



**CITY OF NORCO  
CITY COUNCIL REGULAR MEETING AGENDA**

**Wednesday, January 20, 2016  
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

---

**CALL TO ORDER:** 7:00 p.m.

**ROLL CALL:** Kevin Bash, Mayor  
Greg Newton, Mayor Pro Tem  
Robin Grundmeyer, Council Member  
Berwin Hanna, Council Member  
Ted Hoffman, Council Member

**PLEDGE OF ALLEGIANCE:** Mayor Kevin Bash

**INVOCATION:** Pastor Rene Parish, *Beacon Hill Assembly of God*

**INTRODUCTIONS:** Julie Reyes, *Waste Management Municipal Marketing Manager*

Marissa Castro-Salvati, *Southern California Edison Government Affairs Representative*

Chad Blais, *Director of Public Works*

**CITY COUNCIL/SUCCESSOR AGENCY BUSINESS ITEMS AS FOLLOWS:**

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:
2. CITY COUNCIL CONSENT ITEMS: *All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Council, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Council or the audience request specific items be removed from the Consent Calendar. Items removed from the Consent Calendar will be separately considered under Item No.3 of the Agenda.*
  - A. City Council Regular Meeting Minutes of December 2, 2015 and December 16, 2015, and City Council Special Meeting Minutes of January 6, 2016. **Recommended Action: Approve the City Council regular and special meeting minutes. (City Clerk)**
  - B. Procedural Step to Approve Ordinance after Reading of Title Only. **Recommended Action: Approval. (City Clerk)**
  - C. Recap of Actions Taken by the Planning Commission at its Meeting Held on January 13, 2016. **Recommended Action: Receive and File. (Planning Director)**

- D. **Resolution No. 2016-01, Establishing Rules and Procedures for Filming and Recording During Meetings in the Council Chamber. Recommended Action: Adopt Resolution No. 2016-01, approving rules and procedures for filming and recording of City meetings in the Council Chamber. (City Clerk)**
  - E. Quarterly Investment Report for Quarter Ended December 31, 2015. **Recommended Action: Receive and File. (Finance Officer)**
  - F. 2015 Sanitary Sewer System Management Plan Audit. **Recommended Action: Receive and File the City of Norco's 2015 Sewer System Management Plan Audit as required by State Order 2006-0003. (Director of Public Works)**
  - G. Resolution Amending and Approving the City's Conflict of Interest Code Applicable to Designated Employees Pursuant to the Political Reform Act of 1974. **Recommended Action: Adopt Resolution No. 2016-02, amending the City's Conflict of Interest Code. (City Clerk)**
  - H. Acceptance of the Pavement Management System, Phase I, as Complete. **Recommended Action: Accept the Pavement Management System, Phase I as complete and authorize the City Clerk to file the Notice of Completion with the Riverside County Recorder's Office. (City Engineer)**
  - I. Acceptance of the Pavement Management System, Phase II, as Complete. **Recommended Action: Accept the Pavement Management System, Phase II as complete and authorize the City Clerk to file the Notice of Completion with the Riverside County Recorder's Office. (City Engineer)**
3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR
4. PUBLIC COMMENTS: *This is the time when persons in the audience wishing to address the City Council regarding matters not on the agenda may speak. Please complete the speaker card in the back of the room and present it to the City Clerk so that you may be recognized.*
5. DISCUSSION / ACTION ITEMS:
- A. Approval of Memorandum of Understanding with Balboa Management, LLC Regarding Reimbursement Repayment Schedule for SilverLakes Equestrian and Sports Park. *(City Manager)*

*The City has provided reimbursement costs totaling \$5,575,884.17 of the \$6,000,000 authorized reimbursement for City-owned water, sewer and other related improvements on the Silverlakes property. The last reimbursement was made on June 12, 2013 and accrued interest on all outstanding reimbursements calculated through June 30, 2016 is \$1,290,269.24. Based on this and the repayment terms provided in the Funding, Construction and Acquisition Agreement; the monthly repayment amount to the City has been*

*determined to be \$45,514.50. Should the remaining reimbursement amount of \$424,115.83 be made to Balboa Management, LLC, the monthly repayment amount will be \$48,325.88.*

**Recommended Action: That the City Council approve the Memorandum of Understanding with Balboa Management, LLC regarding the reimbursement payment schedule for SilverLakes Equestrian and Sports Park.**

- B. Appointment to the Economic Development Advisory Council (EDAC) to Fill One (1) Unscheduled Vacancy. *(City Clerk)*

*On December 8, 2015, Melissa Villapando submitted a letter of resignation from her appointment on the Economic Development Advisory Council (EDAC). Immediately following, the City Clerk's Office began the recruitment process and accepted applications until December 30, 2015.*

**Recommended Action: Staff recommends that the City Council make one (1) appointment to the Economic Development Advisory Council to fill an unscheduled vacancy with the term taking effect immediately and ending June of 2017.**

- C. La Sierra Hills (City of Riverside; and the Norco-Riverside City Boundaries: to Introduce for Discussion, Support of the Rural Land Use Restrictions in the La Sierra Hills Area in the City of Riverside, and the Current City Boundaries for Both Cities. *(Planning Director)*

*Per the request of City Council, below is a discussion of where the La Sierra Lands development was being proposed which required passage of Measure "L" by Riverside City voters. Measure "L" was defeated in November 2014 which stopped that proposal. This item has been agendaized for discussion about how much development is currently allowed as a result of Proposition R and Measure C (both Riverside statutes) in the La Sierra hills area, and what the relation is to the current city boundaries between Norco and Riverside.*

**Recommended Action: Adopt Resolution No. 2016-03, expressing support that Proposition R and Measure C be upheld by the City of Riverside to preserve the rural character of the La Sierra Hills section of the City of Riverside. Additionally, provide further direction to staff as needed.**

- D. Discussion Regarding Alternative Funding Options for Continuation of the Equestrian Trail Fence Replacement Project at Various Locations to Include Additional Trail Sections within the Bluff/Peninsula Area of Norco to Complete Transition from Wood Fencing to PVC (Vinyl) Fencing. *(Deputy City Manager/Director of Parks, Recreation and Community Services)*

*At the request of the City Council, this is a Capital Improvement continuation project for the Bluff/Peninsula area of Norco as outlined in Exhibit A. This item was requested by the City Council to bring back costs associated with expanding the Various Trail Project Capital Program currently being worked on.*

**Recommended Action:** Provide direction to staff regarding the continuation of the Equestrian Trail Fence Replacement Project at Various Locations to include additional trail sections within the Bluff/Peninsula area to complete transitioning from wood fencing to PVC (Vinyl) fencing; and provide direction to Staff for Capital Improvement Program expansion.

6. PUBLIC HEARING:

- A. Proposition 218 Public Hearing Approving a "Pass-Through" Water Rate Adjustment. *(Director of Public Works)*

*In Compliance with Article XIID of the State of California Constitution and the Proposition 218 Omnibus Implementation Act, and AB 3030 Section 53756 of the Government Code regarding "Pass Through" increase in wholesale water rate charges, the City mailed 9,617 public notices to all affected property owners and rate payers of the proposed "Pass-Through" Water Rate Adjustment. Staff is recommending that the City Council accept written and verbal comments on the proposed rates and to approve the proposed rates after closure of the public hearing.*

**Recommended Action:** Staff recommends that the City Council open the Public Hearing, take comments and at the end of the Public Hearing, adopt Resolution No. 2016-04, approving adjustments to water rates.

7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

**ADJOURNMENT**

---

*In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in this meeting, please contact the City Clerk's office, (951) 270-5623, at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility. Staff reports are on file in the City Clerk's Office. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue during normal business hours.*



**CITY OF NORCO  
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, December 2, 2015  
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

---

**CALL TO ORDER:** 6:18 p.m.

**ROLL CALL:** Kevin Bash, Mayor Pro Tem, **Present**  
Berwin Hanna, Council Member, **Present**  
Greg Newton, Council Member, **Present**  
Robin Grundmeyer, Council Member, **Present**  
Ted Hoffman, Council Member, **Present**

Mayor Pro Tem Bash called for a moment of silence for the victims of the tragedy that occurred in San Bernardino today.

