



CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA

**August 18, 2022
6:00 PM**

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

Notice is hereby given that the City Council will hold a Regular Meeting, on August 18, 2022 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA. Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113.

The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

1. CALL TO ORDER

1. Pledge of Allegiance
2. Changes to the Agenda
3. Council's Approval of Agenda

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Presentation from City Staff and Fresno Local Agency Formation Commission (LAFCo) on the Annexation Process
2. The CrisCom Company - Quarterly Report

3. CITIZEN COMMENTS

This section of the agenda allows members of the public to address the City Council on any item within the jurisdiction of the Council. Members of the public, when recognized by the Mayor, should come forward to the lectern, identify themselves and use the microphone. Comments are normally limited to three (3) minutes. In accordance with State Open Meeting Laws, no action will be taken by the City Council this evening and all items will be referred to staff for follow up and a report.

Citizen Comments submitted in writing to the City Clerk by 5:00pm on the day of the City Council meeting shall be distributed to the City Council and included in the record, however they will not be read.

4. PUBLIC HEARINGS

1. Continued Public Hearing for the Introduction and Waiving of the First Reading of Ordinance No. 853 - City Initiated Zoning Text Amendment (No. ZTA 22-01) Amending the Planning and Zoning Code Related to Accessory Dwelling Units (ADU's), Floodplain Regulations and Density Bonus
Sean Brewer, Assistant City Manager
2. Adopt Resolution No. 4111 Postponing the Increase of the Refuse Rate from July 1, 2022 to September 1, 2022

5. CONSENT CALENDAR

1. Approve MINUTES - August 4, 2022 (Special)
2. Approve MINUTES - August 4, 2022
3. Waive Second Reading and Adopt Ordinance No. 854 - City Initiated Zoning Text Amendment (No. ZTA 19-04) Amending the Planning and Zoning Code Related to In-Home Family Daycare Facilities
4. Waive Second Reading and Adopt Ordinance No. 855 Related to Establishing Violations and Penalties of the Planning and Zoning Code and Further Adopting Resolution No. 4110 Updating the Fines Related to Violations of the Planning and Zoning Code.
5. Adopt Resolution No. 4112 Reinstating a Moratorium on Swimming Pools, Spas, Hot Tubs, Inflatable Water Slides and the Like, and Decorative Fountains or Water Features Effective Immediately and Until the City Proclaims the Water Conservation Emergency to be Over or Repealed by a Subsequent Resolution
6. Adopt Resolution No. 4113 Increasing Natural Gas Rates by 50 percent effective September 1, 2022 for one year ending September 1, 2023
7. Approve Purchase of Ambulance Power-Load Gurney System from Stryker Equipment
8. Authorize City Manager to Continue Moving Forward with New Animal Shelter Project based on City Engineer's Cost Estimate
9. Authorize Assistant City Manager to Execute a Task Order with the City Engineer for Preliminary Engineering and Construction Engineering Services for the Cherry Lane Reconstruction Project
10. Authorize Assistant City Manager to Execute a Task Order with the City Engineer to Provide Civil Engineering Design and Construction Engineering Support Services for the regrading of Radio Field & Sludge Pond at the WWTP
11. Public Works, Utilities & Community Development Quarterly Report for April-June 2022

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. Discussion, Direction and Potential Action related to Adding Stop Signs and Various

Safety Improvements at the intersection of Hayes/Harrison/3rd Street

Sean Brewer, Assistant City Manager

2. Presentation, Discussion, Direction and Potential Action related to Water Supply, Conservation, and Rate Increase: USBR Water Supply Status, Conservation Progress, Additional Purchase Opportunities, Planned Water Total for Year, and Potential Impact on Customer Rates

Sean Brewer, Assistant City Manager

7. ANNOUNCEMENTS

1. City Manager's Announcements
2. Councilmembers' Announcements/Reports
3. Mayor's Announcements

8. FUTURE AGENDA ITEMS

9. CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS – Government Code 54957.6. CITY NEGOTIATORS: City Manager, Marissa Trejo and City Attorney, Mario Zamora. EMPLOYEE (ORGANIZATION): General Employees and Nonrepresented Employees

10. CLOSED SESSION REPORT

Closed Session: A "Closed" or "Executive" Session of the City Council, Successor Agency, or Public Finance Authority may be held as required for items as follows: personnel matters; labor negotiations; security matters; providing instructions to real property negotiators; legal counsel regarding pending litigation; and protection of records exempt from public disclosure. Closed session will be held in the Administration Building at 155 W. Durian Avenue and any announcements or discussion will be held at the same location following Closed Session.

11. ADJOURNMENT

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Presentation from City Staff and Fresno Local Agency Formation Commission (LAFCo) on the Annexation Process
Meeting Date: Thursday, August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

This was future agenda item requested by Mayor Pro Tem Singleton to have a presentation from LAFCo and City Staff regarding the annexation process.

City staff in conjunction with LAFCo staff will present information related to the annexation process and how it contributes and plays a roll in the future growth of the City.

II. BACKGROUND:

III. DISCUSSION:

IV. ALTERNATIVES:

V. FISCAL IMPACT:

ATTACHMENTS:

File Name

Description

No Attachments Available

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: Continued Public Hearing for the Introduction and Waiving of the First Reading of Ordinance No. 853 - City Initiated Zoning Text Amendment (No. ZTA 22-01) Amending the Planning and Zoning Code Related to Accessory Dwelling Units (ADU's), Floodplain Regulations and Density Bonus

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Introduce and Waive the First Reading of Ordinance No. 853 - Amending the Planning and Zoning Code Related to Accessory Dwelling Units, Floodplain Management and Density Bonus.

II. BACKGROUND:

The State legislature enacted accessory dwelling unit (ADU) legislation in 2017, 2018, and 2020 to reduce regulatory barriers and costs, streamline approval, and expand the potential capacity for ADUs in response to California's housing shortage. A summary of the State laws and changes are summarized and attached to this report. The State ADU laws preempt local ordinances and cities must implement these laws with limited exceptions. As a result, the City's existing ordinance is unenforceable under State law and staff has been applying the State's requirements to all ADU applications.

On July 26, 2022 the Planning Commission conducted a public hearing and - adopted Resolution No. 022P-005, recommendation to the City Council for Approval of a City Initiated Zoning Text Amendment (No. ZTA 22-01).

On August 4, 2022 the City Council continued the public hearing to make changes related to garage conversions and permitted locations for ADU's. Staff has highlights and made some minor changes to the ordinance based on the Council's direction.

III. DISCUSSION:

What are Accessory Dwelling Units and Junior Accessory Dwelling Units?

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home or multi-family development. ADUs are also referred to as accessory apartments, secondary suites, and granny units/flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

ADUs come in a variety of types as illustrated in the graphic below. Existing residences can accommodate ADUs through garage conversions, which is converting an existing garage into living space, attaching a new

ADU to an existing home, or retrofitting an existing home by dividing the home either on a second floor, or a portion of an existing floor. Other examples include new detached units, an addition above an existing or new garage, as well as converting existing detached accessory structures.

Internal, attached, and detached ADUs all have the potential to increase housing availability consistent facilitating better use of the existing housing stock. Along with ADUs, Junior ADUs are another type of dwelling unit that is required by State law. Junior ADUs allow for the repurposing of an existing space in a single-family residence by incorporating a small kitchen, such as a wet-bar, and an exterior entrance to allow its use as a connected, but private living space within a larger residence. There are a few primary distinctions between a Junior ADU and an ADU as follows:

- Can only be located within an existing or proposed single family residence such as RMD Zoning Designation with alley access. - Council wishes to change to all residential zoning districts.
- JADU's must be no greater than 500 square feet in size.
- ADU's must be no greater than 1,200 square feet in size
- Must have its own separate entrance.

The proposed ADU ordinance amendment would bring the City's ordinance into compliance with State law and includes the following revisions:

- Allow for the development of a Junior ADU fully contained within the residence, in addition to, a detached ADU on residentially zoned lots with an existing or proposed single family residence.
- Only permitted in residential zoned properties with alley access. Council wishes to change to all residential districts.
- Further reduce parking standards for ADUs and allow required parking in setback areas (e.g., in a driveway).
- Reduce side and rear setbacks for ADUs from 5-feet to 4-feet.
- Increase building to 16-feet to allow ADUs to be constructed.
- No impact fees on ADUs of 750 square feet or less.
- Any impact fee that is required for an ADU that is 750 square feet or larger in size will be charged proportionately in relation to the square footage of the primary dwelling unit.

An updated copy of Ordinance No. 853 is attached for the City Council's review and consideration.

General Plan/Zoning Consistency: The proposed zoning text amendment is consistent with the general plan policies and implementation measures including zoning consistency for residential uses. These changes further enhance the general plan and intent of the zoning code.

Public Notification: On July 11, 2022 public hearing notices were posted and emailed to local paper in accordance with local and state regulations.

Environmental Determination: This text amendment has been reviewed in accordance with CEQA and staff has determined that this ordinance change would not have a detrimental effect on the health, safety and welfare of the community and fall under Section 15061(b)(3) - General Rule Exemption.

IV. ALTERNATIVES:


None determined at this time.

V. FISCAL IMPACT:

The following standard findings must be made for each Zoning Ordinance amendment:

1. The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
2. The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

ATTACHMENTS:

File Name	Description
 Summary_of_State_ADU_Legislation.docx	Summary of ADU State Legislation
 Ordinance_No._853_-_ADU-FP-DB_Updated_8-10-2022.docx	Ordinance No. 853 - ADU, Floodplain, Density Bonus

Summary of State ADU Legislation

Accessory Dwelling Unit Legislation 2016-2020		
Bill Number	Date Enacted	Summary of ADU Changes
SB 1069	01/01/2017	<p>Reduced parking to once space per bedroom or unit</p> <p>Allowed off-street parking to be tandem or in setback areas</p> <p>Eliminate Parking requirements if ADU meets the following:</p> <ul style="list-style-type: none"> 1/2 mile from public transit part of an existing residence or existing accessory structure within one block of a car share in an area where on-street permits are required but not offered to the ADU <p>Prohibits agencies from requiring new or separate utility connections</p> <p>Prohibits agencies from charging new connection fees when located within an existing residence or accessory structure</p> <p>Requires agencies to charge fees must be proportionate to the burden of services</p> <p>Fire sprinklers not required if they are not required in the primary residence.</p> <p>Total prohibition not permitted unless jurisdiction extreme hardship (i.e. lack of water, sewer capacity)</p>
AB 2299	01/01/2017	<p>A municipality must approve an ADU through a building permit if comply with the following:</p> <ul style="list-style-type: none"> lot is zoned for SFR or MFR uses and contains an existing SFR ADU is either attached to the existing unit, or located within the living area of the existing unit or detached on the same lot increased floor area of an ADU does not exceed 50% of the existing living area of an SFR with a max. 1,200 sf Elimination of setback requirements for an existing garage that is converted into an ADU
AB 2406	01/01/2017	<p>Allows for Junior ADUs to be developed, when an ordinance is adopted that are under 500 square feet in size and completely contained within an existing residential unit with the following requirements:</p> <ul style="list-style-type: none"> 1 JADU per SFR zoned lot with an existing residence Primary unit or JADU must be owner occupied Entirely within residential structure and have its own separate entrance May share bath with primary unit or have its own bath Prohibits parking as a condition of a permit Prohibits connection fees from being charged

SB 229	01/01/2018	<p>Allows for ADUS in single family and multi-family residential zones that allow residential uses</p> <p>Allows for replacement parking anywhere on the lot where a garage, carport, or covered parking structure is converted into an ADU</p> <p>Requires municipalities to submit ADU regulations to HCD for review and approval</p>
AB 494	01/01/2018	<p>ADUs may not be sold separately, but can be rented</p> <p>No setback is required if a portion of a garage is converted into an ADU</p>

ORDINANCE NO. 853

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA AMENDING TITLE 9 OF THE COALINGA MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS, FLOODPLAIN MANAGEMENT AND DENSITY BOUNUS.

WHEREAS, Title 9 of the Coalinga Municipal code establishes regulations, requirements and standards including but not limited to: controlling the uses of land, the density of population, the uses and locations of structures, the height and bulk of structures, open spaces surrounding buildings, the areas and dimensions of lot areas and building sites, the location, size, and illumination of signs, and requiring the provision of usable open space, screening and landscaping, off-street parking and loading facilities, and;

WHEREAS, the City wishes to update Title 9 of the Municipal Code to update regulations related accessory dwelling units, floodplain management and density bonus in order to comply with state legislation related to accessory dwelling units; and

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

SECTION 1. The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct.

SECTION 2. The City Council hereby amends Section 9-5.121 to Article 1 of Chapter 5 in Title 9 of the Coalinga Municipal Code related to Accessory Dwelling Units to read as follows:

Sec 9-5.121 - Accessory Residential Dwelling Units

A. *Purpose and intent. This section is intended to meet the requirements of State law in providing for accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs").*

1. *This section is intended to comply with Government Code sections 65852.2 and 65852.22, as either may be amended from time to time. The standards established by this section shall be interpreted and applied consistent with the standards set forth in Government Code sections 65852.2 and 65852.22.*

2. *An ADU or JADU that complies with this section is considered an accessory use or an accessory building that does not exceed the allowable density for the lot upon which it is located.*

3. *An ADU or JADU that complies with this section is considered a residential use that is consistent with the existing general plan and zoning designations for the lot.*

4. *An ADU or JADU that complies with this section will not be considered in the application of any other local ordinance, policy, or program to limit residential growth.*

5. *ADUs and JADUs dwelling units will contribute to the needed housing to the community's housing stock and promote housing opportunities for the persons wishing to reside in the City of Coalinga.*

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6. *This section is not intended to regulate multi-generational dwelling units.*
7. *Effect of Conforming Accessory Dwelling Unit. An accessory dwelling unit that conforms to this section shall:*
- a. Be deemed an accessory use and not be considered to exceed the allowable density for the lot upon which it is located;*
 - b. Be deemed a residential use that is consistent with the City's General Plan and the zoning designations for the lot;*
 - c. Not be considered in the application of any ordinance, policy, or program to limit residential growth; and*
 - d. Not be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service.*
- B. *Definitions.* *The following definitions apply to the operation of this Section. To the extent these definitions conflict with definitions found elsewhere in this title, including Section 9.120.020, the definitions set forth in this Section shall control.*
- 1. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single family or multifamily dwelling is or will be situated. An ADU may be an efficiency unit or a manufactured home, as defined.*
 - 2. "Accessory structure" means a structure permitted that is accessory and incidental to a dwelling located on the same lot.*
 - 3. "Efficiency unit" has the same meaning as defined in the California Building Code, California Code of Regulations, Title 24, Section 1207.4, which meets the following standards:*
 - a. The unit has a single living room of not less than 220 square feet of floor area for two (2) or fewer occupants and an additional 100 square feet of floor area for each additional occupant of the unit.*
 - b. The unit has a separate closet.*
 - c. The unit has a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front, and lighting and ventilation conforming to the California Building Standards Code.*
 - d. The unit has a separate bathroom containing a water closet, lavatory, and bathtub or shower.*

4. *“Floor area” or “Total floor area” means the entire ground-level square footage of the structure, including the living area, as defined, and any non-habitable area within the structure, such as a garage or storage space.*

5. *“Impact fee” has the same meaning as the term “fee” is defined in Government Code section 66000(b), except that it also includes fees specified in Government Code section 66477. “Impact fee” does not include any connection fee or capacity charge.*

6. *“Junior accessory dwelling unit” or “JADU” means a dwelling unit that is no more than 500 square feet in size and contained entirely within the walls of a proposed or existing single-family residence, or other approved structure as specified in Government Code section 65852.2(e). A JADU must include the following features:*

a. *Exterior access separate from the main entrance to the proposed or existing primary dwelling or other structure.*

b. *An efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.*

c. *A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.*

7. *“Kitchen” has the same meaning.*

8. *“Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. 3*

9. *“Multi-generational dwelling unit” means a dwelling unit, that does not include a kitchen, contained entirely within the walls of a proposed or existing single-family residence where access is not restricted between areas of the residence.*

10. *“Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards, but was a lawful improvement that did conform to the zoning standards in place at the time of the improvement.*

11. *“Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.*

12. *“Permanent provisions for cooking” has the same meaning as “kitchen.”*

13. *“Permanent provisions for sanitation” and “sanitation facilities” means a separate bathroom containing a water closet, lavatory, and bathtub or shower.*

14. *“Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.*

15. *“Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.*

16. *“Tandem parking” means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.*

C. Targeted Neighborhoods. *ADUs and JADUs are allowed in all residential zoning districts, unless the City makes express findings supported by substantial evidence that ADUs and JADUs cannot be permitted due to the inadequacy of water and/or sewer services, and/or the impact of ADUs and JADUs on traffic flow and/or public safety. ADUs and JADUs are subject to the normal requirements of the district. ADUs and JADUs are not permitted in nonresidential zoning districts where residential uses are not allowed.*

D. Approvals. *The following approvals apply to ADUs and JADUs under this section:*

1. *Building-Permit Only. If an ADU or JADU complies with each of the general requirements in subsection F below, it is allowed with only a building permit in the following scenarios:*

a. *Converted Space or Structure on Single-Family Lot. Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:*

i. *Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure.*

ii. *Has exterior access that is independent of that for the single-family dwelling.*

iii. *Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.*

b. *Limited Detached on Single-Family Lot. One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling, if the detached ADU satisfies the following limitations:*

i. *The side- and rear-yard setbacks are at least four-feet.*

ii. *The total floor area is 800 square feet or smaller.*

iii. *The peak height above grade is 16 feet or less.*

c. *Converted on Multifamily Lot. Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages that satisfied the following:*

i. *If each converted, ADU complies with state building standards for dwellings.*

ii. *The ADU home shall be built using plans provided by the city.*

d. *Limited Detached on Multifamily Lot. No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:*

i. *The side- and rear-yard setbacks are at least four-feet.*

ii. *The total floor area is 800 square feet or smaller.*

2. *ADU Permits.*

a. *Except as allowed under subsection (D)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth (in subsections E and F below).*

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- b. *Impact Fee.*
- i. *No impact fee is required for an ADU or JADU that is less than 750 square feet in size.*
 - ii. *Any impact fee that is required for an ADU that is 750 square feet or larger in size will be charged proportionately in relation to the square footage of the primary dwelling unit (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.*
 - iii. *Except as otherwise provided in this chapter, the construction of an accessory dwelling and junior accessory dwelling unit shall be subject to any applicable fees adopted pursuant to the requirements of California Government Code, Title 7, Division 1, Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).*
3. *Application Process and Timing.*
- a. *An ADU permit is considered and approved ministerially without discretionary review or hearing.*
 - b. *The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a completed application, unless either:*
 - i. *The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay; or*
 - ii. *In the case of a JADU, and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until the City acts on the permit application to create the JADU will still be considered ministerially without discretionary review or a hearing.*
 - c. *Application Requirements. Applications for an accessory dwelling unit permit shall be made in writing by the property owner or his or her authorized agent, on forms provided by the Community Development Department, and accompanied by such data and information as may be necessary to fully describe the request including:*
 - i. *A to-scale and fully dimensioned site plan showing the proposed accessory dwelling unit or junior accessory dwelling unit and all existing structures on the property including patio covers, other accessory structures, fences and driveways;*
 - ii. *Elevations of the proposed accessory dwelling unit including building dimensions, material call outs and a color and materials sample board as requested by the Community Development Director;*
 - iii. *Photographs of the exterior of the primary residence as requested by the Community Development Director;*
 - iv. *Construction Plan. Construction plan and staging to minimize impacts on surrounding residential properties.*

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- d. *The filing and review fee shall be as prescribed by the Community Development Department. The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance.*
4. *Nonconforming ADUs and Discretionary Approval.*
- a. *Any proposed ADU or JADU that does not conform to the objective standards set forth in subsection E and F may be allowed by the City with the approval of the Community Development Director.*
- i. *The maximum size of an ADU subject to this subsection (D)(4) is 1,200 square feet, or three bedrooms.*
- b. *Findings. Before approval, the Community Development Director (or designee) must find that:*
- i. *The exterior design of the accessory dwelling unit is in harmony with, and maintains the scale of, the neighborhood;*
- ii. *If an exception to parking requirements is requested, the exception will not result in excessive parking congestion;*
- iii. *The site plan provides adequate open space usable and useful for both the accessory dwelling unit and the primary residence;*
- iv. *Where applicable, open space and landscaping provides for privacy and screening of adjacent properties;*
- v. *The location and design of the accessory unit maintains a compatible relationship to adjacent properties and does not significantly impact the privacy, noise, light air, solar access or parking of adjacent properties; and*
- vi. *Windows that impact the privacy of the neighboring side or rear yard have been minimized. Major windows, access stairs, entry doors and decks are generally limited to the walls facing the primary residence or the alley, if applicable.*

E. *General ADU and JADU Requirements.* *The following requirements apply to all ADUs and JADUs that are approved:*

1. *Zoning.*
 - a. *An ADU or JADU subject to a building permit may be created on a lot in a residential zone.*
 - b. *An ADU or JADU subject to an ADU permit may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.*
2. *Fire sprinklers are required in an ADU*
3. *Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.*
4. *No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).*
5. *Building and Construction.*
 - a. *An accessory unit shall meet the requirements of the building code that apply to detached dwellings, as appropriate.*

F. Specific ADU and JADU Requirements. The following requirements apply to ADUs that require an ADU permit under subsection (D)(2) above.

1. Unit Size.

- a) If there is an existing primary dwelling, the total floor area of an attached ADU may not exceed 50 percent of the floor area of the existing primary dwelling.*
- b) The total floor area for a detached ADU may not exceed 1,200 square feet.*
- c) An attached or detached one-bedroom ADU may not be more than 850 square feet of living area.*
- d) An attached or detached ADU that provides more than one (1) bedroom may not be more than 1,000 square feet of living area.*
- e) An ADU may be an efficiency unit, as defined. A proposed ADU that does not meet the minimum requirements of an efficiency unit is not permitted.*

2. Parking—General Requirement. Accessory dwelling units must meet the following parking standards:

- a. At minimum at least One (1) off-street parking space per ADU is required. These spaces may be provided in setback areas or as tandem parking on a driveway. The parking space is not required to be covered.*
- b. Parking configuration, if required:
 - i. Parking arrangements are not permitted if the Community Development Director (or designee) makes specific findings that such parking arrangements are not feasible based upon specific site or regional topographical or fire or life safety conditions.**
- c. Exceptions. Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances:
 - i. The accessory dwelling unit is located within one-half mile of public transit, including a public bus stop, bus station or transit station.*
 - ii. The accessory dwelling unit is located within a designated historic district.*
 - iii. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.*
 - iv. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.*
 - v. When there is an established car share vehicle stop located within one block of the accessory dwelling unit.**
- d. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.*

3. Height.

- a. The height of an attached ADU shall not exceed the height of the primary structure or 30 feet in height above grade, whichever is greater, measured to the peak of the structure.*

b. A detached ADU may not exceed 16 feet in height, above grade, measured to the peak of the structure.

c. A unit above a detached garage located contiguous to an alley may not exceed 25 feet in height above grade, measured to the peak of the structure.

