18	8,638	47788NAC2	JOHN DEERE ABS 2016-B A3	1.25%	6/15/20	8,637.54		0.00
5/15/18	5/15/18	21,400	12636WAB2	CNH 2017-A A2	1.64%	7/15/20	21,400.31		0.00
5/15/18	5/15/18	10,012	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	10,012.10		0.00
6/15/18	6/15/18	4,921	47788NAC2	JOHN DEERE ABS 2016-B A3	1.25%	6/15/20	4,920.73		0.00
6/15/18	6/15/18	18,792	12636WAB2	CNH 2017-A A2	1.64%	7/15/20	18,791.54		0.00
6/15/18	6/15/18	10,424	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	10,424.20		0.00
Total PAYDOWNS		**112,985**					**112,984.66**		**0.00**
SELL									
4/2/18	4/4/18	580,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	565,924.09	2.40%	(24,341.67)
4/2/18	4/4/18	120,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	117,087.74	2.40%	(1,899.25)
4/2/18	4/4/18	365,000	3135G0ZA4	FANNIE MAE BENCHMARK NOTE	1.87%	2/19/19	365,052.47	2.13%	(1,466.79)
4/2/18	4/4/18	80,000	912828VK3	US TREASURY NOTES	1.37%	6/30/18	80,207.52	1.78%	(108.38)
4/4/18	4/9/18	375,000	912828B90	US TREASURY NOTES	2.00%	2/28/21	371,420.69	2.42%	(13,436.77)
4/9/18	4/10/18	1,000,000	22533UE25	CREDIT AGRICOLE CIB NY COMM PAPER	0.00%	5/2/18	998,881.67	1.83%	(146.66)
4/10/18	4/13/18	300,000	89236TBP9	TOYOTA MOTOR CREDIT CORP NOTES	2.12%	7/18/19	299,726.21	2.60%	(1,808.84)
4/12/18	4/19/18	425,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	413,848.79	2.50%	(7,885.20)
4/12/18	4/19/18	85,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	82,769.76	2.50%	(1,564.81)
4/12/18	4/13/18	305,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	297,058.91	2.48%	(5,504.90)
4/12/18	4/19/18	200,000	912828B90	US TREASURY NOTES	2.00%	2/28/21	197,918.48	2.48%	(7,402.87)

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt ($)	Yield at Market	Realized G/L (BV)
4/18/18	4/25/18	525,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	510,442.29	2.57%	(10,607.08)
4/25/18	4/30/18	50,000	9128283S7	US TREASURY N/B NOTES	2.00%	1/31/20	49,861.09	2.45%	(255.84)
4/25/18	4/30/18	225,000	912828WY2	US TREASURY N/B	2.25%	7/31/21	223,098.17	2.70%	(6,508.81)
5/1/18	5/2/18	225,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	216,711.15	2.67%	(5,128.21)
5/1/18	5/2/18	345,000	3135G0T29	FNMA NOTES	1.50%	2/28/20	339,765.20	2.51%	(6,019.52)
5/3/18	5/10/18	200,000	912828B90	US TREASURY NOTES	2.00%	2/28/21	197,404.55	2.63%	(8,051.29)
5/4/18	5/4/18	950,000	22549LFP5	CREDIT SUISSE NEW YORK	1.61%	6/15/18	959,248.46	1.91%	(353.40)
5/8/18	5/11/18	285,000	24422ETA7	JOHN DEERE CAPITAL CORP NOTE	1.75%	8/10/18	285,756.28	2.46%	(480.11)
5/11/18	5/11/18	760,000	89233HGW8	TOYOTA MOTOR CREDIT CORP COMM PAPER	0.00%	7/30/18	756,318.22	2.19%	(895.11)
6/4/18	6/6/18	650,000	458182DX7	INTER-AMERICAN DEVELOPMENT BANK	1.00%	5/13/19	641,880.78	2.43%	(7,935.73)
6/4/18	6/6/18	325,000	3135G0T60	FNMA NOTES	1.50%	7/30/20	319,621.25	2.55%	(7,044.91)
Total SELL		**8,375,000**					**8,290,003.77**		**-118,846.15**