The City Council recessed to Closed Session (Section 54954) to consider the following matter:

**CLOSED SESSION:**

**§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation**  
**One Case**

**RECONVENE PUBLIC SESSION:** 7:12 p.m.

**REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)**

City Attorney John Harper indicated that there was no reportable action from Closed Session.

**PLEDGE OF ALLEGIANCE:** Council Member Greg Newton

**INVOCATION:** Pastor Louie Monteith, Norco Calvary Chapel

**REORGANIZATION OF CITY COUNCIL:**

A. Election of Mayor

Harvey Sullivan congratulated and welcomed the two new Council Members. Mr. Sullivan talked about reorganization protocol and commented that all Council Members should be Mayor once during their first term. He requested that the Council look closely as to who has served as Mayor already as opposed to those Council Members who have not. Mr. Sullivan suggested Council Member Newton be elected Mayor.

Lou Paltza endorsed Council Member Newton for Mayor.

**M/S HANNA/HOFFMAN to elect Mayor Pro Tem Bash for Mayor. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

B. Election of Mayor Pro Tem

**M/S BASH/GRUNDMEYER to elect Council Member Newton for Mayor Pro Tem. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**Mayor Bash recessed the meeting at 7:22 p.m. and reconvened the meeting at 7:27 p.m.**

**PRESENTATIONS:** Eagle Scout Candidate Ryan Hosking, Troop 444  
- "Leave No Trace" Project

Eagle Scout candidate Ryan Hosking presented a summary of his Leave No Trace project of shadow boxes near the horse trails above the Santa Ana River. Mr. Hosking said that the goal of his project is to protect the watershed area.

Mayor Bash presented Mr. Hosking with a certificate of achievement for his outstanding work.

Norco Robotics Team - 2015 Trash Trek Project  
for First Lego League

Wendy Webb introduced the First Lego League Robotics Team, which has been together in Norco for two years. The team won in the Inland Empire and will be going on to represent Norco at competition in Lego Land.

The Norco Robotics Team gave a presentation to Council about their project. Following the presentation, Mayor Bash gave each team member a Certificate of Appreciation for their outstanding work on the project.

**CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:**

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

Council Member Hanna:

- Attended a Vector Control meeting and reported a decline in mosquito breeding.

- Attended a Riverside County Transportation Commission meeting and reported that the Perris Valley Line will start running sometime this month. The train runs from south Perris to Riverside, and further connections to Orange County and Los Angeles. The train is predicted to remove approximately 4,000 cars from streets and highways.
- Attended a Riverside Transportation Agency Finance Committee meeting and reported that additional funds were approved for new buses since the ridership continues to increase.

Mayor Pro Tem Newton:

No report given

Council Member Hoffman:

No report given

Council Member Grundmeyer:

No report given

Mayor Bash:

- Commented on the Senior Lunch event on December 17 at the Senior Center
- Commented on the Pearl Harbor Remembrance Day event on December 7 at the Naval Surface Warfare Center, Detachment Norco

2. CITY COUNCIL CONSENT ITEMS:

City Manager Andy Okoro pulled item 2.C.

**M/S HANNA/NEWTON to approve the remaining items on the Consent Calendar as recommended. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- A. City Council Regular Meeting Minutes of November 18, 2015. **Action: Approved the City Council regular meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.** (City Clerk)
- C. Letter to Corona-Norco Unified School District Supporting the Establishment of a Future Farmers of America (FFA) Program at Riverview Elementary School. **Pulled for discussion.** (Planning Director)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR

- 2.C. Letter to Corona-Norco Unified School District Supporting the Establishment of a Future Farmers of America (FFA) Program at Riverview Elementary School. (Planning Director)

City Manager Okoro pulled this item because staff discovered that an FFA program is not offered at junior high school level. Staff is recommending a revision to the letter to request that the CNUSD Board include an agricultural education program for students with exceptional needs at Riverview Elementary School

Mayor Bash requested that Council Member Grundmeyer assist with the drafting of the letter.

**M/S NEWTON/BASH to revise the letter to request that the Corona-Norco Unified School District Board include an agricultural education program for students with exceptional needs at Riverview Elementary School. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

4. PUBLIC COMMENTS

Geoff Kahan, Chair of the Parade of Lights and Christmas Festival, invited all to attend the event which is on Saturday, December 12, beginning at 9:00 a.m. with Breakfast with Santa at Nellie Weaver Hall, as well as live entertainment, vendors, a petting zoo, and more. The parade will begin at 5:00 p.m. at Corona Avenue and Sixth Street.

5. LEGISLATIVE MATTERS:

- A. **Ordinance No. 997, Second Reading.** An Ordinance Repealing Existing Norco Municipal Code Chapter 9.52 and Adopting a Revised Chapter 9.52 "Graffiti Prevention, Prohibition, removal and Abatement Procedures." Code Change 2015-06. (City Clerk)

Staff reported that the first reading of Ordinance No. 997 was held on November 18, 2015 and adopted by the City Council with a 4-0 vote. Ordinance No. 997 repeals existing Norco Municipal Code Chapter 9.52 and adopts a revised Chapter 9.52 titled "Graffiti Prevention, Prohibition, Removal and Abatement Procedures." Ordinance No. 997 provides the City with an abatement procedure for the removal of graffiti on public and private property.

**M/S BASH/NEWTON to adopt Ordinance No. 997 for second reading. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**

**ABSTAIN: NONE**

6. DISCUSSION / ACTION ITEM:

- A. Appointment to the Planning Commission to Fill One (1) Unscheduled Vacancy. (City Clerk)

City Clerk Cheryl Link reported that as a result of former Planning Commissioner Ted Hoffman's election to the City Council in November, and his subsequent letter of resignation from the Planning Commission, the City Clerk's Office began accepting applications on November 9, 2015 for the unscheduled vacancy. During the two-week recruitment period, the City Clerk's Office received six applications: The City Council is requested to review the applications submitted and make an appointment.

Harvey Sullivan commented that the Planning Commission is an important arm of the City and asked that the Council appoint a qualified applicant.

Mike Thompson commented that he has been a Norco resident for over 30 years. Mr. Thompson said he was recently appointed to the Streets, Trails and Utilities Commission and would like the opportunity to shape the future of the City as a member of the Planning Commission. Mr. Thompson concluded by stating that he has no political affiliation with local groups, which allows him to have an open mind for the betterment of Norco.

Scott da Rosa thanked the Council for consideration and was excited about the possibility of serving on the Planning Commission; however, he learned that a seat on another City committee could be opening soon. Therefore, Mr. da Rosa withdrew his application.

Lou Paltza commented that he has been a resident of Norco for nearly 40 years. Mr. Paltza gave a summary of his background and experience with planning, maintenance, and construction. Mr. Paltz said he could bring good insight to the Commission.

Danny Azevedo commented that he has lived in Norco for 52 years. Mr. Azevedo commented that he has done work in the City as an electrical contractor and for the past four years has been working as an inspector for a municipality. Mr. Azevedo said that he has the qualifications needed for the Planning Commission.

Mayor Bash indicated that Mr. Gary Schonne was not able to attend the meeting tonight and that Mr. Kevin Koch withdrew his application.

Mayor Pro Tem Newton indicated that he tried something different for this recruitment process having served on the Planning Commission for three terms. Mayor Pro Tem Newton read the question he posed to all applicants that the Planning Commission has had to consider and will continue to consider: "In your own words, as a Planning Commissioner with regulatory powers, what is your understanding of the difference between public interests and property rights?"

The Council thanked all those who applied for the position and encouraged them to apply for future vacancies.

City Clerk Link distributed voting ballots to the Council.