4. Setbacks.

a. Attached and Detached Accessory Dwelling Unit. Except as provided in subsection (D)(1), an attached or detached ADU is subject to side and rear setbacks of four feet.

b. Alley Adjacent Accessory Dwelling Units and Accessory Dwelling Units Adjacent to Residentially Zoned Property. Side or rear yard setbacks adjacent to an alley or residentially zoned property shall be zero feet. Parking provided off the alley shall maintain a 24-foot back out, which includes the alley.

c. Garage and Accessory Building Conversion. No setback shall be required for a legally established, existing garage or accessory building that is converted to an accessory dwelling unit, provided the structure is not expanded and is subject to side and rear setbacks of four feet.

d. Addition Over a Garage. A minimum side and rear setback shall apply to the newly constructed portion for an accessory dwelling unit constructed above a legally established existing garage.

5. Lot Coverage

a. Lot Coverage. No ADU may cause the total lot coverage of the single-family lot to exceed 50%.

b. Rear Yard Coverage. An accessory dwelling unit shall not result in more than 30% rear yard coverage as measured from the rear wall of the primary residence to the rear property line (or as measured from the average distance of the rear wall from the rear property boundary if the rear wall does not follow a straight line).

c. A detached accessory dwelling unit must be ten feet away from the main residence and five feet away from any property lines.

6. Architecture Requirements.

a. The materials and colors of the exterior walls, roof, and windows and doors must be the same as the appearance of the primary dwelling.

b. The roof slope must be the same that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

c. The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.

d. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.

e. Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

f. Access stairs, entry doors and decks must face the primary residence or the alley, if applicable.

g. A garage converted to an accessory dwelling unit shall include removal of garage door(s) which shall be replaced with architectural features, including walls, doors, windows, trim and accent details.

g. The architectural treatment of an ADU to be constructed on a lot that has an identified historical resource listed on the federal, state, or local register of historic places must comply with all applicable ministerial requirements imposed by the Secretary of Interior.

F. Occupancy and Ownership. ADUs and JADUs must comply with the following standards.

1. A certificate of occupancy must be issued for the primary dwelling unit before a certificate of occupancy can be issued for an ADU or JADU on the lot.

2. An ADU or JADU may be rented separate from the primary residence but may not be sold or otherwise conveyed separate from the primary residence.

3. Owner-occupancy is not required for ADUs. Owner-occupancy is required in the single-family residence in which a JADU will be permitted. The owner may reside in either the remaining portion of the structure or the newly created JADU. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization.

G. Special Provisions for Duplex Dwelling Units as Replacement Housing.

1. The special duplex dwelling unit provisions of this subsection shall only apply to areas within the boundaries of the City designated as a Residential Medium Density Residential (RMD) Zoning Designation.

2. The allowable number of new duplex dwelling units created under the provisions of this subsection shall not exceed the overall density limitations for Residential Medium Density Residential (RMD) uses, which is one dwelling unit for each six thousand (6,000) square feet of parcel area on a block-by-block basis.

3. A minimum parcel area of seven thousand five hundred (7,500) square feet (e.g., a typical fifty-foot (50') by one-hundred-fifty-foot (150') downtown parcel) shall be required to qualify for the specific duplex provisions of this subsection, which must meet current RMD development zoning regulations

4. Parcel coverage, setbacks, and other site design and building standards for the R-1 Single-Family Residential Districts shall apply to ensure that new duplex dwelling units are visually compatible with the established character of the adjoining residential neighborhood, which must meet current RMD development zoning regulations

5. Off-street parking, second-story limitations, and structure design shall be considered as part of the special permit review process to maintain the visual character of the area. Normally two (2) covered parking spaces shall be required for each unit, which must meet current RMD development zoning regulations.

6. A site plan review shall be required for duplex dwelling units and a public hearing shall be held in compliance.

H. ADUs and Regional Housing Needs Assessment. Subdivisions and multifamily housing developments developed or zoned at densities of ten (10) or more dwelling units per acre, with the ability of each lot or dwelling to construct an ADU, shall be counted in the City's Housing Element as adequate sites for affordable housing, as provided in Government Code section 65583.1(a).

I. Other. Nothing in this section shall be construed to prohibit the City from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains an ADU or JADU, so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes an ADU or JADU.

SECTION 3. The City Council hereby amends Article 5 of Chapter 8 of Title 9 of the Coalinga Municipal Code related to Floodplain Management to read as follows:

Sec. 9-8.501. Standards of construction.

(a) In all areas of special flood hazards the following are required:

(1) Anchoring.

- a. All new construction and substantial improvements of structures, including manufactured homes and Accessory Dwelling Units or Junior Accessory Dwelling Units (ADU's or JADU's), shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- b. All manufactured homes and ADU's and JADU's shall meet the anchoring standards of Section 9-8.504.

(2) Construction materials and methods.

- a. All new construction and substantial improvements shall be constructed:
 1. With flood resistant materials, and utility equipment resistant to flood damage for areas below the base flood elevation;
 2. Using methods and practices that minimize flood damage;
 3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
 4. If within zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

(3) Elevation and flood proofing (See Section 9-8.202, Definitions for "Basement", "Lowest floor", "New construction", "Substantial damage" and "Substantial improvement").

- a. Residential construction, new or substantial improvement, shall have the lowest floor, including basement;

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1. *In an AO zone, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two (2) feet above the highest adjacent grade if no depth number is specified. (The State of California recommends that in AO zones without velocity the lowest floor be elevated above the highest adjacent grade to a height exceeding the depth number specified in feet on the FIRM by at least two (2) feet, or elevated at least four (4) feet above the highest adjacent grade if no depth number is specified.)*
 2. *In an A zone, elevated to or above the base flood elevation, said base flood elevation shall be determined by one of the methods on Section 9-8.403(a)(2) of this chapter. (The State of California recommends the lowest floor be elevated at least two (2) feet above the base flood elevation, as determined by the community.)*
 3. *In all other zones, elevated to or above the base flood elevation. (The State of California recommends the lowest floor be elevated at least two (2) feet above the base flood elevation.) Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor and verified by the Community Building Inspector of the City to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator.*
- b. *Nonresidential construction, whether new construction or substantial improvement, shall either be elevated to conform with Section 9-8.501(a)(3)a. of this article or, together with attendant utility and sanitary facilities;*
1. *Be flood proofed below the elevation recommended under Section 9-8.501(a)(3)a. of this article so that the structure is watertight with walls substantially impermeable to the passage of water;*
 2. *Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects buoyancy; and*
 3. *Be certified by a registered professional engineer or architect that the standards of Section 9-8.501(a)(3)b. of this article are satisfied. Such certification shall be provided to the Floodplain Administrator.*
- c. *All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must exceed the following minimum criteria:*
1. *Have a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwater; or*
 2. *Be certified by a registered professional engineer or architect.*
- d. *Manufactured homes shall also meet the standards in Section 9-8.504.*

Sec. 9-8.502. Standards for utilities.

- (a) *All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:*
 - (1) *Infiltration of floodwaters into the systems; and*
 - (2) *Discharge from systems into floodwaters.*
- (b) *On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.*

Sec. 9-8.503. Standards for subdivisions.

- (a) *All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.*
- (b) *All subdivision plans will provide the elevation of proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the lowest floor and pad elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.*
- (c) *All subdivision proposals shall be consistent with the need to minimize flood damage.*
- (d) *All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.*
- (e) *All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.*
- (f) *All new subdivisions proposals and other proposed development, including proposals for manufactured and ADU's and JADU's home parks and subdivisions, greater than fifty (50) lots or five (5) acres, whichever is the lesser, shall:*
 - (1) *Identify the special flood hazard areas (SFHAA) and base flood elevations (BFE).*
 - (2) *Identify the elevations of lowest floors of all proposed structures and pads on the final plans.*
 - (3) *If the site is filled above the base flood elevation, the following as-built information for each structure shall be certified by a registered civil engineer or licensed land surveyor and provided as part of an application for a letter of map revision based on fill (LOMR-F) to the Floodplain Administrator:*
 - a. *Lowest floor elevation.*
 - b. *Pad elevation.*
 - c. *Lowest adjacent grade.*

Sec. 9-8.504. Standards for manufactured homes.

- (a) *All manufactured homes that are placed or substantially improved within zones A1-30, AH, and AE on the community's flood insurance rate map, on sites located:*
 - (1) *Outside of a manufactured home park or subdivision;*
 - (2) *In a new manufactured home park or subdivision;*

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- (3) In an expansion to an existing manufactured home park or subdivision; or*
 - (4) In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred substantial damage (see "substantial damage" definition) as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor is elevated to or above base flood elevation (the State of California recommends at least two (2) feet above the base flood elevation) and be securely fastened to an adequately anchored foundation system to resist flotation, collapse and lateral movement.*
 - (b) All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH, and AE on the community's flood insurance rate map that are not subject to the provisions of 9-8.504(a) will be securely fastened to an adequately anchored foundation to resist flotation collapse and lateral movement, and will be elevated so that either:*
 - (1) The lowest floor of the manufactured home is at or above the base flood elevation (the State of California recommends at least two (2) feet above the base flood elevation); or*
 - (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade.*
 - (3) Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, and verified by the community building inspector, to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator.*
 - (c) Manufactured homes placed within manufactured home parks or subdivisions shall meet the standards in Section 9-8.504. All manufactured homes in special flood hazard areas shall meet the anchoring standards in Section 9-8.501(a), construction materials and methods requirements in Article 5.501.1 and flood openings requirements in Section 9-8.504(a).*

Sec. 9-8.505. Standards for recreational vehicles.

- (a) *All recreational vehicles placed on sites within zones A1-30, AH and AE on the community's flood insurance rate map will either:*
- (1) *Be on the site for fewer than 180 consecutive days, and be fully licensed and ready for highway use; a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions; or*
 - (2) *Meet the permit requirements of Article 4 of this chapter and the elevation and anchoring requirements for manufactured homes in Section 9-8.504(a).*

Sec. 9-8.504 -Standards for Accessory Dwelling Units

(a) ADU Building Standards.

1. *The ADU shall not exceed a single story, unless constructed above an attached or detached garage, or the height limit of the applicable zoning district, whichever is more restrictive.*
2. *The floor area of the ADU together with the floor area of the primary dwelling unit shall not cause the parcel coverage for the subject site to exceed the maximum allowable lot coverage for the applicable zoning district.*
3. *The development of the ADU shall be subject to the property development standards for the subject zoning district in which the ADU is located.*
4. *Both attached and detached ADUs must be architecturally compatible, having similar materials and style of construction, with the primary dwelling and consistent with the established character of the adjoining residential neighborhood. The design and size of the ADU shall conform to all applicable standards of the building, health, and other codes adopted by the City. (Refer to Table 2-3 in Division 2 of this title for residential lot coverage requirements.)*
5. *Attached ADUs shall be compatible with and made structurally a part of the primary dwelling (e.g., share a common wall with the primary dwelling, rely partially on the primary dwelling for structural support, or be attached to the primary dwelling).*
6. *Detached ADUs shall comply with building and fire code separation standards, and be compatible with the materials and colors of the primary dwelling.*
7. *No passageway is required in conjunction with the construction of an ADU.*
8. *Approval by the County Health Officer and City Public Utilities Director is required where a private water well and/or private sewage disposal system is being used.*
9. *Fire sprinklers are required for ADUs if fire sprinklers are required for the primary residence.*

10. *A new or separate utility connection directly between the ADU and the utility is not required unless the ADU is constructed with a new single-family home or a new detached structure.*

(b) JADU Building Standards. JADUs shall comply with the following:

- 1. A JADU must include a separate entrance from the main entrance to the proposed or existing single-family residence.*
- 2. A JADU must include at least an efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.*
- 3. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.*
- 4. A JADU shall not be considered a separate or new dwelling unit for purposes of any fire or life protection ordinance or regulation, or for purposes of providing water, sewer, or power, including a connection fee.*
- 5. Deed Restriction. A JADU shall not be permitted unless a deed restriction, which shall run with the land, is recorded for the applicable lot, and filed with the City along with the permit application, and must do both of the following:*
 - 6. Prohibit the sale of the JADU separate from the sale of the single-family residence, and include a statement that the deed restriction may be enforced against future purchasers.*
 - 7. Restrict the size and attributes of the JADU that conform with this section.*

(c) Multifamily ADUs. The following ADUs are permitted within a residential or mixed-use zone on a lot that has an existing multifamily dwelling:

- 1. One (1) or more ADUs, up to 25 percent of the existing multifamily dwelling units, constructed within the portions of the existing multifamily dwelling structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.*
- 2. Up to two (2) detached ADUs, subject to a height limit of 16 feet and four-foot rear yard and side setbacks.*

Sec. 9-8.506. Floodways.

- (a) Located within areas of special flood hazards established in Section 9-8.302 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:*
- (1) Encroachments, including fill, new construction, substantial improvement and other new development, are prohibited unless certification by a registered professional engineer or architect is provided, demonstrating that encroachments will not result in any increase in the base flood elevation during the occurrence of the base flood discharge.*

- (2) *If subsection (a) of this section is satisfied, all new construction, substantial improvement and other proposed new development shall comply with all other applicable flood hazard reduction provisions of this article 5.*

SECTION 4. The City Council hereby amends Article 13 of Chapter 6 in Title 9 of the Coalinga Municipal Code related to Density Bonus to read as follows:

Sec. 9-6.1301. – Residential Density Bonus

As required by Government Code Section 65915, this chapter offers density bonuses and incentives or concessions for the development of housing that is affordable to the types of households and qualifying residents identified in Section 9.26.020 (Eligibility for bonus, incentives, or concessions). This chapter is intended to implement the requirements of Government Code Section 65915 et seq. and the Housing Element of the General Plan. As used in this Chapter and when otherwise required by Government Code section 65915 et seq., “housing development” means a development project for five or more residential units, including mixed-use developments, that meets the requirements of Government Code section 65915(i).

In order to be eligible for a density bonus and other incentives or concessions as provided by this chapter, a proposed housing development shall comply with the following requirements and shall satisfy all other applicable provisions of this Development Code.

A. Resident requirements. A housing development proposed to qualify for a density bonus shall be designed and constructed so that it includes at least any one of the following:

- 1. Ten percent (10%) of the total number of proposed units are for lower-income households, as defined in Health and Safety Code Section 50079.5; 2*
- 2. Five percent (5%) of the total number of proposed units are for very low-income households, as defined in Health and Safety Code Section 50105;*
- 3. The project is a senior citizen housing development as defined in Civil Code Sections 51.3 and 51.12, or is a mobile home park that limits residency based on age requirements for housing older persons in compliance with Civil Code Sections 798.76 and 799.5;*
- 4. Ten percent (10%) of the total dwelling units in a common interest development as defined in Civil Code Section 4100 are for persons and families of moderate income, as defined in Health and Safety Code Section 50093; provided, that all units in the development are offered to the public for purchase;*
- 5. Ten percent (10%) of the total number of proposed units of housing for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541 of the Government Code, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act; or*
- 6. Twenty percent (20%) of the total number of proposed units for lower income students in a student housing development that meets the requirements, as defined by Government Code Section 65915.*
- 7. One hundred percent (100%) of the total units, exclusive of a manager's unit or units, are for lower income households, as defined by Health and Safety Code Section 50079.5, except that up to*

twenty percent (20%) of the total units in the development may be for moderate income households, as defined in Health and Safety Code Section 50053.

B. Applicant selection of basis for bonus: For purposes of calculating the amount of the density bonus in compliance with Section 9.26.030 (Allowed density bonuses), the applicant who requests a density bonus shall elect whether the bonus shall be awarded on the basis of subsection (A)(1), (2), (3), or (4), (5), (6), or (7) of this section. A preliminary application submitted pursuant to Section 9.50.055 shall include the number of bonus units requested pursuant to this section.

C. Bonus units shall not qualify as a project. A density bonus granted in compliance with Section 9.26.030 (Allowed density bonuses) shall not be included when determining the number of housing units that is equal to the percentages required by subsection A of this section.

D. Minimum project size to qualify for density bonus. The density bonus provided by this chapter shall be available only to a housing development of five (5) or more dwelling units.

E. Condominium conversion projects. A condominium conversion project for which a density bonus is requested shall comply with the eligibility and other requirements in Government Code Section 65915.5.

Sec. 9-6.1302. -Accessory Dwelling Units allowed density bonuses

The Director shall determine the amount of a density bonus allowed in a housing development in compliance with this section. For the purposes of this chapter, “density bonus” means a density increase over the otherwise maximum allowable residential density under the applicable Land Use Plan designation and zoning district as of the date of preliminary or final application by the applicant to the City.

A. Density bonus. A housing development that complies with the eligibility requirements shall be entitled to density bonuses as follows, unless a lesser percentage is proposed by the applicant:

1. Bonus for units for lower-income households. A housing development that is eligible for a bonus in compliance with the criteria (1) (ten percent (10%) of units for lower-income households) shall be entitled to a density bonus calculated as follows in Table 1:

2. Bonus for units for very low-income households. A housing development that is eligible for a bonus in compliance with the criteria (2) (five percent (5%) of units for very low-income households) shall be entitled to a density bonus calculated as follows in Table 1:

3. Bonus for senior citizen development. A housing development that is eligible for a bonus in compliance with (3) (senior citizen development or mobile home park) shall be entitled to a density bonus of twenty percent (20%).

4. Bonus for moderate-income units in common interest development. A housing development that is eligible for a bonus in compliance with (4) (ten percent (10%) of units in a common interest development for persons and families of moderate income) shall be entitled to a density bonus calculated as follows in Table 1:

Table 1: Density Bonus Standards for Developments of 5 or more units.

EXPAND

No.	Target Development Type	Target Units Provided	"Sliding Scale", or Increase of Density Bonus for every 1% increase in Target Units provided	Density Bonus that may be granted	Number of Incentives and Concessions that may be granted
A.	Very Low Income housing units	Min. 5% very low income units	2.5%	Min. 20% up to max. of 35%	1 for 5% 2 for 10% 3 for 15% very low income units
B.	Low Income housing units	Min. 10% low income units	1.5%	Min. 20% up to max. of 35%	1 for 10% 2 for 20% 3 for 30% lower income units
C.	Moderate Income housing units in a common interest development (i.e. Condominium or Planned Development)	Min. 10% moderate income units	1%	Min. 20% up to max. of 35%	1 for 10% 2 for 20% 3 for 30% moderate income units
D.	Senior Housing (age 55+)	Min. 35 senior units	N/A	20%	N/A
E.	Land Donation of min. 1 acre and zoned to permit at least 40 units. Other State Density Bonus law requirements apply.	Min. 10% of very low income units	1%	Min. 15%, up to max. of 35%. (may be combined with other Development Types A to D to 35%)	In conformance with Development Type
F.	Conversion of apartments to condominiums (Government	Min. 33% low or moderate income units,	N/A	Up to 25% increase above the existing number of	N/A

	<i>Code Section 65915.5)</i>	<i>or 15% to low income</i>		<i>apartments proposed for conversion</i>	
<i>G.</i>	<i>Housing Development with child care facility</i>	<i>N/A</i>	<i>N/A</i>	<i>Additional density bonus of residential square footage, that is greater than or the same as the square footage of the child care facility</i>	<i>One incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility may be granted in lieu of the density bonus.</i>
Note: All density calculations resulting in fractional units shall be rounded up. Development Type D, Senior Housing, includes any mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.					

5. Bonus for transitional foster youth, disabled veterans, or homeless persons development. A housing development that is eligible for a bonus in compliance with (5) (transitional foster youth, disabled veterans, or homeless persons) shall be entitled to a density bonus of twenty percent (20%)

6. Bonus for lower income students in a student housing development. A housing development that is eligible for a bonus in compliance with (6) (lower income students in student housing) shall be entitled to a density bonus of thirty-five percent (35%).

7. Bonus for units for lower-income and moderate-income households. A housing development that is eligible for a bonus in compliance with (7) (lower-income and moderate-income households) shall be entitled to a density bonus of eighty percent (80%) of the number of units of lower income households. If the housing development is located within one-half mile of a major transit stop, there shall be no maximum controls on density.

a. A housing development that receives a waiver from maximum controls on density shall not be eligible for, and shall not receive, a waiver or reduction of any other development standards, other than a height increase of up to three additional stories, or 33 feet, as expressly provided in Section 9.26.040(C)(4).

b. "Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods, and also includes major transit stops that are included in the applicable regional transportation plan.

8. Density bonus for land donation. When an applicant for a tentative map, parcel map, or other residential development approval donates land to the City in compliance with this subsection, the applicant shall be entitled to a density bonus for the entire development, as follows; provided, that nothing in this subsection shall be construed to affect the authority of the City to require a developer to donate land as a condition of development.

a. Basic bonus. The applicant shall be entitled to a fifteen percent (15%) increase above the otherwise maximum allowable residential density under the applicable Land Use Plan designation and zoning district for the entire development, and an additional increase as follows:

b. Increased bonus. The increase identified in the table above shall be in addition to any increase in density required by subsections (A)(1) through (7) of this section up to a maximum combined mandated density increase of thirty-five percent (35%) if an applicant seeks both the increase required in compliance with this subsection (A)(8), as well as the bonuses provided by subsections (A)(1) through (7) of this section.

c. Eligibility for increased bonus. An applicant shall be eligible for the increased density bonus provided by this subsection if all of the following conditions are met:

(1) The applicant donates and transfers the land no later than the date of approval of the final map, parcel map, or residential development application.

(2) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than ten percent (10%) of the number of residential units of the proposed development.

(3) The transferred land is at least one acre in size, or of sufficient size to permit development of at least forty (40) units; has the appropriate Land Use Plan designation; is appropriately zoned for development as affordable housing; and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible.

(4) No later than the date of approval of the final map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low-income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by Government Code Section 65583.2(i) if the design is not reviewed by the City before the time of transfer.

(5) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section 9.26.070 (Continued availability), which shall be recorded on the property at the time of dedication.

(6) The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the approved housing developer.

(7) The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter (1/4) mile of the boundary of the proposed development.