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 03/31/2014 1.625% 03/31/2019	912828C65	155,000.00	AA+	Aaa	2/28/2018	3/1/2018	154,200.78	2.11	633.13	154,446.42	154,249.18
US TREASURY NOTES DTD 05/31/2013 1.375% 05/31/2020	912828VF4	190,000.00	AA+	Aaa	12/2/2015	12/4/2015	188,478.52	1.56	221.28	189,337.98	185,895.62
US TREASURY NOTES DTD 02/28/2014 2.000% 02/28/2021	912828B90	25,000.00	AA+	Aaa	10/3/2016	10/5/2016	25,910.16	1.15	167.12	25,556.49	24,610.35
US TREASURY N/B DTD 07/31/2014 2.250% 07/31/2021	912828WY2	775,000.00	AA+	Aaa	11/22/2016	11/23/2016	791,468.75	1.78	7,273.65	785,989.03	766,220.80
US TREASURY NOTES DTD 09/02/2014 2.000% 08/31/2021	912828D72	1,225,000.00	AA+	Aaa	12/1/2016	12/5/2016	1,229,306.64	1.92	8,188.86	1,227,931.89	1,201,122.30
US TREASURY NOTES DTD 09/02/2014 2.000% 08/31/2021	912828D72	860,000.00	AA+	Aaa	6/26/2017	6/28/2017	871,220.31	1.67	5,748.91	868,586.32	843,236.88
US TREASURY NOTES DTD 10/31/2016 1.250% 10/31/2021	912828T67	500,000.00	AA+	Aaa	3/14/2017	3/16/2017	481,406.25	2.10	1,052.99	486,429.51	477,695.50
US TREASURY NOTES DTD 10/31/2016 1.250% 10/31/2021	912828T67	575,000.00	AA+	Aaa	8/30/2017	8/31/2017	565,970.70	1.64	1,210.94	567,733.62	549,349.83
US TREASURY NOTES DTD 01/03/2017 2.000% 12/31/2021	912828U81	535,000.00	AA+	Aaa	6/26/2017	6/28/2017	541,499.41	1.72	29.08	540,088.37	523,129.42
US TREASURY NOTES DTD 02/02/2015 1.500% 01/31/2022	912828H86	540,000.00	AA+	Aaa	7/5/2017	7/7/2017	531,119.53	1.88	3,378.73	532,970.92	518,378.94
US TREASURY NOTES DTD 01/31/2017 1.875% 01/31/2022	912828V72	1,095,000.00	AA+	Aaa	5/8/2017	5/10/2017	1,093,802.34	1.90	8,564.14	1,094,091.69	1,065,229.14
US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	230,000.00	AA+	Aaa	1/2/2018	1/4/2018	226,585.94	2.22	1,798.86	226,937.44	222,659.78
US TREASURY NOTES DTD 09/30/2015 1.750% 09/30/2022	912828L57	730,000.00	AA+	Aaa	6/4/2018	6/6/2018	700,857.03	2.74	3,211.20	701,295.52	702,140.28
US TREASURY N/B NOTES DTD 10/02/2017 1.875% 09/30/2022	9128282W9	1,200,000.00	AA+	Aaa	4/2/2018	4/4/2018	1,166,109.38	2.54	5,655.74	1,167,834.82	1,160,109.60
US TREASURY N/B DTD 03/31/2016 1.500% 03/31/2023	912828Q29	570,000.00	AA+	Aaa	5/1/2018	5/2/2018	535,800.00	2.82	2,149.18	536,872.41	539,072.94