**By unanimous vote of the City Council, Mr. Danny Azevedo was appointed to the Planning Commission.**

7. APPEAL / PUBLIC HEARINGS:

- A. **Appeal Hearing Site Plan 2015-23. Appeal Hearing Conditional Use Permit 2015-26. Appeal Hearing Conditional Use Permit 2015-27. Appeal Hearing Conditional Use Permit 2015-28. Appeal Hearing Variance 2015-05. Tentative Parcel Map 36999:** A Proposal to Construct a 113,331 Square-Foot Commercial Center with Seven Buildings and to Subdivide Approximately 13.7 Net Acres Into 9 Parcels with Conditional Use Permits for the Sale of Distilled Spirits, Four Drive-Thru Lanes, and a Service Station; and a Variance Request to Reduce the Required 50-Foot Rear Building Setback to 38 Feet Located on the Southwest Side of River Road and the Northwest Side of Corydon Street in the C-G Zone (APNs 121-310-086, 121-310-087, 121-180-014). (Planning Director)

Planning Director Steve King reported that at its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-23, Conditional Use Permit 2015-26, Conditional Use Permit 2015-27, Conditional Use Permit 2015-28, Variance 2015-05, and the Norco Village Sign Program. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of Tentative Parcel Map 36999 which requires approval by the City Council. The proposed project is an integrated shopping center on 13.7 net acres on the southwest side of River Road at the northwest side of Corydon Street. The proposed center would be anchored by a major grocery store and a stand-alone pharmacy along with in-line retail buildings, pad sites, a 2-story office structure, and a service station. All proposed uses are either permitted, or conditionally-permitted uses in the C-G zone which is the zoning designation on the property. Staff prepared an initial study and a Mitigated Negative Declaration is proposed.

Director King indicated that the center is anchored by a grocery store and a pharmacy. Since the Planning Commission's approval of the gas station, the developer is proposing to flip the location of the gas station to the other side of the Sundance Lane driveway, away from the residences along that side of the property. Director King also noted that there is a proposed Variance to reduce the rear-building setback to 38 feet.

Director King briefly commented on some architectural changes. Director King stated that the center has more than the required number of parking spaces per the Norco Municipal Code.

Mr. King also indicated that prior to the meeting, he distributed a memorandum to the Council with proposed changes to the development, which include: two speed humps installed in the residential neighborhood on Sundance Lane and the other on Del Mar Road; a recommendation that speed control devices be installed at the rear of shopping center; and a recommendation that the location of the pump islands and canopy for the gas station be revised to allow for truck/trailer access.

Council Member Hanna commented on access for trucks and trailers into gas station by moving the landscaping area to the north end of the center. Director King said he spoke with the developer and due to certain equipment required at north end of the center, he doesn't believe there would be enough turning radius for trucks and trailers. Council Member Hanna said it should be reconsidered.

Council Member Hoffman commented that River Road will be four lanes and asked if a traffic engineer determined the speed for that segment of road. Director King indicated that the speed cannot be changed specifically as a result of this project. Council Member Hoffman commented on the traffic signals at the project to slow down traffic.

In response to Mayor Pro Tem Newton, the developer agreed to the proposed changes. Mayor Pro Tem Newton recommended speed tables rather than speed humps and that staff take careful consideration as to the placement of the speed tables (i.e., not in front of a driveway).

Timothy Reeves, Lewis Development Company (applicant), thanked staff for their work on this project and noted that he is agreeable to the proposed changes in the Site Plan. Mr. Reeves requested that the pylon sign on Corydon Street be replaced with a monument sign.

**Mayor Bash opened the public hearing indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

David Hudson commented on his experience as a Planning Commissioner, a planner, and consultant, and noted his surprise that this project came before the City Council for approval so quickly without discussions with the residents. When residents asked for a meeting to discuss give and take, the developer did not want to. Mr. Hudson commented on Resolution No. 2015-72 and the conditions of approval regarding alcohol sales and wagering and urged the Council to read the conditions carefully before approving.

Erin Allan commented on the proposed exit going south on Corydon and said that currently it can take up to five minutes to exit her property. Ms. Allan said that the entrance can remain but suggested that the exit be removed as it will pose dangerous conditions. A second concern Ms. Allan commented on was the proposed Variance and suggested removing the additional parking space to accommodate a 50-foot rear building setback.

Steven Renquist requested that the speed tables be implemented as soon as possible. Mr. Renquist suggested making the Sundance entrance right turn exit only.

Janet Garcia-Hudson thanked Mr. Reeves for receiving questions via e-mail and Mayor Bash for visiting the residents to listen to concerns. Ms. Garcia-Hudson said that several residents met and suggested having the pumps moved back and more inward. She also said that there was concern about increased crime and light and noise pollution associated with 24-hour businesses. Residents are also concerned for the safety of children and horses due to increased traffic in the area. Ms. Garcia-Hudson commented that the horse trail appears to be more for design than function.

Mike Thompson expressed his concern regarding the entrances/exits nearest to Corydon. He commented on his disappointment that this project did not come before the Streets, Trails and Utilities Commission for recommendations. Mr. Thompson suggested a raised median on River Road to prevent traffic from making a left hand turn as they exit the property. Mr. Thompson also suggested a completion bond.

Robert Dworshak commented that he will be directly across from the proposed project. Mr. Dworshak expressed his concern about the proposed street light at Corydon and River Road and that cars will block his driveway. Mr. Dworshak suggested that the entry and exit at Sundance Lane from River Road be closed, but with a gate to allow access for emergency vehicles. In conclusion, Mr. Dworshak expressed his disappointment with the Council for not reaching out to the residents.

Heather Dworshak expressed her concern about noise pollution and safety. Mrs. Dworshak said she would have preferred a give and take discussion prior to the project being presented for approval. She said that a traffic signal, with potentially added traffic, will not be beneficial to the residents of Remington Estates.

Delaney Forsythe expressed concerns about the proposed Variance and the 3-foot gap between the development wall and the residential wall. Ms. Forsythe suggested eliminating the additional parking spaces to allow for the full 50-foot setback. She also suggested sit down restaurants versus fast food restaurants.

Jeff Lange said he lives on Corydon and his house backs up to the proposed shopping center. He is concerned about the 3-foot alley as noted by the previous speaker. Mr. Lange asked how tall the wall and building will be. Mr. Lange suggested installing more mature landscaping. Lastly, Mr. Lange also suggested eliminating parking spaces to allow for the 50-foot setback and commented on his concerns about the exit at Corydon and retailers adhering to the delivery schedule.

Jodie Webber said she owns a home behind the proposed center and was not notified of the project. If the gas station placement in the center changes, she is concerned about ingress and egress. Ms. Webber said that she would also like to suggest that the City expand their notification.

Geoff Kahan, resident of Remington Estates, noted that he appreciates the developer accommodating resident's concerns. Mr. Kahan also suggested keeping the 50-foot setback and eliminating the extra parking spaces.

Don Bowker commented that he supports the project. Suggested expanding noticing boundaries, installing fully mature trees and making accommodations for truck and trailer access.

Kristen Dubois expressed her biggest concern which is the gas station across the street and requested that the pumps be relocated more inward. Her other concerns include noise pollution and signage.

Kathy Azevedo commented that the property has been zoned commercial for many years. Ms. Azevedo recommended that the Council approve the project and appoint two Council Members to the review board.

Amy Furlich commented on the safety aspect and will the Sheriff's Department be able to adjust coverage for this new development.

Lou Paltza asked if a study has been conducted on the effects of the natural air flow the block wall may produce.

**With no one else wishing to speak, Mayor Bash closed the public hearing bringing the discussion back to the Council Members.**

In response to Council Member Hanna, Director King said that a "porkchop"/raised median could be installed to only allow a right turn in and only allow a right turn out, which can be added as a condition to the Site Plan. Council Member Hanna also suggested moving the pumps 10-15 feet inward.

Council Member Grundmeyer commented that she lives on Chaparral Drive behind Boot Barn and understands the concerns noted tonight by Corona and Norco residents. Change is scary but the fears were much larger than reality. Council Member Grundmeyer stated that the Variance needs to be addressed as well as safety.

Council Member Hoffman responded to some of the resident's comments. He said that the 3-foot gap between the developer's wall and the resident's wall has been eliminated. Mr. Hoffman also said that the developer/commercial wall is 9-feet tall. Council Member Hoffman expressed concern about speeding on River Road and hopes that the traffic signal will mitigate that. Mr. Hoffman suggested composites be added to the speed tables to make them last longer.

Mayor Pro Tem Newton and Director King discussed the notification requirement of 300 feet unless it does not capture at least 25 homes; in which case the radius is extended until a minimum 25 homes is reached. Director King also noted that a photometric plan is standard in conditional of approval, which would mitigate the concerns about light pollution. At the request of Mayor Pro Tem Newton, Director King commented on staff's justification for the Variance. Mr. King said that for many years, the City has been working with the owner of the property regarding the trail. Although it is not a designated trail, it has been established as a trail by the residents. Accommodations need to be made for that trail. The unique situation is that this property is CG and is the only one in the City with a trail.