Sec. 9-6.1303. - Accessory Dwelling Units allowed incentives or concessions

A. Applicant request and City approval.

1. *An applicant for a density bonus in compliance with this chapter may submit to the City a proposal for the specific incentives or concessions that the applicant requests in compliance with this section, and may request a meeting with the City Manager or designee. The applicant may file a request either before filing a final application for City approval of a proposed project or concurrently with a final application for project approval. A preliminary application submitted shall include any incentives, concessions, waivers, or parking reductions requested pursuant to this section.*

2. *The City Manager or designee shall grant an incentive or concession request that complies with this section unless the City Manager or designee makes either of the following findings in writing, based upon substantial evidence:*

a. *The incentive or concession is not required to provide for affordable housing costs or for rents for the targeted units to be set (Unit cost requirements); or*

b. *The incentive or concession would have a specific adverse impact upon public health and safety or the physical environment, or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.*

B. Waiver of standards preventing the use of bonuses, incentives, or concessions. *An applicant may submit to the City a proposal for the waiver or reduction of development and zoning standards that would otherwise inhibit the utilization of a density bonus on a specific site, including minimum parcel size, side setbacks, and placement of public works improvements. The applicant shall show that a waiver or modification of development standards is necessary to make the housing units economically feasible.*

C. Number of incentives. *The applicant shall receive the following number of incentives or concessions:*

1. One incentive or concession. *One incentive or concession for a project that includes at least ten percent (10%) of the total units for lower-income households, at least five percent (5%) for very low-income households, or at least ten percent (10%) for persons and families of moderate income in a common interest development.*

2. Two (2) incentives or concessions. *Two (2) incentives or concessions for a project that includes at least twenty percent (20%) of the total units for lower-income households, at least ten percent (10%) for very low-income households, or at least twenty percent (20%) for persons and families of moderate income in a common interest development.*

3. Three (3) incentives or concessions. *Three (3) incentives or concessions for a project that includes at least thirty percent (30%) of the total units for lower-income households, at least fifteen percent (15%) for very low-income households, or at least thirty percent (30%) for persons and families of moderate income in a common interest development.*

4. Four (4) incentives or concessions. *Four (4) incentives or concessions for projects where one hundred percent (100%) of the total units, exclusive of a manager's unit or units, are for lower income households except that up to twenty percent (20%) of the total units in the development may be for moderate-income households. If the project is located within one-half*

mile of a major transit stop, the applicant shall also receive a height increase of up to three (3) additional stories, or 33 feet.

a. "Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods, and also includes major transit stops that are included in the applicable regional transportation plan.

D. Type of incentives. For the purposes of this chapter, concession or incentive means any of the following:

1. A reduction in the site development standards of this Development Code (e.g., site coverage limitations, setbacks, reduced parcel sizes, and/or parking requirements (Parking requirements in density bonus projects), or a modification of architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission in compliance with Health and Safety Code, that would otherwise be required, that results in identifiable, financially sufficient, and actual cost reductions;

2. Approval of mixed use land uses not otherwise allowed by this Development Code in conjunction with the housing development, if nonresidential land uses will reduce the cost of the housing development, and the nonresidential land uses are compatible with the housing project 8 and the existing or planned development in the area where the project will be located;

3. Other regulatory incentives proposed by the applicant or the City that will result in identifiable, financially sufficient, and actual cost reductions; and/or

4. In its sole and absolute discretion, a direct financial contribution granted by the Council, including writing down land costs, subsidizing the cost of construction, or participating in the cost of infrastructure.

E. Effect of incentive or concession. The granting of a concession or incentive shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, or other discretionary approval.

F. Exceptions. Notwithstanding the provisions of this Chapter, nothing in this section shall be interpreted to require the City to:

1. Grant a density bonus, incentive, or concession, or waive or reduce development standards, if the bonus, incentive, concession, waiver, or reduction would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

2. Grant a density bonus, incentive, or concession, or waive or reduce development standards, if the bonus, incentive, concession, waiver, or reduction would have an adverse impact on any real property that is listed in the California Register of Historical Resources.

Sec. 9-6.1303. -Density bonus agreement

A. Agreement required. An applicant requesting a density bonus shall agree to enter into a density bonus agreement (referred to as the “agreement”) with the City in the City’s standard form of agreement.

B. Agreement provisions.

1. Project information. The agreement shall include at least the following information about the project:

a. The total number of units approved for the housing development, including the number of designated dwelling units;

b. A description of the household income group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with HUD guidelines;

c. The marketing plan for the affordable units;

d. The location, unit sizes (square feet), and number of bedrooms of the designated dwelling units;

e. Tenure of the use restrictions for designated dwelling units of the time periods required (Continued availability);

f. A schedule for completion and occupancy of the designated dwelling units;

g. A description of the additional incentives and concessions being provided by the City;

h. A description of the remedies for breach of the agreement by the owners, developers, and/or successors-in-interest of the project; and

i. Other provisions to ensure successful implementation and compliance with this chapter.

2. Minimum requirements. The agreement shall provide, at minimum, that:

a. The developer shall give the City the continuing right-of-first-refusal to lease or purchase any or all of the designated dwelling units at the appraised value;

b. The deeds to the designated dwelling units shall contain a covenant stating that the developer or successors-in-interest shall not assign, lease, rent, sell, sublet, or otherwise transfer any interests for designated units without the written approval of the City;

c. When providing the written approval, the City shall confirm that the price (rent or sale) of the designated dwelling unit is consistent with the limits established for low and very low-income households, as published by HUD;

d. The City shall have the authority to enter into other agreements with the developer, or purchasers of the designated dwelling units, to ensure that the required dwelling units are continuously occupied by eligible households;

e. Applicable deed restrictions, in a form satisfactory to the City Attorney, shall contain provisions for the enforcement of owner or developer compliance. Any default or failure to comply may result in foreclosure, specific performance, or withdrawal of the certificate of occupancy;

f. In any action taken to enforce compliance with the deed restrictions, the City Attorney shall, if compliance is ordered by a court of competent jurisdiction, take all action that may be allowed by law to recover all of the City's costs of action including legal services; and

g. Compliance with the agreement will be monitored and enforced in compliance with the measures included in the agreement.

SECTION 5. Severability Clause:

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 6. Effective Date:

This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Coalinga ordinance.

SECTION 7. Certification:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2022.

Mayor/Mayor Pro-Tem, City of Coalinga

ATTEST:

City Clerk/Deputy City Clerk

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Adopt Resolution No. 4111 Postponing the Increase of the Refuse Rate from July 1, 2022 to September 1, 2022
Meeting Date: Thursday, August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Jasmin Bains, Financial Services Director

I. RECOMMENDATION:

Financial Services Director recommends the City Council adopt Resolution No. 4111 postponing the Increase of the Refuse Rate from July 1, 2022 to September 1, 2022.

II. BACKGROUND:

City council approved Resolution No. 4063, on February 17, 2022. This resolution approved a new Municipal Solid Waste Franchise Agreement with Mid Valley Disposal LLC, and increased all customer rates ten percent. The stated date for the rate increase was July 1, 2022.

III. DISCUSSION:

After approval of Resolution No. 4063, the City Attorney recommended following the Proposition 218 procedure for the refuse rate increase. Doing so required sending rate increase notices to all customers providing them the opportunity to protest, specifying a rate hearing date, and waiting 45 days before the hearing. Notices were issued at the end of June such that the rate hearing could be in later August, after the 45 days. As a result, providing there is no majority protest at the hearing, the rates may become effective September 1, 2022. This is two months later than identified in the original resolution, therefore the change needs to be approved by city council.

IV. ALTERNATIVES:

As staff has been aware of the need to comply with the Proposition 218 process, the higher rates have not been implemented. The alternative of not approving this proposed resolution would leave a gap in rates for July and August.

V. FISCAL IMPACT:

The amount of increase refuse rates not collected during July and August is approximately \$15,000 each month.

ATTACHMENTS:

File Name

- ▣ Resolution_No._4111_Increasing_Refuse_Rates_September_1_2022.pdf
- ▣ Prop_218_Notice_Final_Refuse_2022_05.pdf

Description

- Resolution No. 4111 Increasing Refuse Rates Sept 2022
- Prop 218 Notice Refuse Rates Increase Sept 2022

RESOLUTION NO. 4111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA POSTPONING THE INCREASE OF REFUSE RATES FROM JULY 1, 2022, TO SEPTEMBER 1, 2022

WHEREAS, Coalinga Municipal Code Section 6-2.18 empowers the City Council to set garbage collection charges, recycling program charges, green waste collection charges, and other related charges by Resolution of the City Council; and

WHEREAS, Resolution No. 4063, approved February 17, 2022, approved a new Municipal Solid Waste Agreement with Mid Valley Disposal LLC, and approved increased rates to cover costs associated with expanded recycle and organics services; and

WHEREAS, according to the requirements of California Proposition 218 and Government Code section 53750, notices were mailed out by June 30, 2022, to all utility customers in Coalinga; and

WHEREAS, a public hearing to consider protests to such rates was held at a public meeting on August 18, 2022, before the City Council of the City of Coalinga, which was more than 45 days after the notice to property owners was mailed; and

WHEREAS, written protests to the proposed revised rates were not presented by a majority of the owners of the identified parcels in the City of Coalinga.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coalinga as follows:

All the provisions of Resolution No. 4063, approved February 17, 2022, remain in place, except the effective date of the increased rates shall be September 1, 2022.

The foregoing Resolution was approved and adopted at a regular meeting of the City Council of the City of Coalinga held on the 18th day of August 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Mayor

ATTEST:

City Clerk/Deputy City Clerk

CITY OF COALINGA

NOTICE OF PUBLIC HEARING FOR PROPOSED INCREASED REFUSE RATES

PLEASE TAKE NOTICE THAT the Coalinga City Council will hold a public hearing to consider proposed modification and increases to refuse charges for services furnished by the City, and to hear and consider objections and protests to the proposed refuse rate modifications described below. This notice is to comply with California's Proposition 218 (California Constitution Article XIII D, Section 6).

HEARING DATE: Thursday, August 18, 2022, at or after 6:00 p.m.

HEARING LOCATION: City of Coalinga City Council Chambers, 155 West Durian, Coalinga, CA, 93210.

AMOUNT OF PROPOSED RATE MODIFICATIONS FOR YOU: The amounts of refuse rates (existing and proposed) are included with this notice. For a typical residential customer with three-cart service, the initial monthly cost will increase from \$30.30 to \$33.33, then increase by the Consumer Price Index (CPI) from the Mid Valley agreement over the next five years. The specific CPI is stated at the bottom of the Exhibit "A". Customers will be notified of the exact increase each year at least 30 days prior to the CPI adjustment.

REASON FOR THE PROPOSED MODIFICATION OF REFUSE RATES: The proposed modification of Coalinga's refuse rates is to 1) Compensate Mid Valley Disposal for additional services provided to comply with the requirements of Senate Bill 1383 mandating the reduction of greenhouse gas emissions, and 2) Comply with the agreement with Mid Valley Disposal to increase rates annually according to the CPI postings. The revenue from the modified rates and charges is not more than the funds required for the City to provide adequate refuse service to you and other City customers.

PROCEDURE FOR HEARING AND DETERMINING MAJORITY PROTEST: At the time stated above, the Council will hear and consider all objections and protests, if any, to the proposed refuse rate modifications. The Council may continue the hearing from time to time. Prior to the close of the hearing, if **written protests** against the proposed modified refuse rates are presented and not withdrawn by a majority of the record owners of the parcels that would be subject to the modified refuse rates, the City may not impose the modified refuse rates; instead, refuse rates would continue at their existing, previously-approved amounts. If, at the close of the protest hearing, there is no majority protest as described above, the Council may approve the refuse rate modifications, as proposed or as changed by the Council, to be effective commencing September 1, 2022.

PRESERVING THE RIGHT TO CHALLENGE: Any person who wants to preserve the opportunity to file a lawsuit challenging the proposed refuse rate modifications, if imposed, or other matters described in the Report **must file a written protest** with the Council, stating the specific grounds of the protest. Any grounds not stated in a **written protest** filed with the Council before the close of the protest hearing on August 18, 2022, will be deemed waived and may not be raised in any subsequent lawsuit.

HOW TO PROTEST THE PROPOSED RATE INCREASES: All owners and tenants of property receiving refuse service and other interested persons are invited to attend the Public Hearing noticed above. Written protests must be received (*not postmarked*) by the City Clerk before or during the public hearing. Council will not count written protests submitted after the conclusion of the public hearing. Any protest submitted by e-mail or other electronic means will not be accepted. The protest must be signed by the property owner(s) or tenant(s) and must include the assessor's parcel number(s) or street address(es) of all property(ies) serviced, and your statement that you protest the increase in the refuse rates. Only one written protest per identified parcel or property will be counted for purposes of determining whether there is a majority protest.

ADDITIONAL INFORMATION: For additional information and answers to questions about the proposed refuse rate proceeding, contact Jasmin Bains, Finance Director, (559) 935-1533 x129, or jbains@coalinga.com.

CIUDAD DE COALINGA

AVISO DE AUDIENCIA PÚBLICA PARA PROPUESTA DE AUMENTO DE TARIFAS DE DESPERDICIOS

FAVOR TOME AVISO que el Consejo municipal de la ciudad de Coalinga tendrá una audiencia pública para considerar una propuesta para modificar y aumentar los cargos de desperdicios proporcionados por medio de la ciudad y para escuchar y considerar objeciones y protestas a las propuestas modificaciones a las tarifas de desperdicios los cuales se describen a continuación. Este aviso es para cumplir con la Proposición 218 de California (Artículo XIIIID de la Constitución de California, Sección 6).

FECHA DE AUDIENCIA: jueves 18 de agosto, 2022 a las 6:00 p.m.

SITIO DE AUDIENCIA: Ciudad de Coalinga, Cámaras del Consejo, 155 W. Durian Ave, Coalinga, CA 93210

CANTIDAD DE AUMENTO DE TARIFA PROPUESTA: La tarifa de desperdicios (existente y propuesto) se encuentran en la siguiente página. Para un hogar residencial con servicio de tres botes de desperdicio, el cobro inicial aumentara de \$30.30 a \$33.33, luego aumentara por el Índice de Precios al Consumidor (IPC) por medio del acuerdo con Mid Valley Disposal en los próximos cinco años. El IPC específico se establece hacia la parte de abajo de la exposición "A". Los clientes serán notificados del aumento cada año a lo mínimo 30 días antes del ajuste del IPC.

MOTIVO DE LA PROPUESTA DE MODIFICACIÓN A LAS TARIFAS DE DESPERDICIOS: La propuesta modificación de las tarifas de desperdicios y basura es para 1) Compensar a Mid Valley Disposal por los servicios adicionales proporcionados para cumplir con los requisitos del Proyecto de Ley del Senado 1383 que exige la reducción de las emisiones de gases de efecto invernadero 2) Cumplir con el acuerdo con Mid Valley Disposal de aumentar las tarifas anualmente de acuerdo con la publicación de IPC. Los ingresos de las tarifas y cargos modificados no serán más que los fondos necesarios para que la Ciudad proporcione un servicio de desperdicio y de basura adecuada para usted y otros clientes de la ciudad.

PROCEDIMIENTO PARA ESCUCHAR Y DETERMINAR LA PROTESTA DE LA MAYORÍA: En la hora indicada anteriormente, el Consejo de la ciudad escuchará y considerará todas las objeciones y protestas, si las hubiera, a las modificaciones propuestas de las tarifas de desperdicios y basura. El Consejo puede continuar la audiencia de vez en cuando. Antes del cierre de la audiencia, si se presentan protestas **por escrito** y no se retiran por la mayoría de los propietarios de los registros de las parcelas que estarían sujetas a las tarifas de desperdicios y basura modificada, la Ciudad no puede imponer las tarifas de basura modificadas; en cambio, las tarifas de desperdicios y basura continuarían en sus montos existentes previamente aprobados. Si, al cierre de la audiencia, no hay una mayoría de protestas como se describió anteriormente, el Consejo puede aprobar las modificaciones de las tarifas de desperdicios y basura según lo propuesto o cambiado por el Consejo para ser efectivo comenzando el 1 de septiembre 2022.

PRESERVANDO EL DERECHO A DESAFIAR UNA DECISION: Cualquier persona que desee conservar la oportunidad de entablar una demanda contra las modificaciones propuestas a las tarifas de desperdicios y basura, si se imponen, u otros asuntos descritos en el informe, debe presentar una protesta **por escrito** ante el Consejo, indicando los motivos específicos de la protesta. Cualquier motivo no mencionado en una protesta **por escrito** presentada ante el consejo antes del cierre de la audiencia el 18 de agosto 2022, se considerará renunciado y no podrá ser presentado en ninguna demanda posterior.

COMO PROTESTAR LA PROPUESTA DE AUMENTO DE TARIFA: Todos los propietarios e inquilinos de la propiedad que reciben servicios de basura y otra persona interesada están invitados a asistir a la audiencia publica notada anteriormente. Las protestas escritas deben ser recibidas (sin matasellos) por la secretaria de la Ciudad antes o durante la audiencia pública. El consejo no contara las protestas escritas presentadas después de la conclusión de la audiencia pública. Cualquier propuesta presentada por correo o cualquier medio electrónico no será aceptada. La protesta debe ser firmada por el propietario(s) o inquilino(s) y debe incluir los números de parcela del evaluador o la(s) dirección(es) de la(s) propiedad(es) y su declaración de que usted protesta el aumento en la tarifa de desperdicios. Solo se contará una protesta por cada parcela o propiedad identificada para determinar si hay una protesta de mayoría.

INFORMACION ADICIONAL: Para obtener información adicional y respuestas sobre el procedimiento de tarifa de desperdicios y basura propuesto, favor de comunicarse con Jasmin Bains, Directora de Finanzas, al: (559)935-1533 ext. 129, o jbains@coalinga.com.

City of Coalinga Present and Proposed Refuse Rates

Service Type	Present Rates	Proposed 9/1/22* Increase 10%
Rates Per Month		
Residential 3 Cart	\$30.30	\$33.33
Second Trash Cart	\$48.15	\$52.97
Commercial	\$38.21	\$42.03
1-2-2-**	\$182.70	\$200.97
1-2-3-	\$255.64	\$281.20
1-2-4-	\$312.60	\$343.86
1-2-5-	\$398.74	\$438.61
1-2-6-	\$507.79	\$558.57
1-2-7-	\$418.98	\$460.88
1-3-2-	\$273.69	\$301.06
1-3-3-	\$383.46	\$421.81
1-3-4-	\$489.73	\$538.70
1-3-5-	\$598.79	\$658.67
1-3-6-	\$708.55	\$779.41
Prison Bins		
1-3-2-	\$314.75	\$346.23
1-3-3-	\$441.10	\$485.21
1-3-4-	\$563.37	\$619.71
1-3-5-	\$688.40	\$757.24
1-3-6-	\$811.36	\$892.50
Commercial Recycling		
1-96-1	\$11.89	\$13.08
1-96-2	\$27.36	\$30.10
1-2-1-	\$41.65	\$45.82
1-2-2-	\$77.34	\$85.07
1-2-3-	\$113.05	\$124.36
1-2-4-	\$148.75	\$163.63
1-2-5-	\$184.45	\$202.90
1-2-6-	\$238.00	\$261.80
1-3-1-	\$65.45	\$72.00
1-3-2-	\$130.89	\$143.98
1-3-3-	\$196.34	\$215.97
1-3-4-	\$249.90	\$274.89
1-3-5-	\$303.45	\$333.80
1-3-6-	\$345.10	\$379.61
Commercial Organics		
1-96-1	\$23.80	\$26.18
1-96-2	\$45.23	\$49.75
1-96-3	\$65.45	\$72.00
1-2-1-	\$85.68	\$94.25
1-2-2-	\$160.65	\$176.72

Service Type	Present Rates	Proposed 9/1/22* Increase 10%
Rates Per Service		
Residential Miscellaneous		
Extra Pick-up/Go Back	\$9.90	\$10.89
Contaminated Recycle Cart	\$9.90	\$10.89
Replacement Cart	\$74.19	\$81.61
Roll Off Units		
Delivery	\$37.10	\$40.81
Load Charge (+ Landfill)	\$290.60	\$319.66
Rent-A-Bin (2 yard)	\$154.58	\$170.04
Extra Dump	\$55.65	\$61.22
Commercial Miscellaneous		
Extra Pick-up (2 yard)	\$49.46	\$54.41
Go Back Fee	\$30.91	\$34.00
Contaminated (2 yard)	\$55.65	\$61.22
Bulky Clean Up		
Couch	\$30.91	\$34.00
Washer/Dryer	\$22.26	\$24.49
Tire (small passenger)	\$6.19	\$6.81
TV	\$30.91	\$34.00
Bagged Trash (per yard)	\$30.91	\$34.00
Refrigerator	\$30.91	\$34.00

* CPI Adjustments to follow: Refuse fees will be increased each year, beginning July 1, 2023, through July 1, 2026, by the Consumer Price Index formula in the Mid Valley Disposal agreement, specifically, the annual calculated increase based on "All Urban Consumers for US Cities Average Item: Garbage and Trash," as published by the US Department of Labor, Bureau of Labor Statistics.

** ONE (1) bin, TWO (2) cubic yards, TWICE a week (2) a week.

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Approve MINUTES - August 4, 2022 (Special)
Meeting Date: Thursday, August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Shannon Jensen, City Clerk

I. RECOMMENDATION:

II. BACKGROUND:

III. DISCUSSION:

IV. ALTERNATIVES:

V. FISCAL IMPACT:

ATTACHMENTS:

File Name	Description
▣ MINUTES_SPECIAL_For_Approval_080422.pdf	Minutes - August 4, 2022 (Special)

SPECIAL MINUTES CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA August 4, 2022

1. CALL TO ORDER 5:01PM

Council Members Present: Ramsey, Singleton (arrived at 5:06pm), Adkisson, Ramirez, Horn

Others Present: City Manager Marissa Trejo, Chief of Police Jose Garza, Financial Services Director Jasmin Bains, City Treasurer Dawn Kahikina, (arrived at 5:19pm), Fire Chief Greg DuPuis, Public Works and Utilities Coordinator Larry Miller, and City Clerk Shannon Jensen

Council Members Absent: None

Others Absent: City Attorney Mario Zamora, Assistant City Manager Sean Brewer, and Administrative Analyst Mercedes Garcia

Changes to the Agenda: None

*Motion by Ramirez, Second by Adkisson to Approve the Agenda for the special meeting of August 4, 2022.
Motion **Approved** by 5/0 Roll-Call Majority Vote.*

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

None

3. CITIZEN COMMENTS

The following individual(s) spoke under Citizen Comments:

None

The following individual(s) submitted written comment(s):

Greg Cody

4. PUBLIC HEARINGS

None

5. CONSENT CALENDAR

None

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. Discussion of Semi-Truck Parking within City Limits
Marissa Trejo, City Manager

City Manager Marissa Trejo gave a brief overview of the item.