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Security Type Sub-Total		**9,205,000.00**					**9,103,735.74**	**2.06**	**49,283.81**	**9,106,102.43**	**8,933,100.56**
Supra-National Agency Bond / Note											
INTL BANK OF RECON AND DEV GLOBAL NOTES DTD 10/27/2016 1.125% 11/27/2019	459058FS7	955,000.00	AAA	Aaa	8/18/2017	8/23/2017	947,167.73	1.50	1,014.69	950,104.42	936,014.60
INTL BK RECON & DEVELOP NOTES DTD 03/21/2017 1.875% 04/21/2020	459058FZ1	395,000.00	AAA	Aaa	3/14/2017	3/21/2017	394,656.35	1.90	1,440.10	394,794.95	389,695.15
INTL BANK OF RECON AND DEV GLOBAL NOTES DTD 08/29/2017 1.625% 09/04/2020	459058GA5	475,000.00	AAA	Aaa	8/22/2017	8/29/2017	474,900.25	1.63	2,508.59	474,927.23	464,516.75
INTER-AMERICAN DEVELOPMENT BANK DTD 11/08/2013 2.125% 11/09/2020	4581X0CD8	470,000.00	AAA	Aaa	10/2/2017	10/10/2017	474,356.48	1.81	1,442.64	473,354.59	463,678.50
INTERNATIONAL FINANCE CORPORATION NOTE DTD 01/25/2018 2.250% 01/25/2021	45950KCM0	380,000.00	AAA	Aaa	1/18/2018	1/25/2018	378,882.80	2.35	3,705.00	379,039.49	375,492.06
INTER-AMERICAN DEVELOPMENT BANK NOTE DTD 04/19/2018 2.625% 04/19/2021	4581X0DB1	510,000.00	AAA	Aaa	4/12/2018	4/19/2018	508,878.00	2.70	2,677.50	508,950.31	507,551.49
INTER-AMERICAN DEVEL BANK DTD 09/14/2017 1.750% 09/14/2022	4581X0CZ9	480,000.00	AAA	Aaa	2/21/2018	2/23/2018	459,004.80	2.78	2,496.67	460,555.59	459,684.96
INTER-AMERICAN DEVELOPMENT BANK NOTE DTD 01/18/2018 2.500% 01/18/2023	4581X0DA3	245,000.00	AAA	Aaa	6/4/2018	6/6/2018	240,768.85	2.90	2,773.26	240,830.75	241,227.25
Security Type Sub-Total		**3,910,000.00**					**3,878,615.26**	**2.08**	**18,058.45**	**3,882,557.33**	**3,837,860.76**
Municipal Bond / Note											
CA ST TXBL GO BONDS DTD 04/25/2018 2.800% 04/01/2021	13063DGA0	525,000.00	AA-	Aa3	4/18/2018	4/25/2018	525,021.00	2.80	2,695.00	525,017.61	523,750.50

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Security Type Sub-Total		**525,000.00**					**525,021.00**	**2.80**	**2,695.00**	**525,017.61**	**523,750.50**
Federal Agency Collateralized Mortgage Obligation											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/25/2021	3136B1XP4	330,000.00	AA+	Aaa	4/11/2018	4/30/2018	336,564.03	2.27	979.00	336,369.89	334,666.23
FHLMC MULTIFAMILY STRUCTURED P POOL DTD 12/01/2015 3.090% 08/25/2022	3137BM6P6	375,000.00	AA+	Aaa	4/4/2018	4/9/2018	378,193.36	2.61	965.63	378,015.08	375,145.61
Security Type Sub-Total		**705,000.00**					**714,757.39**	**2.45**	**1,944.63**	**714,384.97**	**709,811.84**
Federal Agency Bond / Note											
FNMA NOTES DTD 08/01/2017 1.500% 07/30/2020	3135G0T60	200,000.00	AA+	Aaa	8/30/2017	8/31/2017	199,966.00	1.51	1,258.33	199,976.11	195,456.80
FANNIE MAE NOTES DTD 04/13/2018 2.500% 04/13/2021	3135G0U27	305,000.00	AA+	Aaa	4/12/2018	4/13/2018	304,545.55	2.55	1,652.08	304,577.34	303,385.94
Security Type Sub-Total		**505,000.00**					**504,511.55**	**2.14**	**2,910.41**	**504,553.45**	**498,842.74**
Corporate Note											
IBM CORP CALLABLE BONDS DTD 10/15/2008 7.625% 10/15/2018	459200GM7	725,000.00	A+	A1	8/1/2014	8/6/2014	892,003.75	1.88	11,670.49	736,914.17	735,318.20
JOHN DEERE CAPITAL CORP NOTE DTD 01/08/2016 1.950% 01/08/2019	24422ETE9	200,000.00	A	A2	1/5/2016	1/8/2016	199,988.00	1.95	1,874.17	199,997.87	199,392.00
PEPSICO INC CORP NOTE DTD 05/02/2017 1.550% 05/02/2019	713448DR6	355,000.00	A+	A1	4/27/2017	5/2/2017	354,733.75	1.59	901.80	354,887.72	352,331.82
TOYOTA MOTOR CREDIT CORP NOTES DTD 07/18/2014 2.125% 07/18/2019	89236TBP9	285,000.00	AA-	Aa3	8/1/2014	8/6/2014	285,105.45	2.12	2,742.14	285,023.55	283,264.35
BERKSHIRE HATHAWAY INC CORPORATE NOTES DTD 08/15/2016 1.300% 08/15/2019	084664CK5	145,000.00	AA	Aa2	8/8/2016	8/15/2016	144,859.35	1.33	712.11	144,946.74	142,818.19