Director King proceeded to note the changes for Resolution No. 2015-72. The Resolution refers to four drive thrus, which should be deleted and should only refer to the service of alcohol. Page 4, Condition 15 should be changed to read, "restaurant establishments shall be operated as bonafied eating places." Director King also recommended removing Condition 17 in its entirety.

Mayor Bash likes the suggestion by Council Member Hoffman to change the speed limit to 35 mph; wants to make sure that the commercial building windows do not impose on adjacent residential properties; wants assurance that the traffic calming will be installed in

the residential areas; and wants trees in the rear of the development to be mature when installed. Mayor Bash is supportive of a monument sign on Corydon.

Mr. Reeves and Mayor Bash discussed adjusting setbacks. Mr. Reeves briefly commented that police and gas attendants have recommended keeping the pumps and store near the entrance of the center for visibility and safety. Mr. Reeves said he would be willing to meet with the resident on the corner to arrange options.

There was further discussion between Council regarding setbacks. Mayor Pro Tem Newton indicated that changing the setback in the rear of the center from 40 ft. to 45 ft. will push the center 5 feet closer to Remington Estates. Council Member Hanna agreed with Mayor Pro Tem Newton and Council Member Newton that he does not want to impact Norco residents.

Director King noted the changes as discussed by Council. The construction hour condition changes so that a citation is issued on the first violation; change to the height of the landscaping to include language about installation of the largest plant specimen as possible; the photometric plan is already conditioned; speed tables to be composite other than just asphalt; installation of "pork chop" in the driveway; and 40-foot setback.

**M/S HANNA/NEWTON to incorporate the modifications as enumerated by Director King to the appropriate Resolution. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt a Mitigated Negative Declaration. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/HANNA to adopt Resolution No. 2015-70, approving Site Plan 2015-23. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt Resolution No. 2015-71, approving Conditional Use Permit 2015-26 for the development of four drive-thrus associated with Site Plan 2015-23. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt Resolution No. 2015-72, approving Conditional Use Permit 2015-27 to allow the sale of distilled spirits associated with Site Plan 2015-23 with changes noted in discussion. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt Resolution No. 2015-73, approving Conditional Use Permit 2015-28 for the development of a service station associated with Site Plan 2015-23. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt Resolution No. 2015-74, approving Variance 2015-05 to reduce the required rear-yard setback from 50 feet to 40 feet associated with Site Plan 2015-23. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt Resolution No. 2015-75, approving the Norco Village Sign Program associated with Site Plan 2015-23, with the amended monument sign. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

**M/S BASH/HANNA to adopt Resolution No. 2015-76, approving Tentative Parcel Map 36999 to subdivide 13.7 net acres into nine parcels associated with Site Plan 2015-23. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE**

**Mayor Bash recessed the meeting at 10:07 p.m. and reconvened the meeting at 10:16 p.m.**

- B. Appeal Hearing Site Plan 2015-22. Appeal Conditional Use Permit 2015-25. Ordinance No. 998, First Reading General Plan Amendment 2015-01 and Zone Change 2015-01. Ordinance No. 999, First Reading Specific Plan 91-02, Amendment 13. A Proposal to Construct a 6,205 Square-Foot**

Commercial Center with Two Restaurant Buildings and a Conditional Use Permit for One of the Buildings to Have a Drive-Thru, Located on the North Side of Hidden Valley Parkway East of Yasment Street (APNs 122-570-001; 122-660-002). (Planning Director)

Planning Director Steve King reported that at its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-22 and Conditional Use Permit 2015-25. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of General Plan Amendment 2015-01, Zone Change 2015-01, and Amendment 13 to Specific Plan 91-02 which require approval by the City Council. The proposed project involves the detachment of 1.1 acres from the Norco Hills Specific Plan and a rezoning of that acreage combined with an adjacent .29 acre in the A-1-20 zone (1.39 acres total) to C-4 (Commercial) zone. In addition to the zone change and general plan amendment, the project includes a site plan approval for two restaurants and a conditional use permit for a drive-thru associated with one of the restaurant buildings. The concept architecture has been approved but ultimate architecture will need approval by the Planning Commission Architectural Review Subcommittee once the tenants of the buildings are known.

Director King also noted that a memorandum was distributed to Council prior to the meeting with additional recommended changes, which include: the installation of a right in, right out controlled “pork chop” island at the westerly driveway; installation of removable bollards; traffic signal maintenance; onsite trail; hitching area; onsite landscaping; and offsite landscaping adjacent to Hidden Valley Parkway/Corona Avenue/Sedona Lane knuckle. Also, Condition 50 will be amended to reflect that fire hydrant installation will be required as approved by the Fire Department.

Mayor Pro Tem Newton referenced Condition 44 signal modification and street improvements. Director King indicated that the applicant will be required to comply with the modifications required by the Engineering Department. In response to Mayor Pro Tem Newton, Lt. Briddick indicated that the Sheriff’s Department would be part of the design review. Mayor Pro Tem Newton recommended a speed table to help with speed coming down Sedona Lane approaching Corona Avenue.

**Mayor Bash opened the public hearing indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

Mike Thompson expressed concern with the Corona Avenue lawsuit. City Attorney John Harper indicated that the City was successful and the Environmental Impact Report was certified by the court in 2006. Mr. Thompson suggested having on record from the Fire Department regarding not needing access to Corona Avenue – that the horse trail could be used for access in case of emergency. Mr. Thompson also expressed concern about not having a dedicated right turn lane into the center, considering the speed of motorists coming down Hidden Valley Parkway.

Marti Kerr commented on supporting the project and likes the suggestion of a dedicated right turn lane.

Pat Overstreet said she supports the project and likes the recommendation of a speed

table on Sedona Lane.

**With no one else wishing to speak, Mayor Bash closed the public hearing bringing the discussion back to the Council Members.**

Mayor Pro Tem Newton and Director King discussed the issue of a dedicated right turn lane/pocket into the center. Director King stated that in order to have the lane or pocket, the City would have to acquire property with an existing home. Director King also noted that an independent traffic analysis concluded that a right turn pocket was not needed. In response to Mayor Pro Tem Newton, Director King indicated that the architectural plans submitted are not final. The proposed final plans will go before architectural review once the tenants are known. The Fire Department and the Sheriff's Department noted that they have no opposition to the project.

Council Member Hoffman commented on the dedicated right turn lane and requested that proper safety notices be placed along Hidden Valley to warn motorists.

**M/S BASH/NEWTON to adopt a Mitigated Negative Declaration. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt for first reading Ordinance No. 998, approving General Plan Amendment 2015-01 and Zone Change 2015-01. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/HANNA to adopt for first reading Ordinance No. 999, approving Amendment 12 to Specific Plan 91-02 (Norco Hills Specific Plan). The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/HOFFMAN to adopt Resolution No. 2015-77, approving Site Plan 2015-22. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S BASH/NEWTON to adopt Resolution No. 2015-78, approving Conditional Use Permit 2015-25 for a drive-thru associated with a proposed restaurant building in**

**Site Plan 2015-22. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:**

Council Member Hoffman commented that he is heavily involved with the Professional Rodeo Cowboys Association and he attended an event this week at Southpoint in Las Vegas. The arena director at Southpoint mentioned Silverlakes and expressed his excitement for the new venue in Norco. Council Member Hoffman requested to agendize discussion regarding developing a committee consisting of two Parks and Recreation Commissioners, two Streets, Trails and Utilities Commissioners, two Economic Development Advisory Council Members, and City staff to look into and determine what types of events the City would like to bring into town.

**M/S HOFMMAN/BASH to agendize discussion regarding establishing a committee consisting of two Parks and Recreation Commissioners; two Streets, Trails and Utilities Commissioners; two Economic Development Advisory Council Members; and staff to determine what types of events the City should bring into town. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

Council Member Hanna requested to agendize establishing regulations and locations for video camera placement in Council Chamber.

**M/S HANNA/BASH to agendize establishing regulations and locations for video camera placement in the Council Chamber. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

Council Member Newton requested an update on the traffic signalization at Hidden Valley Parkway and Interstate 15. Deputy City Manager Brian Petree indicated that the traffic engineer is currently looking into this project as well as other areas. Council Member Newton also asked that Sixth Street and Sierra Avenue be looked into per the request of some residents.

Council Member Newton asked when the median at Detroit Street and Hamner Avenue will be completed. Deputy City Manager Petree stated that the City exhausted all funds for the project. Council Member Newton requested a cost estimate to complete the project.