Councilman Horn, addressing Mr. Robert Burnett, asked if some drivers were still being allowed to park at Terry Johnson's Trucking, Inc.?

Mr. Robert Burnett - ?

Councilman Ramirez asked of the possibility of CHRPD allowing drivers to park in the undeveloped section of the Sports Complex, suggesting that the drivers use the backway off Monterey instead of Cambridge Avenue.

Mayor Pro-Tem Singleton expressed his concern to find a suitable resolution, stating that drivers cannot continue to park at someone else's business. He had hoped that someone from the public, that has land, might come forward. It is not the City's responsibility to locate a spot, however we are trying to assist the drivers. We don't want them to be displaced.

Mrs. Mary Jones urged the Council to provide a list of properties that had been considered and include a reason why they were each found to be unsuitable.

Councilman Ramirez stated he had previously reached out to Granite Construction Company regarding the possible use of the old airport property. They seemed to be ok with the idea, until potential environmental issues were brought up.

Mr. Burnett agrees that drivers should not continue to park at the old K-Mart property. He listed the following potential sites:

- Terry Johnson – open land near the garlic plant out at the Industrial Park
- Johnny Benson's property off Alcalde
- Sports Complex (CHRPD) – accessing the property by way of Gale to Monetary to avoid schools on Cambridge
- vacant property next to the bridge just north of the Cambridge Inn Hotel located on the east side of Phelps Avenue

Mr. Burnett suggested have the drivers sign a contract and provide a certificate of liability.

Councilman Ramirez suggested the Caballo Club property as possible location.

Mr. Burnett stated that the going rate for semi-truck parking is \$100 and drivers are willing pay.

Councilman Horn suggested the City-owned property that is being leased to Lovelace Farms across from CalFire (old drive-in) as a possible location.

Mr. Burnett stated that patrol would need to be increased if located in that area. With the current prices of fuel, gasoline theft is a big problem.

Mr. Nathan Vosburg stated his belief that all business should have the opportunity to exist. He understands that truck drivers also pay taxes for road maintenance, but it costs \$500,000 to 1M to replace a ½ mile of road. Agreeing that the old K-Mart parking lot looks terrible, the truck drivers cannot take all the blame for the condition for the lot as the circus punched holes in the ground when they erected their tents.

Mr. Vosburg suggested the property off of Merced Street, across from the PG&E plant as a possible suitable location. He believes the road has a higher impact rating than other roads around town. He does not believe the Industrial Park is suitable, stating there is not enough room for all the trucks and the road are already getting bad. Mr. Vosburg suggested an area out at the new airport could be developed with warehouses and include truck parking.

Mr. Burnett stated the airport property would also need to be patrolled if parking was located there. Airports are a usual place for the location of truck parking, it only requires gravel, fencing and lighting. Mr. Burnett agrees with Mrs. Mary Jones that a list of properties that have been considered would be helpful.

Councilman Horn questioned whether the airport could be used since it is surrounded by Habitat Land.

City Manager Marissa Trejo stated that the airport land was purchased and developed with grant funds and the City is prohibited from using the property for anything other than aeronautical activity. Therefore, the City no longer able to allow Shift S3ctor events on the property.

Mayor Ramsey stated that the Council didn't want to tell the drivers that they cannot park within the City-limits without assisting with locating an alternative place.

City Manager Marissa Trejo stated she had previously reached out to the Cities of Hanford, Lemoore, and Avenal to see how they were handling truck parking. The City of Hanford allows commercial trucks to park in their industrial zones; however, they have begun parking in other parts of the City and they are receiving complaints from nearby businesses. The City of Lemoore does not have enough space in their industrial park to accommodate and drivers are starting to park in other areas of town where they are not permitted. The City of Avenal purchased property and paved it for truck drivers to park. They charge a permit fee of \$100 per month, however the funds collected will not cover the costs to repair the wear and tear. They do not recommend this approach.

Councilman Ramirez suggested that if CHRPD or the Caballo Club were willing to unitize their property, perhaps the City could pay for part of the expense.

City Manager Marissa Trejo stated that CHRPD could be a viable option but is concerned that the property was expected to be developed under a grant which may pose an issue. Therefore, the Caballo Club may be a good option.

Mayor Ramsey suggested we also look into Highway 198 and Alcalde property and Terry Johnson Trucking that had been suggested.

Consensus of the Council for Staff to consider all the suggestions and bring the item back for further discussion.

7. ANNOUNCEMENTS

City Manager's Announcements:

City Manager Marissa Trejo announced that the meeting would continued, not adjourned.

Council Member's Announcements:

None

Mayor's Announcements:

None

8. FUTURE AGENDA ITEMS

None

9. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: 1 case.

10. CLOSED SESSION REPORT

None

11. ADJOURNMENT

The meeting paused at 5:31PM.

APPROVED:

Ron Ramsey, Mayor

ATTEST:

Shannon Jensen, City Clerk

August 18, 2022

Date

From: [Greg Cody](#)
To: [Marissa Trejo](#); [Shannon Jensen](#); [Information](#)
Subject: Citizen comment August 4th
Date: Thursday, August 4, 2022 5:02:33 PM

I don't stand alone when I say most often I find councils decisions to be very inconsiderate. I'm certain your minds are made up in regard to truck parking. You will sure show them when you hammer down on them so hard that it makes their jobs nearly impossible or drive them out of business.

This matter has gone unresolved for years.

I remember when Councilwoman Stoltz was in office she worked much harder. This issue was not a exception as she devoted her own personal time and talked someone into allowing the trucks to park on their business property. Unfortunately the city placed a great deal of unreasonable conditions upon him so he backed out. As you all know the city of Coalinga has a reputation for those type of things. That is why many businesses leave Coalinga and far more do not even come at all.

The truck driving goes far beyond the matter of where to park. It's the "principal" which some of you are too arrogant to consider or just too ignorant to understand. It sickens me when I hear council begin by making their self-serving disclaimer saying how much they understand and respect them then to go on to disrespect and show no consideration.

I would like to see council members get off of their pompous ass and follow Councilwoman Stolz footsteps and find a reasonable parking alternative.

Especially you fellas who are seeking reelection.

Regards, Greg Cody

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Approve MINUTES - August 4, 2022
Meeting Date: Thursday, August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Shannon Jensen, City Clerk

I. RECOMMENDATION:

II. BACKGROUND:

III. DISCUSSION:

IV. ALTERNATIVES:

V. FISCAL IMPACT:

ATTACHMENTS:

File Name	Description
▣ MINUTES_For_Review___Approval_080422.pdf	Minutes - August 4, 2022

MINUTES CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA August 4, 2022

1. CALL TO ORDER 6:00PM

Council Members Present: Ramsey, Singleton, Adkisson, Ramirez, Horn

Others Present: City Manager Marissa Trejo, City Attorney Mario Zamora, Chief of Police Jose Garza, Assistant City Manager Sean Brewer, Financial Services Director Jasmin Bains, City Treasurer Dawn Kahikina, Fire Chief Greg DuPuis, Public Works and Utilities Coordinator Larry Miller, and City Clerk Shannon Jensen

Council Members Absent: Ramsey

Others Absent: Administrative Analyst Mercedes Garcia

Changes to the Agenda: None

*Motion by Horn, Second by Adkisson to Approve the Agenda for the meeting of August 4, 2022. Motion **Approved** by 5/0 Roll-Call Majority Vote.*

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Westlands Water District 2022 West Side Scholarship to Recipients Michael Mahfood and Emmie Walker, Presented by Elizabeth Jonasson of Westlands Water District

Ms. Elizabeth Jonasson of Westlands Water District presented Michael Mahfood with the Westlands Water District 2022 West Side Scholarship. Emmie Walker was not able to attend the meeting to accept her scholarship award.

2. Presentation of New Fire Department Ladder Truck

Fire Chief Greg DuPuis gave a brief presentation of the new Fire Department ladder truck. Chief DuPuis thanked the City Council for their support and understanding the need for this equipment, as well as the community for their support and passing of Measure J which helped fund the purchase of the equipment.

Financial Services Director Jasmin Bains stated that there was a 10-year sunset for Measure J and this is equipment is scheduled to be paid off within 5 years of that sunset.

3. CITIZEN COMMENTS

The following individual(s) spoke under Citizen Comments:

Nathan Vosburg spoke in opposition to the proposed increase to the Natural Gas rates. (Item No. 6.1)

Nathan Vosburg spoke in favor of installing smart meters at every residence, which he believes could be the key to the City's water conservation efforts. (Item No. 6.2)

John Duarte spoke about his run for Congress. Mr. Duarte is a farmer and businessman out of Modesto and is sympathetic to the City's issues with water and oil.

The following individual(s) submitted written comment(s):

None

4. PUBLIC HEARINGS

1. Adopt Resolution No. 4106 Vacating a 2-foot Public Street Easement Property Located at 840 Chianti Circle Public Street Right-of-Way

Sean Brewer, Assistant City Manager

Assistant City Manager Sean Brewer gave a brief overview of the item, stating that this item came at the request of the property owner.

Mayor Ramsey opened the Public Hearing for comments. Seeing none, Mayor Ramsey closed the Public Hearing.

*Motion by Horn, Second by Singleton to Adopt Resolution No. 4106 Vacating a 2-foot Public Street Easement Property Located at 840 Chianti Circle Public Street Right-of-Way. Motion **Approved** by 5/0 Roll-Call Majority Vote.*

2. Introduce and Waive the First Reading of Ordinance No. 853 – City Initiated Zoning Text Amendment (No. STA 22-01) Amending the Planning and Zoning Code Related to Accessory Dwelling Units (ADU's), Floodplain Regulations and Density Bonus

Sean Brewer, Assistant City Manager

Assistant City Manager Sean Brewer gave a brief overview of the item.

Councilman Adkisson is opposed to Cottage Home Program only being available to residents with alley-access. All residents should have the opportunity to benefit from the program.

Mayor Ramsey agrees with Councilman Adkisson.

Mr. Brewer suggested staff take another look at the language and bring the item back for Council consideration.

City Attorney Mario Zamora stated that the Public Hearing should be opened to take Public Comment and then can be continued to the next meeting.

Mayor Ramsey opened the Public Hearing for comments.

Consensus of the Council is for Staff to bring back language to include none-alleyway access residents and detached garage conversions.

Mayor Ramsey continued the Public Hearing to the next Council meeting scheduled for August 18, 2022.

3. Introduce and Waive the First Reading of Ordinance No. 854 – City Initiated Zoning Text Amendment (No. ZTA 19-04) Amending the Planning and Zoning Code Related to In-Home Family Daycare Facilities

Sean Brewer, Assistant City Manager

Assistant City Manager Sean Brewer gave a brief overview of the item.

Mayor Ramsey opened the Public Hearing for comments. Seeing none, Mayor Ramsey close the Public Hearing.

*Motion by Horn, Second by Adkisson to Approve the Introduction and Waiving the First Reading of Ordinance No. 854 for the City Initiated Zoning Text Amendment No. ZTA 19-04, Amending the Planning and Zoning Code Related to In-Home Family Daycare Facilities. Motion **Approved** by 5/0 Roll-Call Majority Vote.*

5. CONSENT CALENDAR

1. Approve MNUTES – July 7, 2022
2. Approve MINUTES – July 20, 2022 (Special)
3. Check Register: 06/01/2022 – 06/30/2022
4. Adopt Resolution No. 4101 Adopting the Fresno County SB 743 Implementation Regional Guidelines for Vehicle Miles Traveled (VMT) and Establishing a 13% Less Per Capita Threshold
5. Adopt Resolution No. 4104 Approving the Application for Grant Funds for the Bureau of Reclamation's WaterSmart Grants
6. Adopt Resolution No. 4105 Amending Fire Captain Job Description
7. Adopt Resolution No. 4107 Supporting the Fresno Council of Governments Approved Measure C Renewal Expenditure Plan and Implantation Guidelines

Mayor Ramsey pulled Item No. 5.7 for discussion.

Mayor Ramsey invited Executive Director of Fresno Council of Governments, Tony Boren to provide an overview of the item.

8. Consideration of Bid Award for WWTP Lighting Project
9. Consideration of Bid Award for Polk Street Rehabilitation Phase II Project (Elm Ave to City Limits)
10. Authorize Purchase of Tables and Trash Receptacles for Various Park Space

Councilman Horn pulled Item No. 5.10 for discussion.

11. Adopt Resolution No. 4108 Declaring Former Successor Agency Property (APN 071-131-06T, 071-131-07T, and 071-131-08T as Surplus Land Under the Surplus Land Act
12. Approve Agreement with West Hills College to Provide a Campus Police Officer
13. Introduce and Waive the First Reading of Ordinance No. 855 Relating to Establishing Violations and Penalties of the Planning and Zoning Code by Resolution

*Motion by Horn, Second by Singleton to Approve Consent Calendar Item Nos. 5.1 through 5.13. Motion **Approved** by 5/0 Roll-Call Majority Vote.*

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. Natural Gas Study and Consideration of a One-Year Rate Increase
Dan Bergmann, IGS Services

Dan Bergmann of IGS Services gave a brief presentation of the item.

An item for a one-year rate increase shall be brought back for Council's consideration at future meeting.

2. Water Update on the City of Coalinga's USBR 2022 CVP Allocation and City Council Consideration of Further Water Conservation Measures Due to the Further Deepening Drought Situation
Sean Brewer, Assistant City Manager

Assistant City Manager Sean Brewer gave a brief overview of the item.

Mayor Ramsey is in favor of Option 1 of the attached Resolution.

Mayor Pro-Tem Singleton is in favor of Option 3.

*Motion by Ramirez, Second by Singleton to Adopt Resolution No. 4108 Approving the Continuation of the Water Conservation Emergency Proclamation; Additional Water Restricts and Penalties; and Authorizing the City to Purchase Water if Needed. Motion **Approved** by 4/1 Roll-Call Majority Vote. (Ramsey – Voted NO)*

7. ANNOUNCEMENTS

City Manager's Announcements:

City Manager Marissa Trejo thanked City Staff, the community, and businesses for participating in this years National Night Out. The event would not have been such a success otherwise.

Mrs. Trejo stated that Councilman Ramirez has requested a Future Agenda Item for Los Gatos Park, the item is still being worked on and an information item will be brought back at a future meeting.

Council Member's Announcements:

Councilmember Horn stated that Nation Night Out has a great turnout.

Mrs. Trejo stated that the City has 425 sets of school supplies to hand out. We ran out this year and had to turn away about 100 children.

Mayor's Announcements:

Mayor Ramsey confirmed with Staff that the emergency water conservation resolution from tonight's meeting will go into effect immediately.

8. FUTURE AGENDA ITEMS

Councilman Adkisson requested a Future Agenda Item to be brought back at each meeting to show just how many people are receiving warnings, citations, etc. in relation to the emergency water conservation, Resolution No. 4108, from tonight's meeting.

Councilman Horn requested a Future Agenda Item to discuss bring back the pool moratorium.

Councilman Horn stated there are many areas of town where large portions of the asphalt is missing where road meets up with the gutter and requests that those areas be addressed.

Assistant City Manager Sean Brewer stated that Staff is aware of these issues, however Public Work is understaffed, and it has been difficult to address them all. Mr. Brewer asked Councilman Horn to make him aware of any specific areas and they can take a look.

9. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of Section 54956.9 – I case
2. CONFERENCE WITH LABOR NEGOTIATORS – Government Code 54957.6. CITY NEGOTIATORS: City Manager, Marissa Trejo and City Attorney, Mario Zamora. EMPLOYEE (ORGANIZATION): General Employees and Coalinga Police Offices' Association

City Manager Mario Zamora stated that Item No. 9.1 from the Special Meeting that was continued, will be discussed along with 9.1 and 9.2 from the Regular Meeting.

10. CLOSED SESSION REPORT

No reportable action taken in Closed Session.

11. ADJOURNMENT 8:48 PM

APPROVED:

Ron Ramsey, Mayor

ATTEST:

Shannon Jensen, City Clerk

August 18, 2022

Date

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: Waive Second Reading and Adopt Ordinance No. 854 - City Initiated Zoning Text Amendment (No. ZTA 19-04) Amending the Planning and Zoning Code Related to In-Home Family Daycare Facilities

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Waive the Second Reading and Adopt of Ordinance No. 854 approval of a City Initiated Zoning Text Amendment (No. ZTA 19-04) Amending the Planning and Zoning Code Related to In-Home Family Day Care Facilities to align with state law.

II. BACKGROUND:

Under existing law, the California Child Day Care Facilities Act, the State Department of Social Services licenses and regulates family daycare homes. Under existing law, a small family daycare home, which may provide care for up to 8 children, is considered a residential use of property for purposes of all local ordinances. Previous law authorized a city or county to either classify a large family daycare home, which may provide care for up to 14 children, as residential use of the property or to provide a process for applying for a permit to use the property as a large family daycare home. The City of Coalinga currently requires a conditional use permit for a large in-home family day care facility. With the passage of Senate Bill 234, this changed the requirement and now treats large family daycare home as a residential use of property for purposes of all local ordinances.

Due to this change staff has amended the City's existing regulations to reflect state law.

On July 26, 2022 the Planning Commission conducted a public hearing and adopted Resolution No. 022P-004, recommending to the City Council adoption of said ordinance.

On August 4, 2022 the City Council introduced and waived the first reading of said ordinance at a noticed public hearing.

III. DISCUSSION:

The proposed text amendment amends the permitting requirement for large family daycare facilities from a conditional use permit to being permitted by right.

A copy of the ordinance is attached for the Council's review and consideration..

General Plan/Zoning Consistency: The proposed zoning text amendment is consistent with the general plan policies and implementation measures including zoning consistency for residential uses. These

ordinance revisions ensure consistency with state law.

Public Notification: On July 11, 2022 public hearing notices were posted and emailed to local paper in accordance with local and state regulations.

Environmental Determination: This text amendment has been reviewed in accordance with CEQA and staff has determined that this ordinance change would not have a detrimental effect on the health, safety and welfare of the community and fall under Section 15061(b)(3) - General Rule Exemption.

IV. ALTERNATIVES:


None determined at this time.

V. FISCAL IMPACT:

The following standard findings must be made for each Zoning Ordinance amendment:

1. The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
2. The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

ATTACHMENTS:

File Name	Description
 Ordinance_No._853_-_Family_Daycare_Facilities.docx	Ordinance No. 854 - In-home Family Daycare Facilities

ORDINANCE NO. 854

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA AMENDING COALINGA MUNICIPAL CODE TITLE 9 CHAPTER 1, ARTICLE 2 DEFINITIONS AND SECTION 9-2.202 RELATED TO IN HOME FAMILY DAY CARE FACILITIES IN ACCORDENCE WITH CA SENATE BILL 234.

WHEREAS, Article 1 of Chapter 5 of the Coalinga Planning and Zoning code establishes local regulations applicable to Family Day Care Homes; and

WHEREAS, the Governor of the State of California, on September 5, 2019, signed into law, Senate Bill 234 (known as the California Child Day Care Facilities Act) limiting local regulatory oversight of family daycare homes; and

WHEREAS, as a result of the passage of SB 234, the City's current regulations related to family day care homes are no longer consistent with that of the State of California; and

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

SECTION 1. The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct.

SECTION 2. The City hereby amends the following in Table 2.3: Land Use Regulations – Residential Districts, of Section 9-2.202 related to Family Day Care Homes:

Use Classifications	RR	RE	RSF	RT	RMD	RHD	Additional Notes and Regulations
Residential Uses							
Family Day Care Home	See subclassifications below						
Small	Yes	Yes	Yes	Yes	Yes	Yes	
Large	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.110, Family Day Care Home

SECTION 3. Severability Clause:

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 4. Effective Date:

This Ordinance shall take effect immediately after its passage and adoption in order to comply with existing state law.

SECTION 5. Certification:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2022.

Mayor,/ Mayor Pro-Tem

ATTEST:

Shannon Jensen, City Clerk

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Waive Second Reading and Adopt Ordinance No. 855 Related to Establishing Violations and Penalties of the Planning and Zoning Code and Further Adopting Resolution No. 4110 Updating the Fines Related to Violations of the Planning and Zoning Code.

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Waive the Second Reading and Adopt Ordinance No. 855 Related to Establishing Violations and Penalties of the Planning and Zoning Code and Further Adopting Resolution No. 4110 Updating the Fines Related to Violations of the Planning and Zoning Code.

II. BACKGROUND:

The City Council directed staff to increase the fines related to zoning violations in an effort to encourage compliance with all planning and zoning regulations enacted by the City of Coalinga. In order to permit the City Council to raise and lower fine amounts by resolution.

III. DISCUSSION:

The attached ordinance amends section 9-6.1203 of the planning and zoning code related to violations and penalties where the schedule of parking penalties for violations, late payment penalties, administrative fees, and other related charges for violations shall be established by resolution duly adopted by the Coalinga City Council.

With the adoption of the ordinance staff has provided Resolution No. 4110 setting the fines and occurrences for formal adoption.

IV. ALTERNATIVES:

Do not Adopt Ordinance No. 855 and Resolution No. 4110 - staff does not recommend.

V. FISCAL IMPACT:

None determined at this time.

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> Ordinace_No_855_-_Zoning_Fines_by_Resolution.docx	Ordinance No. 855
<input type="checkbox"/> Resolution_No_4110_Parking_Violation_Fines.docx	Resolution No. 4110

ORDINANCE NO. 855

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA
AMENDING AND ADOPTING SECTIONS 9-6.1203 OF THE COALINGA MUNICIPAL
CODE RELATING TO VIOLATIONS AND PENALTIES OF PLANNING AND
ZONING**

The City Council of the City of Coalinga does ordain as follows:

The following sections of the Coalinga Municipal Code are adopted to read:

Section 9-6.1203. – Violations and penalties:

- (a) Any person, whether as principal, agent, employee or otherwise, violating or causing the violation of any provisions of this title, is guilty of an infraction. Persons guilty of such infractions shall be served a notice specifying the violation and the corresponding penalty. The fine for the first conviction shall be a minimum of \$100.00. The fine for a second conviction of the same Municipal Code section within one year shall be a minimum of \$200.00. For each additional conviction of the same Municipal Code section within one year, the minimum fine shall be \$300.00. Also see Sections 1-2.01 to 1-2.08 of the Coalinga Municipal Code.
- (b) The Community Development Director may suspend the privilege or permit issued to a person, organization, or group, that has violated the provisions of this title, or terms and conditions of any permit issued pursuant to this title, via a formal letter. The privilege or permit may be suspended until the violation has been rectified, and the corresponding penalty has been paid. Any appeals may be filed according to the provisions of Section 9-6.115, Appeals, of this chapter.
- (c) *In additional to remedies (a) and (b) above, any violation of any regulation under this Title is subject to a civil penalty. The enforcement of those civil penalties shall be governed by the civil administrative procedures as set forth in Article 12 of the Coalinga Municipal Code. The schedule of parking penalties for violations, late payment penalties, administrative fees, and other related charges for violations under this Title shall be established by resolution duly adopted by the Coalinga City Council.*

The foregoing ordinance was introduced by the City Council of the City of Coalinga, California, at a regular meeting held on August ____, 2022, and was passed and adopted by the City Council on August ____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Mayor

ATTEST:

City Council Clerk

RESOLUTION NO. 4110

A RESOLUTION OF THE CITY OF COALINGA ESTABLISHING LAND USE FINES FOR VEHICLE AND TRUCK PARKING VIOLATIONS.