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
HONEYWELL INTERNATIONAL CORP NOTES DTD 10/30/2017 1.800% 10/30/2019	438516BQ8	130,000.00	A	A2	10/23/2017	10/30/2017	129,898.60	1.84	396.50	129,932.15	128,380.59
JPMORGAN CHASE & CO (CALLABLE) DTD 01/23/2015 2.250% 01/23/2020	46625HKA7	1,995,000.00	A-	A3	10/15/2015	10/20/2015	1,986,281.85	2.36	19,700.63	1,991,715.51	1,969,338.32
AMERICAN HONDA FINANCE DTD 02/16/2017 2.000% 02/14/2020	02665WBM2	300,000.00	A+	A2	2/13/2017	2/16/2017	299,574.00	2.05	2,283.33	299,766.36	295,986.00
AMERICAN EXPRESS CREDIT (CALLABLE) NOTE DTD 03/03/2017 2.200% 03/03/2020	0258M0EE5	430,000.00	A-	A2	2/28/2017	3/3/2017	429,552.80	2.24	3,100.78	429,747.15	424,358.40
WALT DISNEY COMPANY CORP NOTES DTD 03/06/2017 1.950% 03/04/2020	25468PDP8	150,000.00	A+	A2	3/1/2017	3/6/2017	149,961.00	1.96	950.63	149,977.87	147,514.65
GENERAL DYNAMICS CORP DTD 05/11/2018 2.875% 05/11/2020	369550BA5	275,000.00	A+	A2	5/8/2018	5/11/2018	274,026.50	3.06	1,098.09	274,092.57	274,701.08
HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076BQ4	235,000.00	A	A2	5/24/2017	6/5/2017	234,863.70	1.82	305.50	234,911.58	230,773.06
STATE STREET CORP NOTES DTD 08/18/2015 2.550% 08/18/2020	857477AS2	455,000.00	A	A1	6/8/2017	6/13/2017	463,499.40	1.94	4,286.48	460,754.16	451,294.48
CATERPILLAR FINL SERVICE NOTE DTD 09/07/2017 1.850% 09/04/2020	14913Q2A6	355,000.00	A	A3	9/5/2017	9/7/2017	354,701.80	1.88	2,134.44	354,781.42	345,702.55
PACCAR FINANCIAL CORP NOTES DTD 11/13/2017 2.050% 11/13/2020	69371RN85	135,000.00	A+	A1	11/6/2017	11/13/2017	134,987.85	2.05	369.00	134,990.36	131,750.42
WELLS FARGO & COMPANY NOTES DTD 12/07/2015 2.550% 12/07/2020	94974BGR5	1,440,000.00	A-	A2	5/6/2016	5/10/2016	1,471,910.40	2.04	2,448.00	1,457,345.26	1,417,256.64
WAL-MART STORES INC CORP NOTE DTD 10/20/2017 1.900% 12/15/2020	931142EA7	945,000.00	AA	Aa2	10/11/2017	10/20/2017	943,629.75	1.95	798.00	943,939.15	925,850.52
JOHN DEERE CAPITAL CORP NOTES DTD 01/08/2018 2.350% 01/08/2021	24422ETZ2	245,000.00	A	A2	1/3/2018	1/8/2018	244,872.60	2.37	2,766.80	244,892.41	240,705.15
IBM CREDIT CORP NOTE DTD 09/08/2017 1.800% 01/20/2021	44932HAB9	475,000.00	A+	A1	9/5/2017	9/8/2017	474,016.75	1.86	3,823.75	474,245.97	460,279.75