Council Member Newton requested an update to the City Council regarding a change

order for additional fencing in the peninsula area of the City. Deputy City Manager indicated that staff has priced out the completion of the trail fencing in that area and the cost estimate is \$82,000. City Manager Okoro indicated that the Trail Fund does not have sufficient funds to complete the project but at the direction of Council, staff can look at alternative funding.

**M/S NEWTON/BASH to agendaize alternative funding options to complete the trail fence replacement from wood to vinyl in the Bluff/peninsula area. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

Mayor Bash commented that the City told the property owners adjacent to the Crestlawn property that k-rails would be installed. Since then there has been a delay from Crestlawn and Mayor Bash asked if staff could assist by cleaning out the ditch and provide sandbags.

Mayor Bash requested that staff clean the valley area on Hamner Avenue towards the bridge to Silverlakes.

Mayor Bash commented on getting assistance to the resident of Corona Avenue with the alternative trail material as he is still having difficulty getting his vehicles up his driveway, especially when it rains.

Mayor Bash requested that staff follow up on the potential vacancy on the Economic Development Advisory Council.

## **ADJOURNMENT**

Mayor Bash adjourned the meeting at 10:55 p.m.

---

Cheryl L. Link, CMC, City Clerk



**CITY OF NORCO  
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, December 16, 2015  
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

---

**CALL TO ORDER:** 6:00 p.m.

**ROLL CALL:** Kevin Bash, Mayor, **Present**  
Greg Newton, Mayor Pro Tem, **Present**  
Robin Grundmeyer, Council Member, **Present**  
Berwin Hanna, Council Member, **Present**  
Ted Hoffman, Council Member, **Present**

City Attorney John Harper requested to add an anticipated litigation item to Closed Session by urgency.

**M/S HANNA/NEWTON to approve adding an anticipated litigation item by urgency for discussion in Closed Session. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

The City Council recessed to Closed Session (Section 54954) to consider the following matter:

**CLOSED SESSION:**

**§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation**  
Two Cases

**RECONVENE PUBLIC SESSION:** 7:00 p.m.

**REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)**

City Attorney John Harper indicated that Council added one additional item by urgency to Closed Session. Mr. Harper also stated that there is no reportable action from Closed Session.

**PLEDGE OF ALLEGIANCE:** Council Member Robin Grundmeyer

**INVOCATION:** Pastor Vernie Fletcher, Grace Fellowship Church

**INTRODUCTION:** Sergeant Todd Pauling

Lieutenant Eric Briddick introduced Sergeant Todd Pauling to the City Council and public.

Lt. Briddick commented on Sergeant Pauling's experience and work ethic. Sergeant Pauling said he looks forward to the experience and working with the citizens of Norco.

**PROCLAMATIONS:** Norco Citizens on Patrol 20<sup>th</sup> Anniversary

Lieutenant Eric Briddick gave a summary of the history of Norco Citizens on Patrol. Mayor Bash presented Norco Citizens on Patrol with a certificate of achievement and thanked them for their service.

**CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:**

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

Mayor Pro Tem Newton:

- Attended a Chino Basin Desalter Authority Board meeting on December 11<sup>th</sup> in which the board approved the FY 14-15 financial report.
- Met with Chino Desalter Authority General Manager and Chief Financial Officer to get a better understanding of allocated costs per budget for Fiscal Years 2012-2016.
- Telephone conversation with representatives with CR&R regarding manure-to-energy options. CR&R will contact the City after the holidays.

Council Member Hanna:

- Attended a 91 Toll Road Commission meeting on December 4<sup>th</sup> and reported that he was voted Chairman. The main topic discussed was the extension of the toll lanes from the 241 to I-15 beginning approximately 2017.
- Attended a Riverside Conservation Authority meeting on behalf of Mayor Bash. The members reviewed a study on burrowing owls.
- Attended a Western Riverside Council of Governments meeting on behalf of Mayor Bash. The main topic was the TUMF Program.
- Attended a Riverside County Transportation Commission meeting. The Commission attended a ribbon cutting ceremony for the Perris Valley Line.
- Attended a Riverside Transit Agency meeting. Council Member Hanna advocated for a new bus route from Limonite at Archibald to Norco at River Road. Also working to put a shade/weather cover at the bus stop located at the Norco Senior Center.
- Attended a Vector Control meeting and reported that the West Nile Virus threat has subsided and that there were a total of 100 West Nile Virus cases in Riverside County this year.

Council Member Hoffman:

- No report given.

Council Member Grundmeyer:

- No report given.

Mayor Bash:

- Thanked the Lake Norconian Club Foundation for hosting the Pearl Harbor Remembrance Day event on December 7<sup>th</sup>.
- Commented on the Senior Luncheon scheduled for December 17<sup>th</sup> at the Senior Center.
- Commented on the first equestrian event at SilverLakes last weekend.
- Attending a meeting and tour of the Navy Base on December 9<sup>th</sup>. Mayor Bash provided a summary of the meeting and some of the renovations that the Navy is proposing.

2. CITY COUNCIL CONSENT ITEMS:

Mayor Pro Tem Newton pulled item 2.D. Council Member Hoffman pulled items 2.C. and 2.F.

**M/S HANNA/NEWTON to approve the remaining Consent Calendar items as recommended. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- A. City Council Special Meeting Minutes of December 2, 2015. **Approved the City Council special meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Approved.** (City Clerk)
- C. Recap of Actions Taken by the Planning Commission at its Meeting Held on December 9, 2015. **Pulled for discussion.** (Planning Director)
- D. Acceptance of Property Dedication at 2114 First Street. **Pulled for discussion.** (Deputy City Manager)
- E. Approval of Supplemental Agreement for the 2015-2016 Community Development Block Grant Program Year. **Action: Approved the Supplemental Agreement for the 2015-2016 Community Development Block Grant Program year.** (Deputy City Manager)
- F. Proposed Cancellation of the January 6, 2016 City Council Regular Meeting. **Pulled for discussion.** (City Clerk)
- G. City Council Appointments to Regional Boards, Standing Committees and Other City Council-Appointed Committees for Calendar Year 2016. **Action: Approved the recommended City Council appointments for the 2016 calendar year.** (City Clerk)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR

- C. Recap of Actions Taken by the Planning Commission at its Meeting Held on December 9, 2015. (Planning Director)

Council Member Hoffman pulled this item to agendize item 5.D. of the Planning Commission.

**M/S HANNA/BASH to agendize an appeal hearing of item 5.D. from the Planning Commission agenda of December 9, 2015. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S HOFFMAN/BASH to receive and file the recap of the remaining actions taken by the Planning Commission at its meeting held on December 9, 2015. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- D. Acceptance of Property Dedication at 2114 First Street. (Deputy City Manager)

Mayor Pro Tem Newton pulled the item to inquire if any portion of Mountain Avenue is a private street. City Attorney Harper indicated that once the portion of the street is dedicated, it will no longer be private. Deputy City Manager stated that the street is not private at this time.

**M/S NEWTON/BASH to authorize the City Manager to accept the dedication of street right-of-way at 2114 First Street and authorize the City Clerk to record the grant deed. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- E. Proposed Cancellation of the January 6, 2016 City Council Regular Meeting. (City Clerk)

Council Member Hoffman pulled the item in order to comment and be assured that by cancelling the January 6, 2016 meeting, the January 20, 2016 agenda will not be overloaded.

**M/S HOFFMAN/BASH to cancel the January 6, 2016 City Council Regular meeting. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

4. PUBLIC COMMENTS:

Linda Dixon commented that she a toured the Navy Base on December 9 as a representative of the Lake Norconian Club Foundation. Ms. Dixon noted that it is imperative that the City continue dialogue with the Navy. Ms. Dixon commented on two notable projects that raised concern – roof replacement and the revamping of a building to accommodate a Blimpie’s Restaurant. Ms. Dixon indicated that LNCF will attempt to meet with the new State Historic Preservation Officer to educate her on the history between the Navy and the City regarding historic properties.