Whereas, At a regularly scheduled meeting of the City Council of the City of Coalinga, held August 18, 2022, at the hour of 6:00 p.m. in the Council Chambers at 155 West Durian Avenue, Coalinga, California 93210, the following resolution was adopted:

WHEREAS, the City of Coalinga has established regulations related to planning and zoning including vehicle parking; and

WHEREAS, in accordance with Section 9-6.1203(c) of Coalinga Municipal Code the City Council, by Resolution, the schedule of parking penalties for violations, late payment penalties, administrative fees, and other related charges for violations under this Title shall be established by resolution duly adopted by the Coalinga City Council; and

NOW THEREFORE BE IT RESOLVED, that the City Council adopts the following penalties related to violations of the Planning and Zoning Code related to parking violations of automotive and truck related uses:

If a vehicle is parked or left standing in violation of a use activity or parking violation, any peace officer of this state or code enforcement officer for the city may issue a citation or cause the vehicle to be removed from the parking space in the manner permitted by and subject to the requirements of the Vehicle Code. If a citation is issued, payment to the City of Coalinga of a fine in the amount of \$100.00 for the first day, \$250.00 for the second day and \$500.00 for any subsequent days that the vehicle is in violation.

PASSED AND ADOPTED, by the City of Coalinga City Council at a regularly scheduled meeting held on the 18th day of August 2022.

AYES:

NOES:

ABSENT:

ATTEST: _____
City Council Clerk

Mayor

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Adopt Resolution No. 4112 Reinstating a Moratorium on Swimming Pools, Spas, Hot Tubs, Inflatable Water Slides and the Like, and Decorative Fountains or Water Features Effective Immediately and Until the City Proclaims the Water Conservation Emergency to be Over or Repealed by a Subsequent Resolution

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Marissa Trejo, City Manager

I. RECOMMENDATION:

This item was requested as a future agenda item by Councilman Horn and Councilman Adkisson.

II. BACKGROUND:

As the water situation worsens, the City Council has directed staff to reinstate the pool moratorium as well as inflatable water slides and the like.

III. DISCUSSION:

This item temporarily suspends the permitting of any new residential, commercial, institutional and industrial pool, spa, hot tub, inflatable water slide or something similar, and decorative water fountain or feature for pleasure or business use, of any size, that requires or is part of a permit by placing a moratorium. In addition, this resolution restricts the use of inflatable water slides and other water plays structures. This will be in effect until the City proclaims the water conservation emergency to be over or this resolution is repealed by subsequent action.

IV. ALTERNATIVES:

1. Do not adopt Resolution;
2. Add Temporary suspension of car wash fundraisers.

V. FISCAL IMPACT:

There will not necessarily be a fiscal impact. The City will temporarily have a reduction in permit fees, but the permit fees pay for the cost of the permitting process and inspections and that work will not be taking place.

ATTACHMENTS:

File Name	Description
❏ RESO#_4112_Pool_Moratorium_08102022.docx	Resolution No. 4112 Pool Moratorium 08102022

RESOLUTION NO. 4112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA PLACING A MORATORIUM ON SWIMMING POOL, SPA, HOT TUB, INFLATABLE SLIDES OR SIMILAR, DECORATIVE FOUNTAINS OR WATER FEATURES EFFECTIVE IMMEDIATELY AND UNTIL THE CITY PROCLAIMS THE WATER CONSERVATION EMERGENCY TO BE OVER

WHEREAS, winter snowpack in the Sierra was limited for the third year in a row and runoff from snow melt was even less than runoff projections; and

WHEREAS, as a result of low reservoir levels, the United States Bureau of Reclamation has notified the City that it must reduce water usage to defined Public Health and Safety (PHS) levels; and

WHEREAS, on July 1, 2021, the City adopted Resolution No. 4037 Proclaiming a Water Conservation Emergency which remains in effect; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coalinga, effective immediately, and until such time the City proclaims the water conservation emergency to be over hereby establishes the following policies:

1. Places a moratorium on the permitting of any new residential, commercial, institutional and industrial pool, spa, hot tub, inflatable water slides or similar, decorative water fountain(s) or water feature(s) for pleasure or business use, of any size, that requires or is a part of a permit.

2. Allows for, but discourages existing pool rehabilitation, and will only allow a one-time refill per 12-month period.

3. Requires City Manager approval for any and all draining, emptying, or filling of a pool, spa, hot tub or water fountain or feature in excess of 1,000 gallons. Property owners will be allowed to drain or empty their water amenity one time per 12-month period. Property owners are encouraged to use the drained water on their landscape or that of their neighbor(s) and not release the water into the gutter or storm water system. Violators will be fined.

4. A fine is hereby established in the amount of \$100 (1st violation); \$200 (2nd violation); and \$300 for every violation thereafter during a 12-month period.

The foregoing resolution was duly adopted by the Coalinga City Council at a regular meeting held on the **18th day of August, 2022**, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Ron Ramsey, Mayor

ATTEST:

Shannon Jensen, City Clerk

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: Adopt Resolution No. 4113 Increasing Natural Gas Rates by 50 percent effective September 1, 2022 for one year ending September 1, 2023

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Jasmin Bains, Financial Services Director

I. RECOMMENDATION:

Financial Services Director recommends City Council adopt Resolution No. 4113 increasing natural gas rates by 50 percent effective September 1, 2022 for one year. This increase will be for one year only, allowing gas rates to return to their present level September 1, 2023, unless staff and City Council takes further action prior to that date. The Resolution further requires staff to present a long-term gas purchase plan to City Council by April 1, 2023.

II. BACKGROUND:

For ten years into 2021 wholesale gas costs remained low; however, gas costs have continued to escalate dramatically. System operating costs have continued moderate and little capital work has been performed. The result has been a long period of very low gas rates. On December 1, 2021, rates were increased 45 percent to cover increasing costs, mainly for wholesale gas purchases. The increase last year was also to protect an adequate fund balance for the natural gas enterprise.

III. DISCUSSION:

After the rate increase December 1, 2021, wholesale gas costs increased more than projected and PG&E imposed a pass-through surcharge on the City for the greenhouse gas cap-and-trade program, administered by the California Air Resources Board. Further, wholesale gas costs for this coming winter are projected to be higher than last winter because of uncertainty caused by war in Ukraine, hot summer temperatures in the US, lack of hydro-electric power, and environmental pressure on fossil fuels. Consequently, another increase is needed, especially for this winter. Fortunately, the gas futures market shows prices decreasing after this winter. The strategy for this proposed increase is to make it for 12 months only, then allow rates to come back to the present level. This will require action by staff and City Council in September 2023 to reset rates based on actual conditions at that time. The Resolution further requires a long-term gas purchase plan to avoid extreme gas cost swings in the future. A natural gas study, dated July 26, 2022, has been prepared by Dan Bergmann of IGService and is attached to this staff report.

IV. ALTERNATIVES:

Not approve Resolution No. 4113 Increasing Natural Gas by 50%.

V. FISCAL IMPACT:

The recommended 50 percent increase will maintain the gas fund enterprise cash balance at roughly \$1.0 million through this winter, based on current projected wholesale gas prices. The amount of increased revenue through August 2023 will be approximately \$1.4 million. The increase in cost to a typical residential customer will be an average of \$19 per month compared to the past 12 months.

ATTACHMENTS:

File Name	Description
<input type="checkbox"/> Resolution_No._4113_Increasing_Natural_Gas_Rates_by_50%.pdf	Resolution No. 4113 Increasing Gas Rates by 50%
<input type="checkbox"/> Natural_Gas_Rate_Study_2022_07_26.pdf	Natural Gas Rate Study 2022

RESOLUTION NO. 4113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA INCREASING NATURAL GAS RATES TO SUPPORT THE CITY'S NATURAL GAS ENTERPRISE FUND

WHEREAS, over the past few years the gas enterprise fund balance has been decreasing and over the past year wholesale natural gas costs have risen substantially; and

WHEREAS, Resolution No. 4048, approved November 4, 2021, increased natural gas rates forty-five percent to cover operating costs fully, and to cover increasing wholesale gas costs; and

WHEREAS, wholesale natural gas costs have continued to increase through 2022 and PG&E has begun passing through to the City greenhouse gas cap-and-trade surcharges from the California Air Resources; and

WHEREAS, an updated rate study has been completed by IGService, dated July 26, 2022, recommending a rate increase of fifty percent effective September 1, 2022, for one year only; and

WHEREAS, the recommended rate increase will provide additional revenue to cover anticipated wholesale gas costs this coming winter; and

WHEREAS, continued volatility in the wholesale gas market requires a long-term gas purchase plan; and

WHEREAS, the City of Coalinga's gas system is operated safely, reliably, and provides relatively low-cost natural gas to Coalinga's residents; and

WHEREAS, City Council may set natural gas rate by resolution pursuant to Section 6-5.28 of the City's Municipal Code; and

WHEREAS, rate increases for natural gas are exempt from the requirements of Proposition 218.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coalinga as follows:

1. The recitals set forth above are true and correct as of the date this Resolution was adopted.
2. The rates for natural gas service provided by the City of Coalinga are hereby revised as follows.

City of Coalinga Existing and Proposed Gas Rates					
	Summer Therms	Winter Therms	Existing Rates from 12/1/21	Proposed 9/1/22	Proposed 9/1/23
				50%	-50%
Monthly Charge (\$/Mo)			\$10.15	\$15.23	\$10.15
Residential Single-Family Baseline (\$/Th)	15	50	\$0.73	\$1.10	\$0.73
Residential Single-Family Excess (\$/Th)	Over 15	Over 50	\$1.09	\$1.64	\$1.09
Commercial and All Other (\$/Th)	All Supply		\$1.09	\$1.64	\$1.09

3. Staff shall present to City Council by April 1, 2023, a long-term gas purchase plan to avoid large rate changes caused by wholesale market price volatility.
4. The revised rates shall be effective with the meter reading cycle beginning in September 2022 and ending in October 2022, such that the new rates are applied to billing statements issued at the end of October 2022.
5. Revenues derived from the revised rates will not exceed amounts needed to provide gas services to city customers.

The foregoing resolution was approved and adopted at a regular meeting of the City Council of the City of Coalinga held on the 18th day of August 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Mayor

ATTEST:

City Clerk/Deputy City Clerk

Natural Gas Financial Analysis and Rate Study

For

City of Coalinga

July 26, 2022

Dan Bergmann, P.E.

Principal

I. Overview: Purpose, Approach, and Proposed Rate Increase

The purpose of this rate study is to evaluate the natural gas enterprise fund to assess expenses, especially wholesale natural gas costs, and to reset rates such that revenue is adequate for operations over the next year in preparation for extremely high wholesale gas costs this winter.

Audited financials have been reviewed to observe the history of revenues, expenses, and changing fund balances. Additionally, accounting reports have been examined to bridge the gap between the end of the last audit and the current fiscal year. Operating expense projections have been developed for the next three years through FY24/25. Revenues are adjusted upward to cover rising operating costs for the next 12 months, primarily the increased cost of wholesale natural gas.

This report proposes a 50 percent increase in gas rate effective September 1, 2022. This increase follows the 45 percent increase last December. The upcoming increases are due to the rising PG&E transportation costs and the dramatic escalation in wholesale natural gas costs.

Procedurally, increases in natural gas rates are exempt from the noticing requirements of Proposition 218. This means letters are not required by law to be sent to customers, there is no 45-day waiting period, and no formal protest process. However, in the event a rate increase is approved by City Council, customers should be notified, at a minimum, with a note on their monthly billing statements.

II. Background

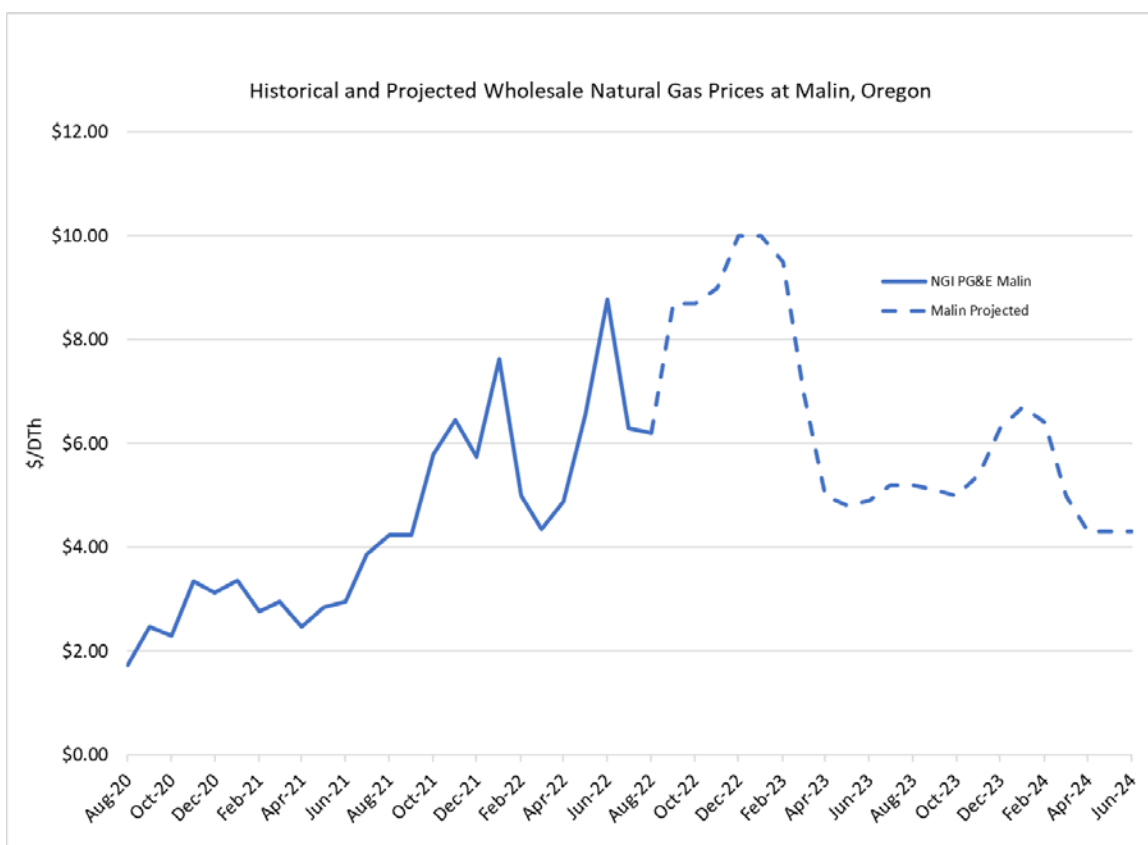
Natural gas rates in Coalinga were constant for the past 10 years until they were increased effective last December 1, 2021 (Resolution No. 48, November 4, 2021). However, following the increase last December, wholesale gas costs have continued to increase, and are projected to be even higher this coming winter, up to \$10.00 per DTh. Coalinga is a wholesale gas customer on the PG&E gas system. PG&E provides gas transportation for the city, but not gas supply. PG&E has recently imposed an additional pass-through surcharge cost on Coalinga to cover costs for the California Air Resources Board Greenhouse Gas Cap-and-Trade program. The present surcharge is \$1.02 per DTh, which is roughly 10 percent of the proposed total Coalinga rate. The Cap-and-Trade surcharge is not negotiable. (Details of PG&E charges are shown in Attachment A.) Beyond transportation, the city purchases all gas supply through Shell Trading on the wholesale market. This gives the city the option to structure its purchases, which will be proposed to City Council following this period of very high prices. As market prices were low into last summer with little volatility for so long, all gas has been purchased at monthly and daily market prices, taking full advantage of ongoing low rates.

III. Wholesale Gas Status

During Covid, wholesale natural gas prices reached historical lows due to very low demand. As a result, producers curtailed production and reduced drilling. Then, in February 2021, “The Great Texas Freeze” hit, creating a huge demand for natural gas and revealing the extent of elasticity in the gas market, which resulted in gas prices skyrocketing, mainly outside California. Further, in August 2021, an El Paso Natural Gas pipeline explosion occurred near Coolidge, Arizona, removing a 30-inch transmission line from service for months to come. These were the events that caused the rates to increase last December.

Since then, Russia invaded Ukraine driving up world-wide energy prices, beyond the horrific ramifications of the invasion itself. Some natural gas produced in the United States is converted to liquid natural gas and exported overseas. Accordingly, that gas can be valued based on the world market. Further, hot summer temperatures in the US are putting pressure on available gas supply, preventing enough gas from being injected into storage for this winter. As of July 15th, storage reserves are 10 percent below a year ago at this time, and 12 percent below the five-year average. Further, environmental pressures continue to grow against coal and natural gas too. Finally, drought conditions in the West reduce the availability of hydro power. These factors combined are pushing natural gas prices to record highs.

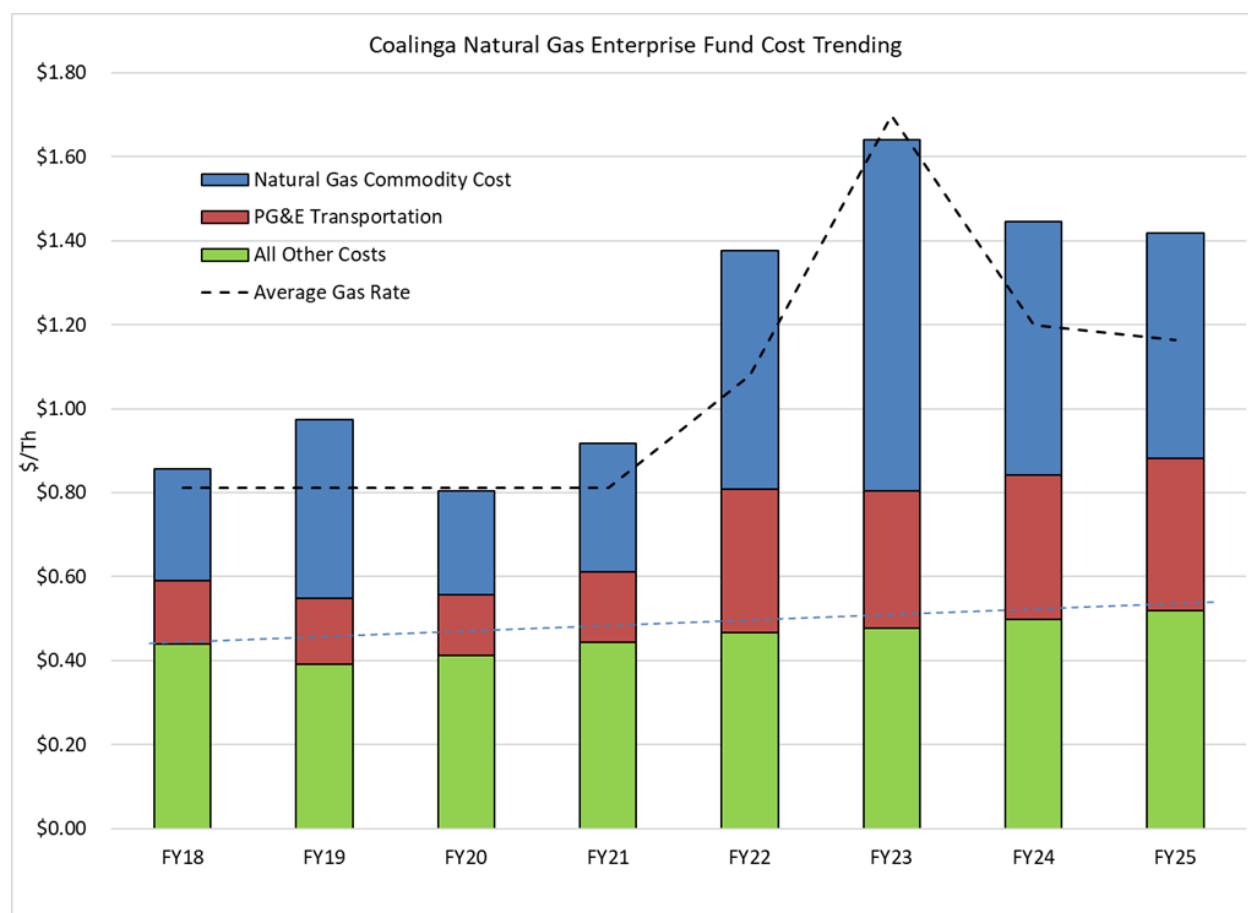
The graph below shows actual historical monthly market prices through July 2022, followed by indicative prices provided by Shell Trading through June 2024. The graph illustrates the peak prices this winter followed by lower prices for Winter 2023/2024.



IV. Natural Gas Revenue, Expense, and Fund Balance

The bar chart below illustrates cost trending for the gas enterprise. The bottom section includes all fixed costs for operations such as labor, parts, and equipment. The middle section shows PG&E transportation charges that are now boosted upward by the Greenhouse Gas Cap-and-Trade pass-through charge. The top section shows the cost for wholesale natural gas. As illustrated, wholesale gas costs during FY23 are projected to be 2.7 times higher than two years ago in FY21. This is a dramatic escalation in costs.

Finally, the chart shows the average gas rate collected over the past seven years, then increased in FY22. The proposed increase is 50 percent effective September 1, 2022, to balance overall expenses with revenue for FY23. The following two years (FY24 and FY25) show revenue based on the present rates before the 50 percent increase.



Regarding expenses, the gas enterprise fund has no debt. Conversely, it has provided a loan to police and fire for \$378,000, which is owed back to natural gas. The gas enterprise has not incurred significant capital costs over the past decade but is expected to incur capital costs in the next several years for replacement of anode beds for cathodic protection for steel gas pipes. The revenue requirement for the next 12 months is not increased for capital projects but is increased only enough to maintain the fund balance at approximately \$1 million. Revenue for capital projects will be collected in subsequent years.

Detail of revenue, expense, and fund balances are displayed in Attachment B. Depreciation is shown as an annual expense item such that the presentation reconciles with audited financial statements, but then depreciation is backed out in the bottom of the table since it is not a cash operating expense. Values for all the months of FY22 are based on trial balance reports provided by the city. Projected wholesale gas values for FY23 and FY24 are based on indicative market prices provided by Shell Trading on July 26, 2022. FY25 is an estimate based on prices falling slightly from FY24 (Attachment C). Other operating costs are escalated annually at three percent, with the exception of PG&E and personnel costs, which are escalated at five percent.