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
AMERICAN HONDA FINANCE DTD 02/15/2018 2.650% 02/12/2021	02665WCD1	180,000.00	A+	A2	2/12/2018	2/15/2018	179,748.00	2.70	1,802.00	179,778.60	178,137.18
PACCAR FINANCIAL CORP NOTES DTD 02/27/2018 2.800% 03/01/2021	69371RN93	250,000.00	A+	A1	2/22/2018	2/27/2018	249,877.50	2.82	2,411.11	249,891.34	247,836.00
JOHN DEERE CAPITAL CORP NOTES DTD 03/13/2018 2.875% 03/12/2021	24422EUD9	245,000.00	A	A2	3/8/2018	3/13/2018	244,833.40	2.90	2,113.13	244,849.41	243,201.70
NATIONAL RURAL UTIL COOP DTD 02/26/2018 2.900% 03/15/2021	63743HER9	200,000.00	A	A2	2/21/2018	2/26/2018	199,778.00	2.94	2,013.89	199,803.60	198,512.20
NATIONAL RURAL UTIL COOP DTD 02/26/2018 2.900% 03/15/2021	63743HER9	200,000.00	A	A2	4/12/2018	4/19/2018	199,154.00	3.05	2,013.89	199,213.08	198,512.20
UNITED PARCEL SERVICE CORPORATE BOND DTD 11/14/2017 2.050% 04/01/2021	911312BP0	380,000.00	A+	A1	11/9/2017	11/14/2017	379,399.60	2.10	1,947.50	379,505.51	370,669.86
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 04/13/2018 2.950% 04/13/2021	89236TEU5	295,000.00	AA-	Aa3	4/10/2018	4/13/2018	294,882.00	2.96	1,885.54	294,890.21	293,479.87
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.625% 04/25/2021	38141GVU5	470,000.00	BBB+	A3	10/27/2017	10/31/2017	471,908.20	2.50	2,261.88	471,548.25	459,625.69
HERSHEY COMPANY CORP NOTES DTD 05/10/2018 3.100% 05/15/2021	427866BA5	200,000.00	A	A1	5/3/2018	5/10/2018	199,862.00	3.12	878.33	199,868.39	200,224.40
CITIGROUP INC CORP (CALLABLE) NOTE DTD 12/08/2016 2.900% 12/08/2021	172967LC3	460,000.00	BBB+	Baa1	11/15/2017	11/17/2017	464,103.20	2.67	852.28	463,493.46	450,627.50
BANK OF NY MELLON CORP (CALLABLE) NOTES DTD 02/07/2017 2.600% 02/07/2022	06406RAA5	1,000,000.00	A	A1	2/7/2017	2/10/2017	1,000,460.00	2.59	10,400.00	1,000,339.52	979,429.00
BB&T CORP (CALLABLE) NOTES DTD 03/21/2017 2.750% 04/01/2022	05531FAX1	710,000.00	A-	A2	4/3/2017	4/6/2017	715,360.50	2.59	4,881.25	714,074.48	693,518.06
TOYOTA MOTOR CREDIT CORP DTD 09/08/2017 2.150% 09/08/2022	89236TEC5	475,000.00	AA-	Aa3	9/8/2017	9/12/2017	474,439.50	2.18	3,205.59	474,526.24	453,008.93