5. LEGISLATIVE MATTERS:

- A. **Ordinance No. 998, Second Reading.** General Plan Amendment 2015-01 and Zone Change 2015-01. (City Clerk)

**M/S HANNA/HOFFMAN to adopt Ordinance No. 998 for second reading. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- B. **Ordinance No. 999, Second Reading.** Specific Plan 91-02, Amendment 13 (Norco Hills Specific Plan). (City Clerk)

**M/S GRUNDMEYER/NEWTON to adopt Ordinance No. 999 for second reading. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

6. DISCUSSION / ACTION ITEM:

- A. **Urgency Ordinance No. 1000.** Code Change 2015-07. Zone Code Amendment 2015-07. Amendments to titles 5 and 18 of the Norco Municipal Code Regarding a Prohibition to the Cultivation and Transportation of Marijuana. (Planning Director)

Planning Director Steve King reported that the City Council adopted Ordinance 880 prohibiting the growth, sale, and delivery of medical marijuana in the City of Norco. This year, a series of assembly and senate bills (AB 266, AB 243, and SB 643) collectively referred to as the Medical Marijuana Regulation and Safety Act (MMRSA) were enacted in October to provide for the regulation of medical marijuana. Additionally, with the potential legalization of marijuana in 2016, the League of California Cities recommends that cities

that wish to prohibit these uses (or continue prohibiting them as is the case with Norco) have in place specific wording in the respective municipal codes to protect the rights of these jurisdictions and to regulate activities related to the growth and use of marijuana.

In response to Mayor Pro Tem Newton, City Attorney Harper indicated that pharmacies would be prohibited from dispensing medical marijuana. There was some discussion about the urgency of this ordinance and Mr. Harper stated that there is not enough time for a first and second reading, along with the 30 day period before the ordinance goes into effect, prior to the March 1, 2016 deadline.

Council Member Hoffman asked if this ordinance is workable for the Sheriff's Department and in compliance with County ordinances. Lt. Briddick stated that this ordinance ensures that the City has local control and empowerment. City Attorney Harper added that this ordinance does not functionally change what is in the Norco Municipal Code; it parallels what the League of California Cities deems appropriate.

**M/S HANNA/BASH to adopt Urgency Ordinance No. 1000. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, BASH**

**NOES: NEWTON**

**ABSENT: NONE**

**ABSTAIN: NONE**

7. APPEAL HEARING:

- A. **Appeal Hearing:** An appeal of the Planning Commission's denial of Conditional Use Permit 2014-12 (Bowers): A request for approval to allow a detached accessory building consisting of a 1,680 square-foot barn and storage building at 3231 Cutting Horse Road located in the Norco Ridge Ranch Specific Plan (NRRSP). (Planning Director)

Planning Director Steve King reported that the request for Conditional Use Permit (CUP) 2014-12 was denied by the Planning Commission on August 12, 2015, but that decision has been appealed to the City Council by the applicant. The subject property is located in the Norco Ridge Ranch Specific Plan (NRRSP), consists of about .89 acres/38,748 square feet and is developed with a single family residence. The subject property includes a recorded Primary Animal Keeping Area (PAKA) of 3,305 square feet located at the rear of property. Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. Because this accessory building was denied by the Planning Commission, an approval is now being considered by the City Council on an appeal. The main reason for denial by the Planning Commission is that the dual use would be difficult to monitor for compliance.

In response to Council Member Hanna, Director King indicated that  $\frac{3}{4}$  of the building is in the PAKA and  $\frac{1}{4}$  of it located outside the PAKA. Mr. King also noted that the floor will be a concrete slab.

John Bowers, applicant, commented that the building he is proposing is solely for horses. The plan is to remove the concrete slab from the portion for the horses. Mr. Bowers wants

to enhance the value of his property by installing a barn as well as having a place for his recreational vehicles. There was some discussion by Council with Mr. Bowers to confirm that there will be no concrete at all in the building. Council Member Hoffman asked the applicant if removal of the concrete slab was added as a condition of approval, would he abide by the requirement; Mr. Bowers agreed. Mr. King indicated that the condition would read, " all existing concrete within the PAKA will be removed prior to the issuance of a building permit."

Discussion continued between Council Members regarding recourse if the concrete was not removed or poured again at a later time. Director King noted that a permit is not needed to pour concrete. The only recourse is if staff is on the property for some other code violation, and in that process, notices the concrete within the PAKA. Council Member Hoffman added that the Planning Commission denied the CUP because of the lack of control.

**Mayor Bash opened the public hearing indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

Mike Thompson questioned whether or not Council Member Hoffman should be part of the Council discussion on this hearing since he was part of the discussion on this matter as a Planning Commissioner. City Attorney Harper stated that there is no legal prohibition for him hearing an appeal from a body for which he previously sat. Mr. Thompson also questioned the hardscape argument that installing hardscape would prevent future homeowners from animal keeping.

Council Member Grundmeyer addressed the hardscape concern brought up by Mr. Thompson and stated that there are animals that can be kept on hardscape, such as pigs. However, proper drains, cleaning, and sanitation would be expected in the plans, which is not the case with this proposal.

**With no one else wishing to speak, Mayor Bash closed the public hearing and bringing back the discussion to the Council Members.**

Mayor Bash commented on PAKAs and the purpose to preserve animal keeping. Mayor Bash indicated that Mr. Bowers' word to remove the concrete slab, and having the removal as a condition, is reasonable and would recommend approval.

Mayor Pro Tem Newton said that the Planning Commission was correct with denial of dual use as it is a slippery slope. Mayor Pro Tem Newton said he supports upholding the Planning Commission action. Council Member Hoffman concurred.

**M/S NEWTON/HOFFMAN to uphold the Planning Commission action to deny Conditional Use Permit 2014-12. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: BASH**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Hoffman commented on the roping event on Sunday, December 20 at Ingalls Park.

Council Member Hanna commented on the problem of illegal dumping of furniture, appliances, etc in the public right-of-way. Council Member Hanna noted several locations with this problem. City Manager Okoro stated he will be meeting with Waste Management tomorrow and will discuss his concerns. Council Member Hanna suggested putting information in the Weekly Highlights regarding bulky waste pick up.

Council Member Hoffman complimented Valley Cities Fence for their work with the installation of the new vinyl fencing.

Mayor Bash requested that the La Sierra information would be presented at the next meeting on January 20, 2016.

City Manager Okoro stated that the next Norco Community Town Hall meeting will be held Monday, January 25, 2016 at 6:30 p.m. at Nellie Weaver Hall.

Finance Officer Schuchard stated that in regards to Waste Management, Christmas trees with lights on them will not be picked up. She will add information as well to the Weekly Highlights report regarding this.

**ADJOURNMENT**

Mayor Bash adjourned the meeting at 8:35 p.m.

---

Cheryl L. Link, CMC, City Clerk



**CITY OF NORCO  
CITY COUNCIL  
SPECIAL MEETING MINUTES**

**Wednesday, January 6, 2016  
City Hall Conference Room A, 2870 Clark Avenue, Norco, CA 92860**

---

**CALL TO ORDER:** 2:30 p.m.

**ROLL CALL:** Kevin Bash, Mayor, **Present**  
Greg Newton, Mayor Pro Tem, **Present**  
Robin Grundmeyer, Council Member, **Present**  
Berwin Hanna, Council Member, **Present**  
Ted Hoffman, Council Member, **Present**

**PLEDGE OF ALLEGIANCE:** Council Member Robin Grundmeyer

**RECESS:** The City Council recessed to Closed Session (§54954) to consider the following matter:

**CLOSED SESSION:**

**§54956.8 – Conference with Real Property Negotiators:**

Property: APN 126-120-038

City Negotiator: City Manager Andy Okoro

Negotiating Party: Oversight Board of the Successor Agency to the Norco  
Community Redevelopment Agency

Under Negotiation: Price and conditions for acquisition of property

**RECONVENE:** The City Attorney indicated that there was no reportable action from Closed Session.

**ADJOURNMENT**

Mayor Bash adjourned the special meeting at 3:54 p.m.