V. Existing Natural Gas Rates and Proposed Increase

The existing gas rate structure is straightforward as the cost of service for gas system customers is essentially the same. The gas system serves residential and small commercial customers within the city limit. All customers tend to be winter peaking from heating load.

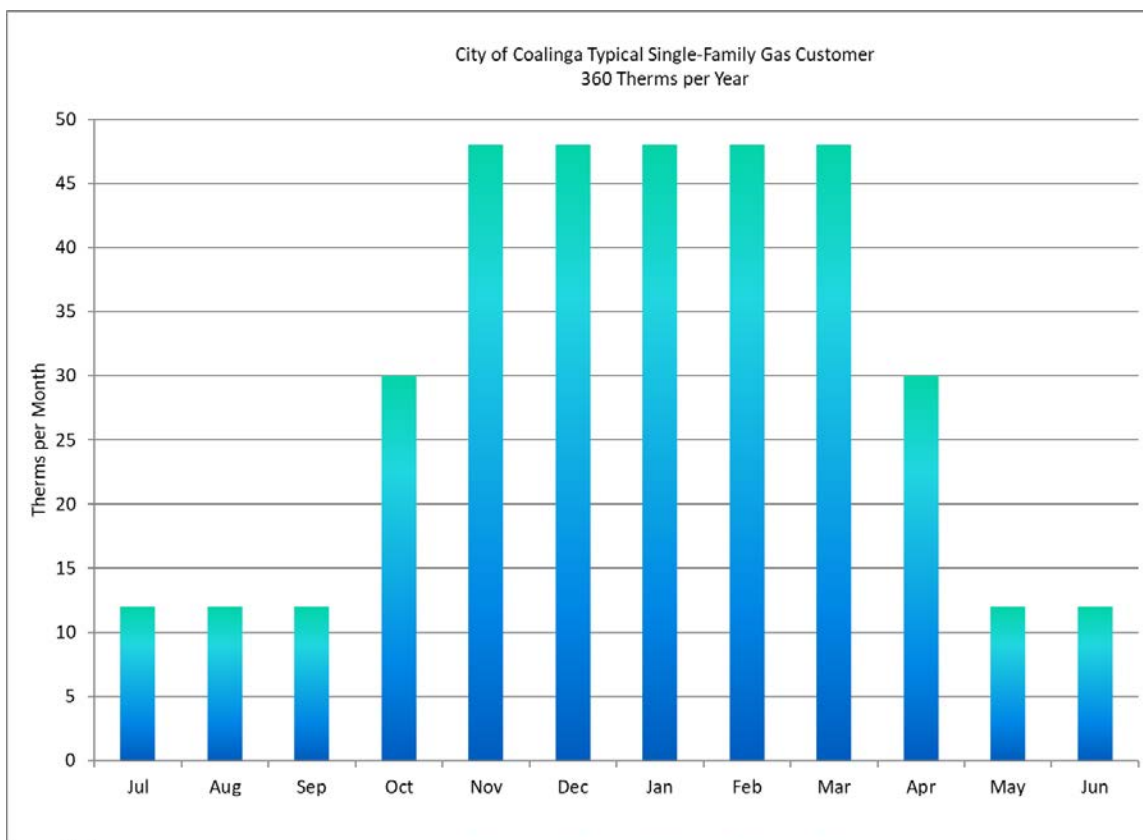
The proposed rate design is unchanged, such that most customers always pay the lower baseline rates. The summer allocation of 15 Therms per month covers water heating, cooking, and clothes drying needs in a typical home. Similarly, the winter allocation of 50 Therms per month covers the added demand of heating in a typical home.

The following table shows the current gas rates, effective December 1, 2021. Additionally, the 50 percent rate increase is included in the table. The proposed rates are for one year only, then rates will go back to the present level. This is being done because volatility in the market makes it impossible to predict rates needed for winter 2023/2024, following this coming winter. This is also being done to require staff to come back to City Council and the public to reset rates as needed following this winter.

City of Coalinga Existing and Proposed Gas Rates					
	Summer Therms	Winter Therms	Existing Rates from 12/1/21	Proposed 9/1/22	Proposed 9/1/23
				50%	-50%
Monthly Charge (\$/Mo)			\$10.15	\$15.23	\$10.15
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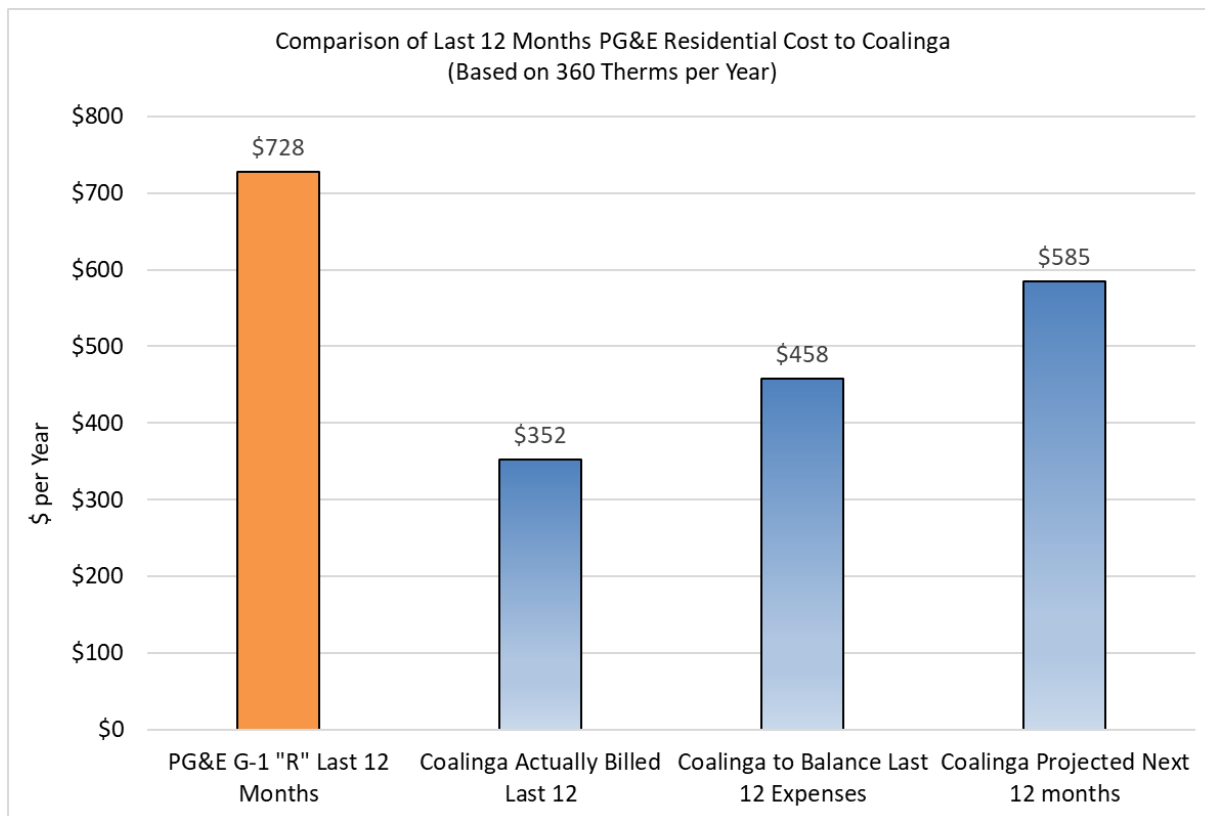
VI. Effect on a Residential Customer and Comparison to PG&E

A typical single-family residential customer in Coalinga uses 360 Therms per year, most of which is used in the winter for space heating. Summer gas usage is for water heating, cooking, and cloths drying only. This is illustrated in the bar chart below.



The next bar chart shows a Coalinga typical customer comparison to what would be paid on the PG&E system. This comparison is important because Coalinga's retail gas costs continue to be significantly lower than PG&E's. The gas system, owned and operated by the City of Coalinga, is a valuable service asset to city gas customers.

The PG&E-calculated amount is for a Fresno-based customer on the PG&E system using the same 360 Therms as a Coalinga customer. Over the past 12 months, that PG&E customer would have paid \$728 for natural gas. The next column is the amount a Coalinga customer actually paid, which was \$352; however, this amount was too low to cover the city's expenses due to cost increases beyond those anticipated for the last rate increase. A fair comparison to PG&E would be what Coalinga customers should have paid to cover expenses, which was \$458. Finally, the last value of \$585 is the amount a typical residential customer will pay during the next 12 months. It is important to note that, based on current wholesale gas cost projections, PG&E's costs will also need to be higher in the coming year, higher than the \$728 shown. Detail for the bar chart is shown in Attachment D.



VII. Recommendation of this report

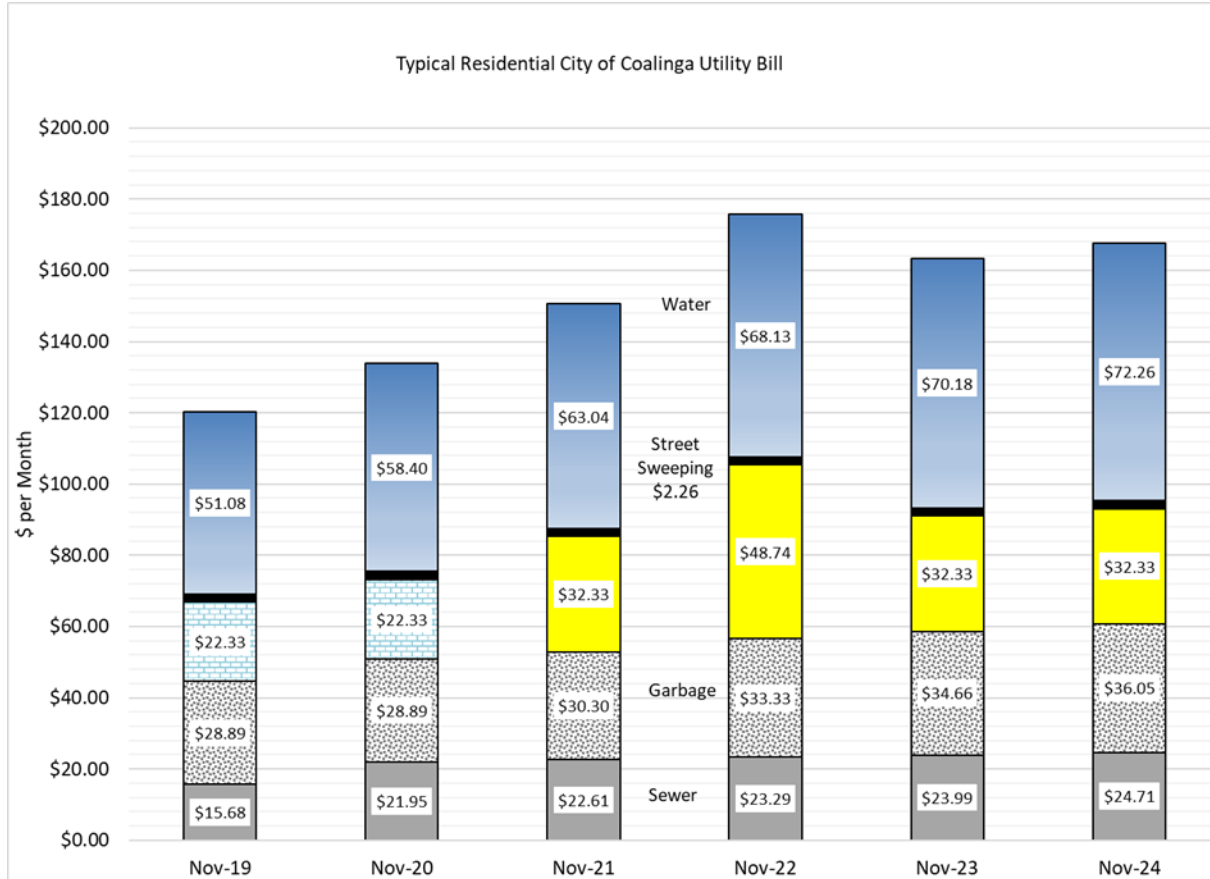
The 50 percent increase is recommended for the next 12 months, effective September 1, 2022.

This increase accomplishes the following:

- Anticipates high wholesale gas costs this coming winter based on current futures
- Covers increased PG&E transportation costs, including the Cap-and-Trade pass through
- Maintains the cash balance in the gas enterprise fund at approximately \$1 million
- Is limited to one-year only to require a reset of rates for September 1, 2023
- Does not provide for capital expenditures, to be deferred until gas costs drop
- Continues to provide rates relatively attractive to Coalinga customers

VIII. Illustration of Combined Coalinga Utility Services and Charges

The chart below shows the one-year increase for natural gas compared to other Coalinga utilities, also showing already-approved increases for other utilities. The natural gas value of \$48.74 is the average monthly value. The actual gas charges will be higher in heating months and lower in the summer.



9

Cap & Trade Costs to be billed 12/31/20 through 10/31/21: \$133,394

Attachment B: Revenue, Expense, and Fund Balances

City of Coalinga Natural Gas Revenue and Expense Model										
	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25		
	Audited	Audited	Audited	Audited	Unaudited	Projected	Projected	Projected		
Operating Revenue										
Natural Gas Sales		1,730,518	1,845,219	1,708,227	2,355,000	3,740,000	2,626,000	2,546,000		
Other Customer Revenue		75,310	15,956	693	50,000	50,000	50,000	50,000		
Totals	1,675,386	1,805,828	1,861,175	1,708,920	2,405,000	3,790,000	2,676,000	2,596,000		
Operating Expenses										
Wholesale Gas Cost	543,714	916,329	570,220	679,156	1,265,000	1,867,000	1,346,000	1,200,000	From Worksheet	
PG&E Transportation	311,803	338,815	335,358	376,979	757,000	732,000	769,000	807,000	5% Inflation	
Personnel Services	590,171	532,503	629,660	700,762	712,000	748,000	785,000	824,000	5% Inflation	
Bad Debt Expense	23,610	0	17,815	22,976	47,000	25,000	26,000	27,000	3% Inflation	
Contract Svc	148,572	152,252	185,842	154,302	150,000	155,000	160,000	165,000	3% Inflation	
Supplies and Materials	134,771	154,192	118,000	106,964	131,000	135,000	139,000	143,000	3% Inflation	
Depreciation	44,425	48,821	62,087	60,000	60,000	60,000	60,000	60,000	Estimates	
Totals	1,797,066	2,142,912	1,918,982	2,101,139	3,122,000	3,722,000	3,285,000	3,226,000		
Operating Income	(121,680)	(337,084)	(57,807)	(392,219)	(717,000)	68,000	(609,000)	(630,000)		
Nonoperating revenue										
Interest	12,790	19,739	10,069	2,515	3,000	10,000	10,000	10,000		
Adjustments for Balance Sheet										
Total Income w/Depreciation	(108,890)	(317,345)	(47,738)	(389,704)	(714,000)	78,000	(599,000)	(620,000)		
Remove Depreciation	44,425	48,821	62,087	60,000	60,000	60,000	60,000	60,000		
Capital/Adjust to Bal Sheet	(74,232)	(97,693)	(2,180)	(10,441)	0	0	0	0		
Yr End Current Cash Asset	2,427,432	1,866,403	1,878,572	1,538,427	884,427	1,022,427	483,427	(76,573)		
DTh Sales	204,379	214,877	230,588	222,403	222,508	223,100	223,100	223,100		
Therm Sales	2,043,790	2,148,770	2,305,880	2,224,030	2,225,080	2,231,000	2,231,000	2,231,000		
Average Cost of Supply (\$/Th)*	\$0.27	\$0.43	\$0.25	\$0.31	\$0.57	\$0.84	\$0.60	\$0.54		
* Not including PG&E Transportation										

Attachment C: Gas Cost Forecast

[illegible]

12

[illegible]

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: Approve Purchase of Ambulance Power-Load Gurney System from Stryker Equipment
Meeting Date: Thursday, August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Greg DuPuis, Fire Chief

I. RECOMMENDATION:

The Fire Chief and City Manager recommend approving the purchase of a Power-Load gurney system for the new ambulance. Stryker has been supplying Coalinga Fire Department with ambulance equipment for over 20 years and maintains consistency throughout our fleet.

II. BACKGROUND:

At the December 2, 2021, council meeting, City Council approved the purchase of a new ambulance for the fire department. This purchase included the ambulance, gurney, and related equipment. At the time the manufacture had significant delays sourcing the Power-Load system that goes with the gurney and is standard equipment on all Coalinga Fire Department ambulances. Waiting for the Power-Load to be in stock would have delayed taking delivery of the ambulance even further. To prevent the delay of receiving the ambulance it was decided to order the power-load later when Stryker supply was replenished. We have been informed that Stryker has received stock and have some available for purchase. Our sales rep has one in Fresno and can deliver and install within days of Council approval rather than the standard 6-8 week delivery time.

III. DISCUSSION:

1 in 4 EMS workers will suffer a career ending back injury within their first four years in the field. The number one cause - Lifting. Use of the Power-Load system has proven to reduce spinal loading, resulting in reduced injuries, lost or modified workdays and Workers' Compensation costs. The purchase of the Power-Load gurney system is necessary to meet the current service level objectives of the Fire Department by providing a safe and reliable transport system in our ambulance and is standard equipment in all our current ambulances.

Benefits of the Power-Load system include:

1. Helps boost safety by supporting the gurney throughout loading and unloading. The reduction in spinal load helps prevent cumulative trauma injuries to personnel.
2. Eliminates the need to "steer" the gurney into and out of the ambulance placing less strain and movement on personnel.
3. Helps minimize patient drops by supporting the gurney until the wheels are on the ground.
4. Meets dynamic crash test standards for maximized occupancy safety.




IV. ALTERNATIVES:

1. Do not approve the purchase. However, Stryker has advised of a price increase of 10-15% on October 1, 2022. (Not recommended).

V. FISCAL IMPACT:

The cost of purchasing the Power-Load system plus the Pro Care Maintenance plan for 6 years is \$32,329.96. \$22,884.76 for the Power-Load and \$9,445.20 for preventative maintenance and unlimited repairs for 6 years. This purchase can be paid from IGT funds we have available. The purchase would have no impact on the current adopted budget or the General Fund.

ATTACHMENTS:

File Name	Description
 Coalinga_Fire_Dept_demo_Power_LOAD_quote_7.27.2022.pdf	Stryker Power-Load Quote
 Coalinga_Fire_Department_Power_LOAD_procare_quote_7.27.2022.pdf	Stryker Pro Care Quote
 Power-LOAD_brochure_Mkt_Lit-1703.pdf	Stryker Power-Load Brochure



upgrade to Power LOAD

Quote Number: 10543716

Remit to: **Stryker Medical**

P.O. Box 93308

Version: 1

Chicago, IL 60673-3308

Prepared For: COALINGA FIRE DEPT

Rep: Antonella Bondi

Attn:

Email: antonella.bondi@stryker.com

Phone Number:

Quote Date: 07/27/2022

Expiration Date: 09/30/2022

Delivery Address

Name: COALINGA FIRE DEPT

Account #: 1061327

Address: 300 W ELM AVE

COALINGA

California 93210

End User - Shipping - Billing

Name: COALINGA FIRE DEPT

Account #: 1061327

Address: 300 W ELM AVE

COALINGA

California 93210

Bill To Account

Name: COALINGA FIRE DEPT

Account #: 1061327

Address: 300 W ELM AVE

COALINGA

California 93210

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	639005550001	MTS POWER LOAD *INCLUDES FLOOR PLATE*	1	\$22,500.01	\$22,500.01
Equipment Total:					\$22,500.01

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-SMFAST-PL	TRADE-IN-STRYKER SAE COMPLIANT MANUAL FASTENER TOWARDS PURCHASE OF POWERLOAD	1	-\$1,500.00	-\$1,500.00

Price Totals:

Estimated Sales Tax (8.975%):	\$1,884.75
Freight/Shipping:	\$0.00
Grand Total:	\$22,884.76

Comments:

\$1,500 trade in credit approved by Jennifer Collins

Prices: In effect for 30 days

Terms: Net 30 Days



upgrade to Power LOAD

Quote Number: 10543716

Version: 1
Prepared For: COALINGA FIRE DEPT
Attn:

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308
Rep: Antonella Bondi
Email: antonella.bondi@stryker.com
Phone Number:

Quote Date: 07/27/2022
Expiration Date: 09/30/2022

Contact your local Sales Representative for more information about our flexible payment options.

PENDING APPROVAL

Capital Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.

PENDING APPROVAL



upgrade to Power LOAD

Quote Number: 10543716

Remit to: **Stryker Medical**

P.O. Box 93308

Version: 1

Chicago, IL 60673-3308

Prepared For: COALINGA FIRE DEPT

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Email: antonella.bondi@stryker.com

Phone Number:

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Delivery Address

Name: COALINGA FIRE DEPT

Account #: 1061327

Address: 300 W ELM AVE

COALINGA

California 93210

End User - Shipping - Billing

Name: COALINGA FIRE DEPT

Account #: 1061327

Address: 300 W ELM AVE

COALINGA

California 93210

Bill To Account

Name: COALINGA FIRE DEPT

Account #: 1061327

Address: 300 W ELM AVE

COALINGA

California 93210

ProCare Products:

#	Product	Description	Years	Qty	Sell Price	Total
3.1	76011PT	ProCare Power-LOAD Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for MTS POWER LOAD *INCLUDES FLOOR PLATE*	6	1	\$9,445.20	\$9,445.20

ProCare Total: \$9,445.20

Price Totals:

Comments:

\$1,500 trade in credit approved by Jennifer Collins

Prices: In effect for 30 days

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

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Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.



Power-LOAD®
powered fastener system

stryker

Power-LOAD[®] cot compatibility

The Power-LOAD compatibility option is available for the Power-PRO XT, Power-PRO IT and Performance-PRO XT. Power-LOAD and Power-PRO XT with X-Restraints meet dynamic crash test standards for occupant safety* and will automatically charge the Power-PRO XT SMRT battery.



Power-PRO XT



Performance-PRO XT



Power-PRO IT

100%

reduction in cot related injuries saved one service \$545,500 in 4.5 years.⁴

99%

of those surveyed agree our Powered System has made their job easier.⁵

\$69,594

cost of a typical strain injury (\$33,140 direct and \$36,454 indirect costs)⁶

* Meets dynamic crash standards for Power-PRO XT (AS/NZS-4535, BS EN-1789 and SAE J3027 with X-restraints) and Performance-PRO XT (BS EN-1789).