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Security Type Sub-Total		**14,340,000.00**					**14,542,273.20**	**2.27**	**99,029.03**	**14,374,644.06**	**14,123,798.76**
Commercial Paper											
CREDIT AGRICOLE CIB NY COMM PAPER DTD 04/09/2018 0.000% 10/05/2018	22533UK51	1,000,000.00	A-1	P-1	4/9/2018	4/10/2018	987,985.00	2.46	0.00	993,520.00	993,717.00
MUFG BANK LTD/NY COMM PAPER DTD 01/16/2018 0.000% 10/12/2018	06538CKC4	500,000.00	A-1	P-1	1/16/2018	1/18/2018	492,509.17	2.05	0.00	497,110.28	496,667.50
BNP PARIBAS NY BRANCH COMM PAPER DTD 01/22/2018 0.000% 10/19/2018	09659CKK3	1,050,000.00	A-1	P-1	1/22/2018	1/23/2018	1,033,994.50	2.07	0.00	1,043,454.99	1,042,473.60
Security Type Sub-Total		**2,550,000.00**					**2,514,488.67**	**2.22**	**0.00**	**2,534,085.27**	**2,532,858.10**
Certificate of Deposit											
CREDIT SUISSE NEW YORK CERT DEPOS DTD 05/04/2018 2.320% 08/06/2018	22549LND3	950,000.00	A-1	P-1	5/4/2018	5/4/2018	950,000.00	2.32	3,550.89	950,000.00	950,417.43
NATIONAL AUSTRALIA BK-NY CERT DEPOS DTD 05/11/2018 2.190% 08/09/2018	63253TP69	760,000.00	A-1+	P-1	5/11/2018	5/11/2018	760,000.00	2.19	2,357.90	760,000.00	760,111.19
CANADIAN IMPERIAL BANK NY CD DTD 12/05/2016 1.760% 11/30/2018	13606A5Z7	940,000.00	A-1	P-1	12/1/2016	12/5/2016	939,266.80	1.78	1,424.62	939,846.28	937,542.84
SVENSKA HANDELSBANKEN NY LT CD DTD 01/12/2017 1.890% 01/10/2019	86958JHB8	750,000.00	A-1+	P-1	1/10/2017	1/12/2017	750,000.00	1.91	6,772.50	750,000.00	746,742.75
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 02/09/2017 1.880% 02/07/2019	06427KRC3	945,000.00	A-1	P-1	2/8/2017	2/9/2017	945,000.00	1.90	7,106.40	945,000.00	943,239.47
BANK OF NOVA SCOTIA HOUSTON LT CD DTD 04/06/2017 1.910% 04/05/2019	06417GUE6	1,150,000.00	A-1	P-1	4/5/2017	4/6/2017	1,150,000.00	1.91	5,308.21	1,150,000.00	1,143,320.80