---

Cheryl L. Link, CMC, City Clerk



**RECAP OF ACTIONS TAKEN  
CITY OF NORCO  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
January 13, 2016**

---

**CALL TO ORDER: 7:00 p.m.**

**ROLL CALL: Chair Hedges, Vice-Chair Leonard, Commission Members Azevedo, Jaffarian and Rigler**

**STAFF PRESENT: Planning Director King, Senior Planner Robles, Planning Aide Lestina and Deputy City Clerk Germain.**

**PLEDGE OF ALLEGIANCE: Chair Hedges**

**1. APPEAL NOTICE: Read by staff**

**2. PUBLIC COMMENTS: Received and filed**

**3. APPROVAL OF MINUTES:**

❖ Minutes of Regular Meeting of December 9, 2015;

Recommended Action: Approval (Deputy City Clerk): **Approved 5-0**

**4. PUBLIC HEARING:**

**A. Conditional Use Permit 2015-38 (Preciado):** A request for approval to allow a temporary mobile home for the elderly at 3180 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan (NRRSP). Recommended Action: Approval (Senior Planner)

**Action: Approved 5-0; this action is final unless appealed to the City Council within 10 calendar days.**

**B. Conditional Use Permit 2015-36 (Hicks):** A request for approval to allow two additional animal units at 4436 Corona Avenue located within the R-1-10 (Residential – Single Family) Zone. Recommended Action: Approval (Senior Planner) Vice Chair Leonard recused himself due to possible conflict of interest.

**Action: Approved 4-0-1 (Leonard abstained); this action is final unless appealed to the City Council within 10 calendar days.**

**C. Conditional Use Permit 2015-37 (Hubbard):** A request for approval to allow a detached accessory building consisting of a 1,200 square-foot storage building at 5294 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner)

**Action: Approved 5-0; this action is final unless appealed to the City Council within 10 calendar days.**

D. **Conditional Use Permit 2014-17 (Moser):** A request for approval to allow a detached accessory building consisting of a 2,880 square-foot mare motel cover at 2697 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner)  
**Action: Approved 5-0; this action is final unless appealed to the City Council within 10 calendar days.**

E. **Conditional Use Permit 2014-10/Variance 2014-05 (Swaminarayan Gurukul-USA/Patolia):** A request for approval to allow the development of a temple and cultural center on a vacant parcel (APN 130-240-031) located on the west side of Norconian Drive, between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet. Recommended Action: Continue the project to February 10, 2016 (Senior Planner)  
**Action: Continued to February 10, 2016**

5. BUSINESS ITEMS:

A. **Site Plan 2015-17, Modification No. 1 (Hernandez):** A request for approval to modify the height of an approved detached accessory building consisting of a 852 square-foot garage at 1037 Second Street located within the A-1-20 (Agricultural Low-Density) Zone. Recommended Action: Approval (Senior Planner)  
**Action: Failed 2-3 (Hedges, Leonard, Rigler); this action is final unless appealed to the City Council within 10 calendar days.**

6. CITY COUNCIL MINUTES: **Received and Filed**

➤ City Council Special Meeting of December 2, 2015

7. PLANNING COMMISSION:

➤ Oral Reports from Various Committees: **None**

➤ Request for Items on Future Agenda (within the purview of the Commission):

Director King informed the Commission of the City Council's direction that the Commission begin reviewing the Gateway Specific Plan regarding land use options on the former Norco Egg Ranch Property. A sub-committee was set up with two Commission Members and staff to establish the framework on how the project will move forward and what entities will be involved in the review and recommendation process that ultimately will go to the full Planning Commission, other Commissions as needed, and the City Council. The subcommittee will be meeting within next couple of weeks depending on schedule.

8. ADJOURNMENT: 7:55 p.m.

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED: Cheryl L. Link, City Clerk 

DATE: January 20, 2016

SUBJECT: **Resolution No. 2016-01**, Establishing Rules and Procedures for Filming and Recording of City Meetings in the Council Chamber

RECOMMENDATION: Adopt **Resolution No. 2016-01**, approving rules and procedures for filming and recording of City meetings in the Council Chamber

**SUMMARY:** At the request of the Council at the December 2, 2015 Council meeting, staff has prepared and developed protocol for the recording of City meetings by members of the public and the media.

**BACKGROUND / ANALYSIS:** The City of Norco is committed to conducting its meetings in an open and transparent manner. Members of the public and media are welcome to film, audio-record, take photographs and use social media to report the proceedings of City meetings which are open to the public.

The City acknowledges that no prior permission is required to record meetings but to maintain the good order of a public meeting, Council Member Hanna, with the concurrence of the City Council, requested that staff develop rules and procedures for the recording of City meetings by the public and media in the Council Chamber.

The following policy provides guidelines for the management of recording City and Commission meetings:

## **RULES AND PROCEDURES FOR FILMING AND RECORDING IN THE COUNCIL CHAMBER**

### **Introduction**

The City of Norco is committed to conducting its meetings in an open and transparent manner. Media and members of the public are welcome to film, audio-record, take photographs and use social media to report the proceedings of City meetings held in the Council Chamber.

### **Notice of Intent**

No prior permission is required to film, photograph or audio-record City meetings; however, the City requests that the media and members of the public make City staff aware of their intentions before the meeting commences. This will enable City staff to ensure that adequate accommodations are in place.

### **Facilities**

Norco City Council and City Commission meetings take place in the Council Chamber, which has allocated a media/press table and an area for recording equipment placement (Exhibit A). The City will make every effort to provide the media and members of the public with filming space in other public meeting rooms.

### **Recording Protocol**

Filming, audio-recording, and/or photographing is permitted under the following guidelines:

- walking on the Council Floor for the purposes of a photograph, videotaping, etc. is not permitted (Exhibit A)
- placing recording equipment in areas outside the areas designated for the public and/or media is not permitted (Exhibit A)
- all recording equipment must be completely muted and operated in a manner which does not interfere with the audience's or participants' ability to hear or view the meeting proceedings
- excessive noise in recording, setting up, and repositioning equipment during the meeting is not permitted
- intrusive lighting and use of flash photography is not permitted
- asking people to repeat statements for the purposes of recording is considered disruptive
- providing an oral commentary for the recording during the meeting, which is audible to adjacent seats, audience members, or otherwise, is considered disruptive

Any equipment left unattended in the Council Chamber is done so entirely at the owner's risk.

FINANCIAL INPACT: Not Applicable.

Attachment: Resolution No. 2016-01

# **RESOLUTION NO. 2016-01**

## **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO ADOPTING RULES AND PROCEDURES FOR FILMING AND RECORDING IN THE COUNCIL CHAMBER**

WHEREAS, the City of Norco is committed to being open and transparent in the way it carries out its business whenever possible; and

WHEREAS, the City is seeking to provide reasonable facilities to allow anyone who wishes to record City meetings in the Council Chamber; and

WHEREAS, any member of the public and media can film, audio-record, take photographs, and use social media to report meetings when the meetings are open to the public; and

WHEREAS, the purpose of this protocol is to provide guidance, particularly for members of the media and public, on the filming, taking of photographs and the audio recording of any City Council or Commission meeting which is held in public.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1: the Rules and Procedures for Filming and Recording in the Council Chamber are hereby adopted as follows:

### **RULES AND PROCEDURES FOR FILMING AND RECORDING IN COUNCIL CHAMBER**

#### **Introduction**

The City of Norco is committed to conducting its meetings in an open and transparent manner. Media and members of the public are welcome to film, audio-record, take photographs and use social media to report the proceedings of City meetings held in the Council Chamber.

#### **Notice of Intent**

No prior permission is required to film, photograph or audio-record City meetings; however, the City requests that the media and members of the public make City staff aware of their intentions before the meeting commences. This will enable City staff to ensure that adequate accommodations are in place.

#### **Facilities**

Norco City Council, as well as City Commission meetings, take place in the Council Chamber, which has allocated a media/press table and an area for recording equipment

placement (Exhibit A). The City will make every effort to provide the media and members of the public with filming space in other public meeting rooms.

### **Recording Protocol**

Filming, audio-recording, and/or photographing is permitted under the following guidelines: may do so and must not act in a disruptive manner. This includes, but is not restricted to, the following:

- walking on the Council Floor for the purposes of a photograph, video taping, etc. is not permitted (Exhibit A)
- placing recording equipment in areas outside the areas designated for the public and/or media is not permitted
- all recording equipment must be completely muted and operated in a manner which does not interfere with the audience's or participants' ability to hear or view the meeting proceedings
- excessive noise in recording, setting up, and repositioning equipment during the meeting is not permitted
- intrusive lighting and use of flash photography is not permitted
- asking people to repeat statements for the purposes of recording is considered disruptive
- providing an oral commentary for the recording during the meeting, which is audible to adjacent seats, audience members, or otherwise, is considered disruptive

Any equipment left unattended in the Council Chamber is done so entirely at the owner's risk

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on January 20, 2016.