Reduce the risk

of injuries when
loading and
unloading cots

Being an EMS worker is a demanding job, both physically and emotionally. The repetition of loading and unloading cots in and out of an ambulance day after day can take its toll on the body.

1 in 4

EMS workers suffer from a career-ending back injury within the first four years of employment.¹



A vertical yellow and black Stryker cot fastening system is shown on the left side of the page. It features a yellow upper section with the Stryker logo and a black lower section with a red safety hook and a yellow warning triangle.

Proven to save guarantee^{2,3}

100% **reduction** in
missed safety hooks

At Stryker we stand behind our products. For qualifying purchasers², upon standardization, Stryker offers a program that guarantees at least a **50% reduction** in cot-related injuries pertaining to raising, lowering, loading and unloading cots and **100% reduction** in missed safety hooks while unloading cots with the Power-PRO and Power-LOAD in full power operation. If not, Stryker will refund the price paid for the Power-PRO cots and Power-LOAD cot fastening systems.³

50% **reduction**
in cot related injuries

Safe

- Dynamically crash tested with the Power-PRO XT cot to meet AS/NZS-4535, BS EN-1789 and SAE J3027, improving caregiver safety in the back of the ambulance.
- Helps minimize patient drops by supporting the cot until its wheels are on the ground.

Durable

- Ergonomically designed to help reduce caregiver injuries, Power-LOAD lifts patients weighing up to 700 pounds.
- Power-LOAD and Power-PRO have been rigorously tested as a system to be reliable throughout the life of the products.

Easy to Use

- Inductively charges your Power-PRO cot SMRT battery when in the transport position.
- Improved guided load and unloaded functionality eliminate the need to steer the cot into and out of the ambulance.
- Wirelessly communicates with your Power-PRO cot to control cot functionality when loading and unloading.



Specifications

Model Number	6390
Length	
Overall length	95 in. (241 cm)
Minimum length	89.5 in. (228 cm)
Width	24.5 in. (62 cm)
Weight	
Total weight	211.5 lb (96.5 kg)
Floor plate assembly	16.5 lb (7.5 kg)
Anchor assembly	23 lb (10.5 kg)
Transfer assembly	67 lb (30.5 kg)
Trolley assembly	105 lb (48 kg)
Maximum weight capacity*	700 lb (318 kg)
Minimum operator required	
Occupied cot	2
Unoccupied cot	1
Recommended loading height	22 in to 36 in (56 cm to 91 cm)
Battery	12VCD, 5 Ah lead acid battery (6390-001-468)

Stryker reserves the right to change specifications without notice.

Warranty

- One-year parts, labor, and travel or two-year parts only
- Lifetime on all welds

Extended warranties available.

7-year service life.

Maintenance agreements are available for service beyond its expected service life.

Stryker Corporation or its divisions or other corporate affiliated entities own, use or have applied for the following trademarks or service marks: **Flex Financial, Performance-PRO, Power-LOAD, Power-PRO, ProCare, Stryker**. All other trademarks are trademarks of their respective owners or holder.

*Maximum weight capacity represents patient weight and accessories. Safe working load of 870 lb (395 kg) represents the sum of the cot total weight and patient.
The Power-LOAD Cot Fastener System is designed to conform to the Federal Specification for the Star-of-Life Ambulance KKK-A-1822.

1. Sanders, Mick J. (2011) Mosby’s Paramedic Textbook (4th ed., p. 36)
2. Please contract your sales representative to see if you qualify for the EMS Guarantee.
3. Subject to the terms and conditions of EMS proven to save guarantee agreement.
4.Reference: Stryker (2018). EMSStat – Norman Regional Health System Case Study (Case Study on Power-PRO XT cots and Power-LOAD cot fastening systems). Retrieved from: <http://ems.stryker.com>
5 Reference: Stryker. (2012). Superior Ambulance Case Study [Case Study on Power-PRO XT cots]. Retrieved from: <http://ems.stryker.com>
6. <https://www.osha.gov/dcspp/smallbusiness/safetypays/estimator.html>. As of August 1, 2018 with a 3% profit margin for strain.

Technical support

Our Technical Support comprises a team of professionals available to help with your Performance-LOAD needs. Contact via phone at 1 800 STRYKER or email at medicaltechnicalsupport@stryker.com

Stryker’s ProCare Services

When lives are at stake, you need someone who takes a proactive approach to keeping your equipment up and running.

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- Stryker original equipment manufacturer parts
- Labor and travel expenses.
- Unlimited repairs to restore equipment to manufacturer specifications
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Flex Financial Program

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3800 E. Centre Avenue
Portage, MI 49002 USA
t: 269 329 2100
toll free: 800 327 0770

www.ems.stryker.com

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Authorize City Manager to Continue Moving Forward with New Animal Shelter Project based on City Engineer's Cost Estimate
Meeting Date: Thursday, August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Marissa Trejo, City Manager

I. RECOMMENDATION:

The City Manager recommends the City Council authorize the City Manager to continue moving forward with new animal shelter.

II. BACKGROUND:

On April 21, 2022 City Council allocated \$219,000 of the City's ARPA funds to be used to rehabilitate the new animal shelter. This cost was based on the City Engineer's preliminary estimate.

III. DISCUSSION:

The City Engineer's Actual Cost estimate came in at \$397,988.50, as attached, which is \$178,988.50 over budget.

With the help of statistical data provided by Gimme Love, City Manager Trejo completed a grant application with UC Davis. The City of Coalinga received an initial grant of \$5,000 for applying and providing data and was recently awarded a grant of \$100,000 to assist with the cost of kennels, leaving an overage of \$73,988.50.

Staff will research whether this gap can be covered with Building and Facility Impact Fees prior to Council awarding a bid.


IV. ALTERNATIVES:

Do not authorize City Manager to move forward with new animal shelter project.

V. FISCAL IMPACT:

None at this time as the project will next go out to bid and staff will come back to Council for approval at that time.

ATTACHMENTS:

File Name	Description
 Animal_Shelter_Cost_Estimate_(Rev_01August2022)_081822.pdf	Revised Cost Estimate



4630 W. Jennifer Ave. Suite 101
 Fresno, CA 93722-6415
 (559) 447-9075
 Fax: (559) 447-9074
 www.TriCityEngineering.com

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST City of Coalinga - Proposed Animal Shelter Project

Job No. 2934

Created: **November 30, 2021**

Revised: **August 1, 2022**

SITE IMPROVEMENT ITEMS

Item No.	Description	Unit	Qty.	Unit Price	Extension
1	MOBILIZATION / GENERAL REQUIREMENTS	LS	1	\$ 33,600.00	\$ 33,600.00
2	NEW SIGNAGE	LS	1	\$ 2,500.00	\$ 2,500.00
3	PROPOSED RESTROOM ADA COMPLIANT	EA	1	\$ 8,000.00	\$ 8,000.00
4	FRONT OFFICE / RECEPTION REMODEL	LS	1	\$ 5,000.00	\$ 5,000.00
5	FLOOR DRAINAGE AND PIPING COMPLETE AND IN PLACE	LS	1	\$ 15,000.00	\$ 15,000.00
6	EPOXY FLOOR COATING	SF	2150	\$ 15.00	\$ 32,250.00
7	HVAC UNIT (2 TON)	EA	1	\$ 5,000.00	\$ 5,000.00
8	DUCTWORK	LF	250	\$ 27.00	\$ 6,750.00
9	T-BAR CEILING	SF	2,000	\$ 12.00	\$ 24,000.00
10	RECESSED LIGHTS	EA	51	\$ 165.00	\$ 8,415.00
11	MISC. ELECTRICAL	LS	1	\$ 6,000.00	\$ 6,000.00
12	INSULATION	SF	2600	\$ 3.00	\$ 7,800.00
13	DRYWALL REPAIR AND PAINT	LS	1	\$ 3,000.00	\$ 3,000.00
14	WASHER & DRYER	LS	1	\$ 8,500.00	\$ 8,500.00
15	DOG & CAT KENNELS, MISC. SIZES	LS	1	\$ 132,250.00	\$ 132,250.00
16	RESTORE EXISTING CHAINLINK PERIMETER FENCE	LF	260	\$ 10.00	\$ 2,600.00
17	NEW 6' CHAINLINK FENCE	LF	144	\$ 55.00	\$ 7,920.00
18	PEA GRAVEL (WASHED) 3/8"	TON	19	\$ 26.50	\$ 503.50
19	CUSTOM SHADE SAIL	LS	1	\$ 38,000.00	\$ 38,000.00
10% CONTINGENCY					\$ 34,700.00
ST-1	SITE IMPROVEMENT ITEMS SUBTOTAL				\$381,788.50

ENGINEERING FEES

Item No.	Description	Unit	Qty.	Unit Price	Extension
20	DEVELOPMENT OF PROJECT PLANS	LS	1	\$ 16,200.00	\$ 16,200.00
PE-1	ENGINEERING FEES SUBTOTAL				\$16,200.00

SUMMARY OF PROJECT COST

Section	Description	SUBTOTAL
ST-1	SITE IMPROVEMENT ITEMS SUBTOTAL	\$381,788.50
	CONSTRUCTION ITEMS TOTAL	\$381,788.50
PE-1	ENGINEERING FEES SUBTOTAL	\$ 16,200.00
	TOTAL PROJECT COST	\$397,988.50

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: Authorize Assistant City Manager to Execute a Task Order with the City Engineer for Preliminary Engineering and Construction Engineering Services for the Cherry Lane Reconstruction Project

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Council Authorization for the Assistant City Manager to Execute a Task Order with the City Engineer for Preliminary Engineering and Construction Engineering Services for the Cherry Lane Reconstruction Project.

II. BACKGROUND:

The FY22 SB1 budget includes project funding for the removal of existing ac pavement, new ac pavement structural section reconstruction from 100' east of Grant Street to Falcon Lane; includes new concrete curb & gutter segments, minor new sidewalk segment, new curb/median ADA ramps, new valley gutters, Manhole/Valve lids adjustments, bike lanes, crosswalks traffic striping and new AC Pavement Section Roadway Reconstruction for Cherry Lane.

III. DISCUSSION:

The City Engineer proposes to provide Civil Engineering Design & Construction Management Services for Cherry Lane between Falcon Lane and 100 feet east of Grant Street for a not to exceed amount of \$136,300.00 The Cost estimate for construction is \$591,000.00

IV. ALTERNATIVES:

- None at this time unless the council chooses not to proceed with the project.

V. FISCAL IMPACT:

This project will be funded partially by SB1 (\$412,000) and the remainder by TDA - Street Maintenance.

ATTACHMENTS:

File Name	Description
2990_Work_Order_Construction_Engineering_Cherry_Lane_071322.pdf	Construction Engineering Work Order
2990_Work_Order_Design_Engineering_Cherry_Lane_071322.pdf	Design Engineering Work Order

PROFESSIONAL SERVICES WORK ORDER

This agreement entered into the _____ day of _____, 2022 between City of Coalinga (hereinafter called the Client) and the Consultant Tri City Engineering (hereinafter called Consultant) for services in connection with the following project: Cherry Lane Reconstruction Project – 100' east of Grant Street to Falcon Lane. The Client and Consultant's rights, duties, and obligations hereunder will be performed in accordance with the terms and conditions of the Agreement for Professional Services between Client and Consultant dated October 26, 2021 which is fully incorporated herein by reference.

I. Scope of Services. The Consultant's services will consist of the following:

- Construction Coordination; Coordinate administrative, inspection, quality assurance, materials testing activities. Coordinate Contractors pre-construction meeting, project site meetings, punch list, project closeout activities, Staff Report to Council authorizing Notice of Completion/Project Acceptance filing. Coordinate Response to Contractors Request for Information, Construction Clarifications and Project Inspectors Request for Information, Supervise Contractor Construction Site Meetings.
- Product Submittals; review contractor product submittals for compliance with the Project Plans and Specifications.
- Labor Compliance: Perform labor compliance task, including verifying Certified Payrolls, Subcontractor Utilization and Labor Interviews.
- Progress Reports: Review daily progress reports addressing progress of the work, the project schedule to include City Public Works Inspectors provided daily photographs documenting the progress of the work.
- Contract Change Orders: Prepare Change Orders in compliance with the plans and specifications for City of Coalinga approval.
- Progress Payments: Review contractor's initial schedule of values. Reconcile and document items of work in compliance with the plans and specifications; Review monthly progress payments for compliance with City of Coalinga funding procedures for City approval.

II. Additional Services. Any services not specifically provided for under Section I above shall be Additional Services. Only if mutually agreed to in writing by client or consultant shall consultant perform such additional services.

III. Consultant's Compensation. In consideration for Consultant providing the services noted above, the Client agrees to compensate the Consultant as follows:

\$48,800.00

Sub-Consultant provided Soils Engineering. R-Value/Compaction Testing Fee:

\$7,000.00

Retainer. The Client shall make an initial payment of -0- dollars (\$0.00) (retainer) upon execution of this Agreement. This retainer shall be held by the Consultant and applied against final invoices.

Payment Due. Invoices shall be submitted by the Consultant monthly, are due upon presentation, and shall be considered past due if not paid within ten (10) calendar days of the due date.

Interest. If payment in full is not received by the Consultant within 30 calendar days of the due date, invoices shall bear interest at one-and-one-half (1.5) percent of the PAST DUE amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

Collection Costs. If the Client fails to make payments when due and the Consultant incurs any costs in order to collect overdue sums from the Client, the Client agrees that all such collection costs incurred shall immediately become due and payable to the Consultant. Collection costs shall include, without limitation, legal fees, and expenses, court costs, collection bonds and reasonable Consultant staff costs at standard billing rates for the Consultant's time spent in efforts to collect. This obligation of the Client to pay the Consultant's collection costs shall survive the term of this agreement or any earlier termination by either party.

Set-offs, Back charges, Discounts. Payment of invoices shall not be subject to any discount or set-offs by the Client, unless agreed to in writing by the Consultant. Payment to the Consultant for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

In witness thereof, the parties hereto have accepted, made and executed this agreement upon the terms, conditions and provisions above stated, the day and year first above written.

Consultant: By _____
Signature

Name: Daniel E. Jauregui
For: Tri City Engineering

Title: President

Address: 4630 W Jennifer Ave #101
Fresno, CA 93722

Client: By _____
Signature

Name: Sean Brewer
For: City of Coalinga

Title: Assistant City Manager

Address: 155 W. Durian Ave
Coalinga, CA 93210

PROFESSIONAL SERVICES WORK ORDER

This agreement entered into the _____ day of _____, 2022 between City of Coalinga (hereinafter called the Client) and the Consultant Tri City Engineering (hereinafter called Consultant) for services in connection with the following project: Cherry Lane Reconstruction Project – 100' east of Grant Street to Falcon Lane. The Client and Consultant's rights, duties, and obligations hereunder will be performed in accordance with the terms and conditions of the Agreement for Professional Services between Client and Consultant dated October 26, 2021 which is fully incorporated herein by reference.

I. Scope of Services. The Consultant's services will consist of the following:

- Develop final design and analysis for City staff review; includes street reconstruction impacts on Owners along Cherry Lane, Prepare Preliminary construction cost estimates, City Staff meetings to review design, issues and costs.
- Prepare 1 set of Street Improvement Plans; includes design engineering and final working drawings of Cherry Lane, removal of existing ac pavement, new ac pavement structural section reconstruction from 100' east of Grant Street to Falcon Lane; includes new concrete curb & gutter segments, minor new sidewalk segment, new curb/median ADA ramps, new valley gutters, Manhole/Valve lids adjustments, bike lanes, crosswalks traffic striping and new AC Pavement Section Roadway Reconstruction.
- State Water Resources Control Board General Permit; includes preparation of NPDES General Permit (NOI), Rainfall Erosivity Waiver if required, Contractor Compliance.
- Prepare Bidding Documents and Final Engineers Cost Estimate for New Street Improvements and Release for Bidding; includes specifications, addendums, public advertising of project.
- Provide Project Management during bidding process including "Request for Information" through advertisement period. Supervise Contractor Bid opening and develop Contractor bids spread sheet summary for City Manager review. Prepare draft staff report for City Council Public Hearing and assist City Manager with award of bid.
- Topographic Field Survey; includes; topographic field survey of project limits, survey data reduction and calculations, Topographic Survey Base Map layout and preparation.

II. Additional Services. Any services not specifically provided for under Section I above shall be Additional Services. Only if mutually agreed to in writing by client or consultant shall consultant perform such additional services.

III. Consultant's Compensation. In consideration for Consultant providing the services noted above, the Client agrees to compensate the Consultant as follows:

\$80,500.00

Retainer. The Client shall make an initial payment of -0- dollars (\$0.00) (retainer) upon execution of this Agreement. This retainer shall be held by the Consultant and applied against final invoices.

Payment Due. Invoices shall be submitted by the Consultant monthly, are due upon presentation, and shall be considered past due if not paid within ten (10) calendar days of the due date.

Interest. If payment in full is not received by the Consultant within 30 calendar days of the due date, invoices shall bear interest at one-and-one-half (1.5) percent of the PAST DUE amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

Collection Costs. If the Client fails to make payments when due and the Consultant incurs any costs in order to collect overdue sums from the Client, the Client agrees that all such collection costs incurred shall immediately become due and payable to the Consultant. Collection costs shall include, without limitation, legal fees, and expenses, court costs, collection bonds and reasonable Consultant staff costs at standard billing rates for the Consultant's time spent in efforts to collect. This obligation of the Client to pay the Consultant's collection costs shall survive the term of this agreement or any earlier termination by either party.

Set-offs, Back charges, Discounts. Payment of invoices shall not be subject to any discount or set-offs by the Client, unless agreed to in writing by the Consultant. Payment to the Consultant for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

In witness thereof, the parties hereto have accepted, made and executed this agreement upon the terms, conditions and provisions above stated, the day and year first above written.

Consultant: By _____
Signature

Name: Daniel E. Jauregui
For: Tri City Engineering

Title: President

Address: 4630 W Jennifer Ave #101
Fresno, CA 93722

Client: By _____
Signature

Name: Sean Brewer
For: City of Coalinga

Title: Assistant City Manager

Address: 155 W. Durian Ave
Coalinga, CA 93210

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: Authorize Assistant City Manager to Execute a Task Order with the City Engineer to Provide Civil Engineering Design and Construction Engineering Support Services for the regrading of Radio Field & Sludge Pond at the WWTP

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Council Authorization for the Assistant City Manager to Execute a Task Order with the City Engineer to Provide Civil Engineering Design and Construction Engineering support services for the regrading of Radio Filed & Sludge Pond at the WWTP.

II. BACKGROUND:

The sludge pond (radio field) at the wastewater treatment plant has been building up sludge for many years and it has caused the percolation time to increase and prevent the City from discharging wastewater to this location. Staff would like to have the City Engineer develop a scope of work and formally bid this project.

III. DISCUSSION:

The scope of work for this project is to hire a contractor to regrade the radio field and backfill the existing sludge pond.

The City Engineer has provided a task order to complete the design and construction engineering support services for this project not to exceed \$22,400.

IV. ALTERNATIVES:

- None at this time unless the council chooses not to proceed with the project.

V. FISCAL IMPACT:

This project will be funded by the sewer enterprise fund.

ATTACHMENTS:

File Name	Description
2995_WWTP_Radio_Field___Sludge_Pond_Regrade_Engineering_Design_Proposal.pdf	Design and Construction Engineering Task Order

PROPOSAL

From:



4630 West Jennifer Avenue, Suite 101
Fresno, California 93722-6415
Tel: 559.447.9075
Fax: 559.447.9074
Email: Info@TriCityEngineering.com
www.TriCityEngineering.com

Proposal No. 2995

Sheet No. 1 of 2

Date August 10, 2022

Proposal Submitted To:

Work To Be Performed At:

Name	City of Coalinga	Street	WWTP
Street	155 Durian Avenue	City	Coalinga State CA
City, State	Coalinga Zip 93210	Start Date	Upon notice to proceed
Tel No.	(559) 935-1533	Property Description	Radio Field & Sludge Pond Area
Fax No.			
Cell No.			

We hereby propose to:

Provide Civil Engineering Design and Construction Engineering support services for the regrading of Radio Filed & Sludge Pond at the WWTP as outlined on attached Exhibit "A"

Proposal Amount: \$22,400.00

With payments to be made as follows: Net 30 days upon completion

Note: This proposal excludes: Soils Engineer testing.

Any alteration involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

If this proposal is acceptable, a Professional Services Agreement will be forwarded for execution.

Respectfully submitted: TRI CITY ENGINEERING, INC.

A blue ink signature of Daniel E. Jauregui, written over a horizontal line.

Daniel E. Jauregui, President

8/10/2022

Date

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Accepted	_____	Signature	_____
	Print Name(s)		
Date	_____	Signature	_____



4630 West Jennifer Avenue, Suite 101
Fresno, CA 93722-6415
Tel: (559) 447-9075
Fax: (559) 447-9074
Email: Info@TriCityEngineering.com
www.TriCityEngineering.com

Exhibit "A"

Radio Field & Sludge Pond Regrade
August 10, 2022
Page 2 of 2

Consultant proposes to provide Design Engineering and Construction Engineering support services for the Radio Field & Sludge Pond Regrade Project at the Waste Water Treatment Plant. The project will prepare grading plans and specifications for the regrading of the radio field effluent disposal areas and the backfilling of the sludge pond; outlined as follows:

1. Provide a Topographic Field Survey; includes; topographic field survey of project limits, survey data reduction and calculations, Topographic Survey Base Map layout and preparation	\$6,500.00
2. Prepare grading plan set: includes regrading design of radio field and backfilling of existing sludge pond, cut & fill calculations of project limits and grading plan preparation for release for bidding.	\$5,400.00
3. Prepare front end Bidding Documents for and Release for Bidding; includes specifications, addendums, public advertising of project.	\$2,500.00
4. Provide Project Management during bidding process including "Request for Information" through advertisement period. Supervise Contractor Bid opening and develop Contractor bids spread sheet summary for City Manager review and assist City Manager with award of bid.	\$2,000.00
5. Construction Coordination; Coordinate administrative, inspection, quality assurance, materials testing activities. Coordinate Contractors pre-construction meeting, project site meetings, punch list, project closeout activities, Staff Report to Council authorizing Notice of Completion/Project Acceptance filing. Coordinate Response to Contractors Request for Information, Construction Clarifications and Project Inspectors Request for Information, Supervise Contractor Construction Site Meetings.	\$2,000.00
6. Coordinate Product Submittals between Contractor and Consulting Engineer in compliance with the Project Plans and Specifications.	\$600.00
7. Labor Compliance: Perform labor compliance task, including verifying Certified Payrolls, Subcontractor Utilization and Labor Interviews.	\$800.00
8. Progress Reports: Review daily progress reports addressing progress of the work, the project schedule to include City Public Works Inspectors provided daily photographs documenting the progress of the work.	\$800.00
9. Contract Change Orders: Prepare Change Orders in compliance with the plans and specifications for City of Coalinga approval.	\$1,000.00
10. Progress Payments: Review contractor's initial schedule of values, Reconcile and document items of work in compliance with the plans and specifications; Review monthly progress payments for compliance with City of Coalinga funding procedures for City approval.	<u>\$800.00</u>
Proposal Amount	<u>\$22,400.00</u>

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Public Works, Utilities & Community Development Quarterly Report for April-June 2022
Meeting Date: August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Public Works, Utilities & Community Development Quarterly Report for April-June 2022.