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit											
SKANDINAV ENSKILDA BANKEN NY CD DTD 08/04/2017 1.840% 08/02/2019	83050FXT3	1,000,000.00	A+	Aa2	8/3/2017	8/4/2017	999,610.00	1.85	7,615.56	999,787.32	991,373.00
NORDEA BANK AB NY CD DTD 02/22/2018 2.720% 02/20/2020	65590ASN7	940,000.00	AA-	Aa3	2/20/2018	2/22/2018	940,000.00	2.72	9,161.87	940,000.00	935,041.50
UBS AG STAMFORD CT LT CD DTD 03/06/2018 2.900% 03/02/2020	90275DHG8	845,000.00	A+	Aa2	3/2/2018	3/6/2018	845,000.00	2.93	7,964.13	845,000.00	847,778.36
WESTPAC BANKING CORP NY CD DTD 08/07/2017 2.050% 08/03/2020	96121T4A3	870,000.00	AA-	Aa3	8/3/2017	8/7/2017	870,000.00	2.05	7,134.00	870,000.00	856,231.38
SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	945,000.00	AA-	Aa2	11/16/2017	11/17/2017	945,000.00	2.30	2,741.03	945,000.00	925,266.51
Security Type Sub-Total		**10,095,000.00**					**10,093,876.80**	**2.16**	**61,137.11**	**10,094,633.60**	**10,037,065.23**
Asset-Backed Security / Collateralized Mortgage Obligation											
JOHN DEERE ABS 2016-B A3 DTD 07/27/2016 1.250% 06/15/2020	47788NAC2	63,242.47	NR	Aaa	7/19/2016	7/27/2016	63,237.43	1.25	35.13	63,240.24	62,810.38
CNH 2017-A A2 DTD 03/22/2017 1.640% 07/15/2020	12636WAB2	307,323.53	AAA	NR	3/15/2017	3/22/2017	307,311.72	1.80	224.00	307,315.66	306,376.08
HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	110,237.69	AAA	Aaa	3/22/2016	3/30/2016	110,216.30	1.57	76.43	110,228.11	109,691.11
HYUNDAI ABS 2016-B A3 DTD 09/21/2016 1.290% 04/15/2021	44891EAC3	245,000.00	AAA	Aaa	9/14/2016	9/21/2016	244,967.02	1.30	140.47	244,981.17	241,790.55
JOHN DEERE ABS 2017-A A3 DTD 03/02/2017 1.780% 04/15/2021	47787XAC1	95,000.00	NR	Aaa	2/22/2017	3/2/2017	94,986.47	1.79	75.16	94,988.51	94,113.92
ALLY ABS 2017-1 A3 DTD 01/31/2017 1.700% 06/15/2021	02007PAC7	120,000.00	NR	Aaa	1/24/2017	1/31/2017	119,989.51	1.70	90.67	119,993.09	119,005.06
FORD ABS 2017-A A3 DTD 01/25/2017 1.670% 06/15/2021	34531EAD8	315,000.00	NR	Aaa	1/18/2017	1/25/2017	314,998.83	1.67	233.80	314,999.31	311,377.91

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security / Collateralized Mortgage Obligation											
HONDA ABS 2017-2 A3 DTD 06/27/2017 1.680% 08/15/2021	43811BAC8	470,000.00	AAA	Aaa	6/20/2017	6/27/2017	469,959.35	1.68	350.93	469,968.85	463,088.09
HYUNDAI ABS 2017-A A3 DTD 03/29/2017 1.760% 08/15/2021	44931PAD8	305,000.00	AAA	NR	3/22/2017	3/29/2017	304,975.33	1.76	238.58	304,975.33	301,061.14
ALLY ABS 2017-2 A3 DTD 03/29/2017 1.780% 08/15/2021	02007HAC5	570,000.00	NR	Aaa	3/21/2017	3/29/2017	569,932.80	1.79	450.93	569,953.03	564,915.83
CCCIT 2017-A9 A9 DTD 10/02/2017 1.800% 09/20/2021	17305EGH2	475,000.00	AAA	NR	9/25/2017	10/2/2017	474,964.61	1.80	2,398.75	474,971.26	469,148.05
JOHN DEERE ABS 2017-B A3 DTD 07/15/2017 1.820% 10/15/2021	47788BAD6	95,000.00	NR	Aaa	7/11/2017	7/18/2017	94,993.05	1.82	76.84	94,994.48	93,619.79
ALLY ABS 2017-4 A3 DTD 08/23/2017 1.750% 12/15/2021	02007FAC9	340,000.00	AAA	NR	8/15/2017	8/23/2017	339,995.61	1.75	264.44	339,996.50	335,406.70
AMERICAN EXPRESS ABS 2017-4 A DTD 05/30/2017 1.640% 12/15/2021	02582JHG8	540,000.00	AAA	NR	5/22/2017	5/30/2017	539,913.49	1.65	393.60	539,933.12	535,348.49
TAOT 2017-D A3 DTD 11/15/2017 1.930% 01/15/2022	89238KAD4	290,000.00	AAA	Aaa	11/7/2017	11/15/2017	289,973.26	2.26	248.76	289,977.17	285,388.19
HYUNDAI ABS 2017-B A3 DTD 08/16/2017 1.770% 01/15/2022	44932GAD7	395,000.00	AAA	Aaa	8/9/2017	8/16/2017	394,931.55	1.78	310.73	394,944.70	388,182.06
HAROT 2018-1 A3 DTD 02/28/2018 2.640% 02/15/2022	43814UAC3	425,000.00	AAA	Aaa	2/22/2018	2/28/2018	424,945.05	2.65	498.67	424,949.41	422,783.75
JDOT 2018-A A3 DTD 02/28/2018 2.660% 04/15/2022	47788CAC6	115,000.00	NR	Aaa	2/21/2018	2/28/2018	114,991.73	2.66	135.96	114,992.47	114,408.75
NAROT 2018-A A3 DTD 02/28/2018 2.650% 05/15/2022	65478DAD9	255,000.00	AAA	Aaa	2/21/2018	2/28/2018	254,970.85	2.66	300.33	254,973.06	253,646.51
AMXCA 2018-1 A DTD 03/21/2018 2.670% 10/17/2022	02582JHQ6	580,000.00	NR	Aaa	3/14/2018	3/21/2018	579,932.66	2.68	688.27	579,936.61	578,464.97
Security Type Sub-Total		**6,110,803.69**					**6,110,186.62**	**1.95**	**7,232.45**	**6,110,312.08**	**6,050,627.33**
Managed Account Sub Total		**47,945,803.69**					**47,987,466.23**	**2.15**	**242,290.89**	**47,846,290.80**	**47,247,715.82**

Securities Sub-Total	**$47,945,803.69**	**$47,987,466.23**	**2.15%**	**$242,290.89**	**$47,846,290.80**	**$47,247,715.82**
Accrued Interest						**$242,290.89**
Total Investments						**$47,490,006.71**

Bolded items are forward settling trades.

IMPORTANT DISCLOSURES

This material is based on information obtained from sources generally believed to be reliable and available to the public; however, PFM Asset Management LLC cannot guarantee its accuracy, completeness or suitability. This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation. All statements as to what will or may happen under certain circumstances are based on assumptions, some, but not all of which, are noted in the presentation. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Past performance does not necessarily reflect and is not a guaranty of future results.The information contained in this presentation is not an offer to purchase or sell any securities.

- Market values that include accrued interest are derived from closing bid prices as of the last business day of the month as supplied by Interactive Data, Bloomberg, or Telerate. Where prices are not available from generally recognized sources, the securities are priced using a yield based matrix system to arrive at an estimated market value.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. Past performance is not indicative of future returns.
- Bank of America/Merrill Lynch Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

GLOSSARY

- **ACCRUED INTEREST:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **AGENCIES:** Federal agency securities and/or Government-sponsored enterprises.
- **AMORTIZED COST:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **BANKERS' ACCEPTANCE:** A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **COMMERCIAL PAPER:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **CONTRIBUTION TO DURATION:** Represents each sector or maturity range's relative contribution to the overall duration of the portfolio measured as a percentage weighting. Since duration is a key measure of interest rate sensitivity, the contribution to duration measures the relative amount or contribution of that sector or maturity range to the total rate sensitivity of the portfolio.
- **DURATION TO WORST:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years, computed from cash flows to the maturity date or to the put date, whichever results in the highest yield to the investor.
- **EFFECTIVE DURATION:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **EFFECTIVE YIELD:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **INTEREST RATE:** Interest per year divided by principal amount and expressed as a percentage.
- **MARKET VALUE:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **MATURITY:** The date upon which the principal or stated value of an investment becomes due and payable.
- **NEGOTIABLE CERTIFICATES OF DEPOSIT:** A CD with a very large denomination, usually $1 million or more, that can be traded in secondary markets.
- **PAR VALUE:** The nominal dollar face amount of a security.

GLOSSARY

- **PASS THROUGH SECURITY:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.
- **REPURCHASE AGREEMENTS:** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- **SETTLE DATE:** The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- **TRADE DATE:** The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- **UNSETTLED TRADE:** A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- **U.S. TREASURY:** The department of the U.S. government that issues Treasury securities.
- **YIELD:** The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- **YTM AT COST:** The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- **YTM AT MARKET:** The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.