II. BACKGROUND:

III. DISCUSSION:

IV. ALTERNATIVES:

V. FISCAL IMPACT:

ATTACHMENTS:

File Name	Description
Quarterly_Report_April-June_2022.docx	Quarterly Report Apr-Jun 2022



**PUBLIC WORKS, UTILITIES AND COMMUNITY DEVELOPMENT
QUARTERLY REPORT FOR
APRIL - JUNE 2022**

***Note: New items and updates from last quarter's report are in bold print.**

PUBLIC WORKS

NATURAL GAS DISTRIBUTION:

- Repaired 2" gas main Juniper Ridge/Sandalwood
- Replaced gas meter 396 W. Elm Ave
- Repaired gas leak in front of 860 E. Elm
- Relocated gas meter 424 Yale St.
- Annual Gas valve turning was conducted
- **Repaired gas leak 7th street**
- **Odorant/ Pressure testing completed**
- **Replace Gas meter bollards 240 Washington**
- **Gas Leak Survey was performed**
- **Worked on gas leak repairs from survey**

WATER DISTRIBUTION:

- Repaired water leak 231 W. Durian
- Repaired water leak 9800 Cody St.
- Repaired water leak 300 blk of Elm St.
- Repaired water leak 200 blk of E. Pleasant
- Repaired water leak at 32140 Lucille
- Repaired water leak 460 Roosevelt
- Replaced hydrant Fresno/Jackson
- PRV Installed at Derrick Tank
- Replaced Hydrant at CRMC
- Repaired water leak 127 Truman
- Repaired water leak 460 Roosevelt
- Repaired water leak on Phelps 3" water main
- Repaired water leak 360 Coolidge
- Repaired water leak at 551 E. Pleasant
- Repaired water leak 500 Washington St.
- Repaired water leak 30" main Derrick Ave
- Repaired water leak 1639 Saltbush
- Repaired water leak behind 360 E Elm
- Large meter testing was conducted
- Repaired water leak Monterey median
- Repaired backflow device Monterey wall scape
- Repaired water leak May Ln. / Forest St.
- **Installed new water service line 149 Hachman**

- **Repaired water leak Derrick and Palmer**
- **Repaired water leak Forest Ave**
- **Repaired water leak behind 129 E. Elm**
- **Repaired backflow on Phelps from Car Accident**
- **Repaired water leak 500 blk E. Polk**
Replaced 100 water meter registers

WASTEWATER COLLECTION:

- Sewer blockage 5th and Sunset
- Sewer blockage 233 College Ave
- Cleaned out lift stations
- Sewer blockage Coalinga Plaza
- Sewer blockage 600 blk E Polk St.
- **Cleaned out lift Stations**
- **Sewer blockage 460 W. Elm**
- **Sewer blockage E. Polk & Garfield**
- **Sewer blockage Pine St. Alley**
- **Repaired Sewer line Forest Ave**
- **Pulled 1 pump at Creekside lift station set out for repair**
- **Pulled 1 Pump at Highway lift station set out for repair**
- **Cleared out manholes Wastewater Plant**

SIDEWALKS:

- **Installed missing sidewalk on East side of Truman St.**
- **Removed lifted sidewalk 5th street replace with cold mix to eliminate tripping hazard**

PARKS:

- Replaced broken picnic table Sandalwood Park
- Repaired small bounce ride at Sandalwood Park
- Continued with gopher abatement City parks/ plots
- **Repair of broken irrigation valves and sprinklers**
- **Started Demo of Splash Pad Location**
- **New Park exercise equipment has been delivered**

MISCELLANEOUS:

- Installed wheel stoppers City Hall parking lot
- Installed 5 new posts for electric charging stations City Hall parking lot
- Installed Bus Zones signs on Sunset S.
- Repaired Stop sign Forrest and 5th
- Repaired No Parking Sign W. Polk/ Monterrey
- Repaired broken cable for Banners Coalinga Plaza
- Continued with road patching
- Received New Bucket Truck and had logos put on.
- Cleared Tumble weeds down Monterey St.
- **Removed section of curb and replaced with asphalt for additional parking at P.D.**
- **Installed charging stations at City Hall**
- **Pressured washed thermal plastic lettering around schools**

- **Installed rock median at Durian and Sunset**
- **Trimmed trees Cherry Ln**
- **Removed 30 dead trees**
- **Installed new taxi way + Runway signs Airport**
- **Crack Sealing Harrison, Coolidge, & Hachman**
- **Painted red curbs around Olson Park in Prep for Derby**
- **Stump grinding of all dead trees removed**
- **Planted new trees W. Forest St.**
- **Installed concrete pads and benches at 3rd and Hayes**
- **Installed 5 new trees Washington St.**
- **Cleared out Basins at Merced and Monterey**

WATER TREATMENT PLANT (WTP)

- **City wide flushing will schedule when needed.**
- **Derrick by-pass valve – Installation has been completed. Waiting on electrician to wiring it up to SCADA system. Bypass has been completed and is schedule for a test run on August 1st.**
- **Hwy 198/33 PRV - All parts have come in. Installation is on hold.**
- **Hach equipment quarterly maintenance was complete in April. Next quarterly schedule for the week of August 1st.**
- **SCADA System – Commissioning and programming are in progress. SCADA system is up and running. Working out the bugs and punch list items.**
- **MKN - Watershed Sanitary Survey. Watershed Survey 100% complete and the report has been sent to the State Water Board. Waiting on Water Board approval.**
- **North moss screen taken out of service.**
- **Hypo OSG cells were taken offline for repairs and deep cleaning back in service. Next service schedule for August 22nd.**
- **Telstar – Annual service and maintenance on the chlorine system and chlorinator controls. Next schedule service is December 2022.**
- **State Water Board Inspection was schedule for June 28th to inspect the off-site facilities and reservoirs.**
- **New alum flow meter alarm has been installed.**
- **Tri City is working on water discharge permit for Derrick reservoir (NPDES).**
- **Wash water tank dive inspection was schedule for May 3rd by A.T.S. and the reports were sent to both Engineering companies MKN & Blackwater.**
- **Westland Water District Algae Treatment was done on May 18th & 19th, June 21st & 22nd. Next schedule treatment is set for July 20th & 21st, August 24th & 25th.**
- **Westland Water District has scheduled a plant shutdown for September 17th. PG&E is replacing a power pole at their facility.**
- **P15 pump and motor are back from being repaired and installed.**
- **State Water Resources Control Board's Division of Drinking Water Annual Report has been filed.**
- **Consumer Confidence Report has been file to the State Water Resources Control Board's Division of Drinking Water.**
- **Garza Ac & Heating installed a new unit on the control building.**
- **Advance Flow Meter installed and calibrated two new Rosemount for the Filters beds 1 & 2.**
- **AOS - is working on a new Access Control System for the control room and two entry gates.**
- **AOS is working on a new Security Camara System for the water plant.**
- **Lead & Copper Sample Testing is schedule for August 10th. Letters to the residents are schedule to be mailed out august 1st.**

- Operators have painted the exterior buildings (Control, Chlorine, Workshop, Chemical building) and Safety yellow around the WTP.

WASTEWATER TREATMENT PLANT (WWTP)

- Control room equipment up grade. **In progress**
- AM Consulting Engineering is working on updating WWTP site areas for discharging effluent water permit. **In progress.**
- HR Electric is installing a new flow sensor for the Bar Screen Air Actuator.
- Tri City is working on scope of work and cost for the Radio field dirt removal topsoil for drainage and backfilling existing sludge pond.
- Weed Control - Sprayed Pre-emergent around plan. **Complete.**
- New DO probe sensors for monitoring have been install in all five ponds.
- Beartrap is making new stainless steel pipe hangers for the new DO sensors for all five ponds.
- AM Consulting working on updating state regulatory plans (wastewater spill prevention plan, sampling analysis plan and operation plan). **In progress.**
- **Sludge Removal waiting for lab results.**
- Tri City working on bid package for plant facilities lighting project. **Bids have come in waiting on council to approve contract.**

ASSISTANT CITY MANAGER

PUBLIC WORKS/UTILITIES

- **Street Light Acquisition:** The process of acquisition of the streetlights is underway. PGE has contested that we did not give proper notice. With coordination from Tanko, we are restarting the noticing requirements to ensure that the proper PGE contacts are notified of the acquisition process.
- **TTHM:** Project has been awarded and currently in pre-construction and awaiting submittals.
- **SCADA:** Project is substantially complete. Expected to be complete in Fall 2022.
- **Northwest and Oil king Infrastructure:** Staff is currently working with Blackwater Engineering on finalizing a capital improvement plan to present to Aera for consideration.
- **Water Treatment Plant Solar Facility:** Johnson controls is currently working on the project development and financial analysis.
- **Metering Logistics and Streamlining:** Staff is currently evaluating the core reasons that “rereads” are flagged through our billing system. It was discovered that many were a result of “encoder errors” which are a result of faulty touch pads at various meters throughout town. These locations have been identified and corrected as the replacement equipment becomes available.
- **Cathodic Protection Survey:** The 2022 Cathodic survey of our natural gas pipeline has been scheduled with Farwest Corrosion.
- **Public Works Training Program:** Work continues to identify the needs of Public Works regarding training. Most of the efforts focuses on natural gas, water distribution, and Sewer distribution. It will also extend to basic skill sets such as basic electrical troubleshooting. The goal is to create regular intervals of standardized training preparing them to qualify and obtain certifications needed to progress in their career. This program includes a well-organized training room and simulation environment. The training room has been completed. Staff is now working to create a well curated regiment of training exercises and materials.
- **Hayes Bench Donation:** Benches have been installed and the project is complete.
- **Civic Ready:** Staff is presently working to reimplement the system to support our needs and to be more robust. **The system was handed off to the Fire Department, and training for the program has been administered.**
- **New Los Gatos Lift Station:** Currently under design. Environmental to proceed once design is complete.

- **La Questa Lift Station Improvements:** The construction phase of the project has begun and is expected to be completed in late 2022.
- **Tyler EAM: Initial planning discussions have been completed. Tyler has finished the initial installation of the required backend systems. Work to coordinate the implementation of EAM should begin shortly.**
- **Water Conservation:** Staff has been working with several water suppliers for additional water to be purchased, enforcing the current water restrictions and working diligently to convey the message of conservation.
- **Storm Readiness Plan:** Staff has been working on standardizing and documenting our approach to storm readiness. The intent is to create a plan that can be followed by anyone and yield positive results.
- **Street Maintenance:** Rubberized asphalt overlays have been completed for various streets identified by their PCI. Furthermore, Public Works is identifying actions that can better serve repair activities such as a small-scale paving machine. With the intent being able to efficiently make repairs to larger scale areas in preparation for further overlay projects.
- **Migrating to Beacon Read Systems: Staff has identified a plan to migrate away from the Read Center platform offering from Badger, as it is no longer supported. Talks with both Badger to move to Beacon for our new AMI water meter installations have begun. Also, our current water/gas meters will be migrated to the Sensus software, AutoRead/FlexNet. This will serve a transition to the eventual automation of all meter reading.**
- **Rural Water Contracts:** Staff has begun to organize a concerted effort to obtain up to date water contracts with rural water users and inform them of the terms of that water use. Initial letters were submitted to each residence.
- **Water Loss:** In an effort to conserve water, staff has put a focus on water loss. Efforts have ranged from looking for water meters not in the system, verifying multipliers for billing, testing large meters for accuracy, and replacing residential meters when required to do so.

LOCAL STREET PROEJCTS

- **Elm Ave Improvements (in front of the Fire Department)** – Bids have been released and expected bid opening in late August 2022 for award in September.
- **Cost Share Program:** The cost share program has been published with a number of interested applicants. Two projects are underway and will be bid in very short order.
- **SB1:** Cherry Lane Reconstruction – this project was allocated within the FY23 budget and is expected to begin design in the Fall of 2022

GRANTS

Staff has been continuing to meet with Blais and Associates monthly in accordance with their grant contract to review possible grant opportunities. Below is a status update on all grant activity within the Public Works/Utilities and Community Development Department(s):

- **State Parks Per Capita Program:** Plans are being finalized for the workout equipment and expected to bid in later August/Early September.
- **HOME** Staff is awaiting a standard agreement in order to proceed with implementation.
- **AHSC Affordable Housing Grant Application for Pacific and Elm Ave:** Staff is waiting on the submission of the standard agreements so that they may be executed and allow the project to start.
- **CMAQ:** Trail Segments 10-12 – Project is substantially complete. Final punch list items are currently underway.
- **ATP Cycle 4** – Trail segments, 9, 4 and 3 (portion) – CEQA work is complete and certified, staff recently advertised and RFQ for right-of-way consultants. Once received, staff will bring a recommended contract award to Council for approval.
- **CMAQ (2019) Trails Segments 1, 2, 12, 14:** This project is currently under CEQA review.
- **CMAQ (2019) Alley Paving (Segments 38-44):** This project is currently under design.
- **STBG (2019) – Polk Street (Elm to City Limits)** – Project is expected to start in early September.

- **STBG (2021)** – The City was recommended for funding for Phelps Ave reconstruction from Posa Chanet to the City Limits. Awaiting authorization.
- **CMAQ (2021)/ATP Cycle 5 – Polk Street East Improvements:** Project is awaiting authorization for design services. This project is expected to be under construction in 23/24 Fiscal year.
- **LEAP** – Staff is currently working with Self Help Enterprises on updating the City’s ADU ordinance. In addition, staff is working with an architect firm to develop a scope of work and contract for service to be brought back to City Council. No responses were received under the original RFP that was circulated.
- **Clean Water State Revolving Fund Grant Application** – Staff is working with an engineering firm to submit an RFQ for CCTV inspection services of the entire sewer system in Coalinga. In addition, AM consulting engineers are preparing a feasibility study for the City related to WWTP improvements.
- **AMI Water Meters (Water SMART Grant)** – A grant application that would result in all 1” meters being installed has been submitted to the State. A response is expected sometime in 2023. Also, due to the success of the AMI Pilot Program, meters are available on a first come first serve basis and an application has been made available online and is open to anyone. Meters are regularly being ordered month to month.
- **HSIP (highway Safety Improvement Program) – Cambridge/Elm Signalization** – Project is Complete.
- **Drought Relief Grant:** An application to assist with the funding of the Derrick Reservoir was submitted to the State. Unfortunately, our project was not awarded. However there is future funding that will potentially capture our project.
- **ATP 6** – Staff recently applied for another segment of the trail system near Gregory way and Phelps including a trailhead and bridge across Los Gatos creek to replace the old railroad trestle bridge.

PARKS

- **Splash Pad:** The City Engineer has been working on the design of the splash pad and the infrastructure needed for the recirculation systems. Public Works crews have been working on clearing the site for future development.

COMMUNITY DEVELOPMENT

- **Cannabis Facilities-** Staff is currently working on one planning applications for commercial cannabis cultivation, manufacturing and distribution facility located in the industrial park and one located at the old West Hills College District Office on Cody Street.
- Staff is processing several land use permits that are in different stages of planning from an event center on Merced behind PG&E, a hotel conversion on Washington Street, automotive shop on Polk Street, an ADU on Jackson Street, various sign permits, final map for the Heritage Park housing development, and a new gas station and car wash at 5th and Elm.
- **Food Trucks:** Staff had a meeting with the Planning Commission on Food Trucks on July 26th and will be presenting their findings to the City Council on August 18th

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Discussion, Direction and Potential Action related to Adding Stop Signs and Various Safety Improvements at the intersection of Hayes/Harrison/3rd Street
Meeting Date: Thursday, August 18, 2022
From: Marissa Trejo, City Manager
Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

This was a future agenda item request from Councilman Ramirez. This item is to provide information to the Council related to a possible solution to enhance safety at the intersection of Harrison, Hayes and 3rd Street.

II. BACKGROUND:

Councilman Ramirez expressed concern for safety at the intersection of Hayes, Harrison and 3rd Street and wanted to see if there were some safety enhancements that the City could consider including but not limited to stop signs.

III. DISCUSSION:

Staff worked with the City Engineer to come up with a couple possible solutions for improving safety at this unorthodox intersection for the council to review and possible provide direction to staff. If the Council chooses to move forward with an option staff can bring back cost estimates and timelines.

Attached are some of the preliminary designs prepared by the City Engineer to enhance the safety of this intersection. Staff will be prepared to discuss at the meeting if council has any questions.

IV. ALTERNATIVES:

None at this time as staff is seeking direction from the Council.

V. FISCAL IMPACT:

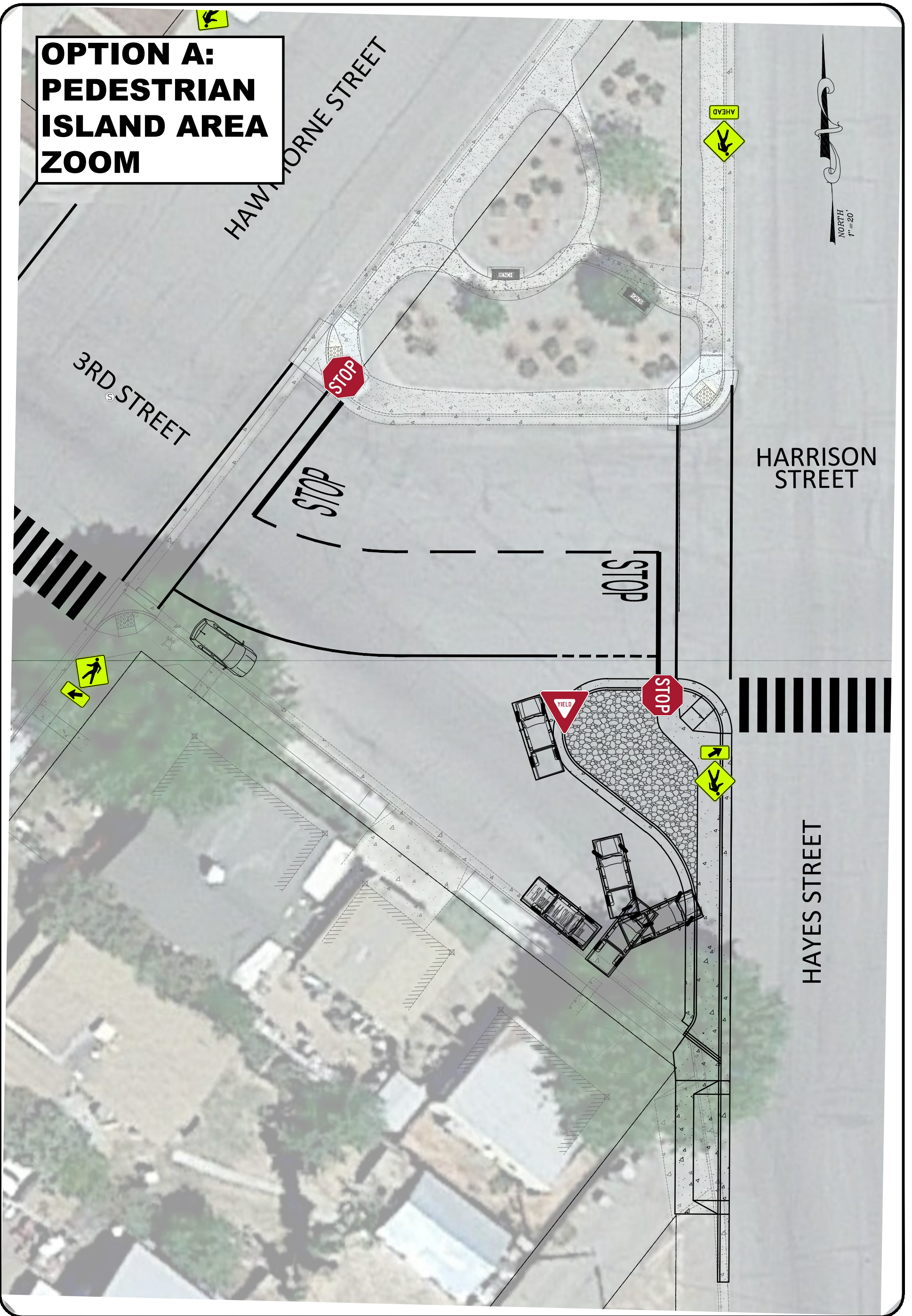
None determined at this time until the council decides how it would like to proceed and what improvements may be needed.

ATTACHMENTS:

File Name	Description
3rd___Hayes_Traffic_Safety_Improvements_Plan.pdf	3rd & Hayes Traffic Safety Improvements Plan

[illegible][illegible]

**OPTION A:
PEDESTRIAN
ISLAND AREA
ZOOM**



Scale: 1"=20'
Date: 2022.Aug.09
Drwn: C.M.
Chckd: D.J.
JN#: 3001

IMPROVEMENTS PLAN FOR:

3rd & Hayes

TRAFFIC SAFETY IMPROVEMENTS


COALINGA, CALIFORNIA


Tri City Engineering, Inc.
Engineers Surveyors


The logo for Tri City Engineering features a stylized black triangle above the text "TRI CITY" in a bold, sans-serif font. Below "TRI CITY" is the word "engineering" in a smaller, lowercase, sans-serif font.


4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com


DATE APPRVD. REVISION


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**OPTION B:
SPLITTER
ISLAND AREA
ZOOM**

HAWTHORNE STREET

3RD STREET

STOP

STOP

HARRISON STREET

STOP

STOP

HAYES STREET

STOP

ONE WAY

STOP

ONLY

NORTH
1" = 20'

[illegible]

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Presentation, Discussion, Direction and Potential Action related to Water Supply, Conservation, and Rate Increase: USBR Water Supply Status, Conservation Progress, Additional Purchase Opportunities, Planned Water Total for Year, and Potential Impact on Customer Rates

Meeting Date: Thursday, August 18, 2022

From: Marissa Trejo, City Manager

Prepared by: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

This will be an informational item for the City Council at the meeting as the water situation is constantly evolving.

II. BACKGROUND:

III. DISCUSSION:

IV. ALTERNATIVES:

V. FISCAL IMPACT:

ATTACHMENTS:

File Name

Description

No Attachments Available