---

Kevin Bash, Mayor  
City of Norco, California

ATTEST:

---

Cheryl L. Link , City Clerk  
City of Norco, California

APPROVED AS TO FORM:

---

John R. Harper, City Attorney  
City of Norco, California

I, Cheryl L. Link, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California at a regular meeting thereof held on January 20, 2016, by the following vote of the City Council.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on January 20, 2016.

---

Cheryl Link, City Clerk  
City of Norco, California

Attachment: Exhibit A – Council Chamber Map

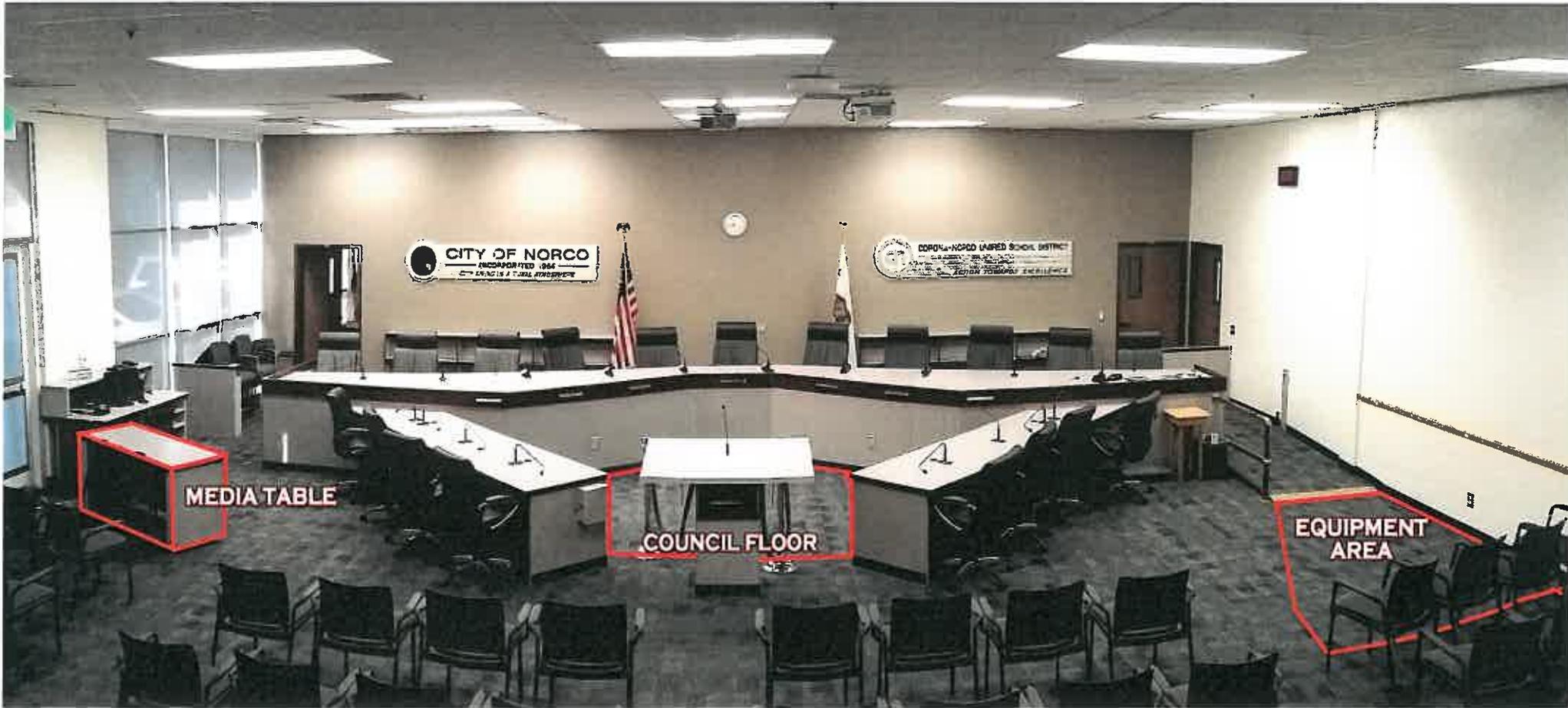


EXHIBIT "A"

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED: Gina Schuchard, Finance Officer

DATE: January 20, 2016 

SUBJECT: Quarterly Investment Report for Quarter Ended December 31, 2015

RECOMMENDATION: Staff recommends that the City Council receive and file the Quarterly Investment Report for the Quarter Ended December 31, 2016.

**SUMMARY:** Staff is recommending that the City Council receive and file the City's quarterly investment report for the quarter ended December 31, 2015. This report has been prepared to meet the requirements of the City's Investment Policy and applicable sections of the State of California Government Code.

**BACKGROUND/ ANALYSIS:** The City's Investment Policy requires the Treasurer to render a quarterly report to the legislative body. The report is to be prepared in accordance with Government Code Section 53646 (b)(1) and should contain detailed information on all securities, investments, and monies of the local agency; a statement of compliance of the portfolio with the Statement of Investment Policy; and a statement of the City's ability to meet its cash flow requirements for the next six months. This report which is for the quarter ended December 31, 2015 meets the requirements of the Investment Policy and Government Code. It covers the City and Successor Agency to the former Norco Redevelopment Agency.

The attached schedules (attachments 1 through 4) have been prepared to meet the detailed requirements of the Government Code and the City's Investment Policy as approved by the Council on May 6, 2015. It is to be noted that the Investment Policy excludes certain investments (bond proceeds) from these requirements. This means that bond proceeds are invested in accordance with the provisions of the bond indentures rather than the provisions of the Investment Policy. Consequently, in determining whether the operating portfolio holdings are in compliance with the Government Code and the approved Investment Policy, investments of bond proceeds have been excluded.

Attachment 1 provides a summary schedule of the City's operating portfolio holdings by type as of December 31, 2015. This summary also provides information on whether or not each investment category complies with the limitations imposed by law and the City's Investment Policy. Investments that are subject to the Statement of Investment Policy are operating/idle funds invested by the Treasurer within the provisions of the approved Investment Policy. During the quarter ended December 31, 2015, the operating portfolio decreased by a net amount of \$3.8 million from \$46.6 million to \$42.8 million due to cash disbursements

**AGENDA ITEM: 2.E.**

exceeding cash receipts. The excess of disbursements over receipts is anticipated during this quarter as revenue receipts during the second quarter of the fiscal year are usually not sufficient to cover expenditures due to the lag in the receipt of property tax, vehicle license fees, sales tax in lieu, electric and gas franchise fee revenues. This trend is expected to reverse in the third quarter of the fiscal year when the first installments of these revenues are anticipated to be received.

Attachment 2 provides a graphical breakdown of the operating portfolio holdings by investment type as of December 31, 2015. This chart is for investments that are subject to the Investment Policy. The operating portfolio consisted of 95.08% investment in the State of California Local Agency Investment Fund (LAIF). The remaining 4.92% comprises of cash and certificates of deposit.

A summary of investments not subject to the provisions of the Investment Policy (bond proceeds and debt service reserve funds) is also shown on Attachment 1. These funds are invested in accordance with applicable bond indenture provisions. During the quarter ended December 31, 2015, bond proceeds and debt service reserve fund portfolio decreased by a net amount of \$0.25 million from \$12.3 million to \$12.05 million due to the payments on water and sewer related projects.

Attachment 3 provides a detailed listing of the City's portfolio holdings as required by the Government Code. In this listing, "N/A" is used to denote that the information is either not available or applicable. The market value of investments in LAIF has been reported to equal cost because the City's investments in the pool are readily liquid and the market value of these investments approximates cost. Agency Securities issued by United States Government Sponsored Entities (GSEs) are rated "AA+" by Moody's rating service and "AAA" by Fitch rating service.

### *CASH FLOWS*

During the first half of the fiscal year, General Fund cash receipts are usually below disbursements for expenditures due to the lag in the receipt of tax revenues. However, due to the better fiscal condition of the General Fund, cash balances have improved to cover the lag in revenue receipts. Along with anticipated cash receipts, staff estimates that there will be sufficient cash to cover disbursements for the City and Successor Agency for the next six months ending June 30, 2016.

FINANCIAL IMPACT: Not Applicable.

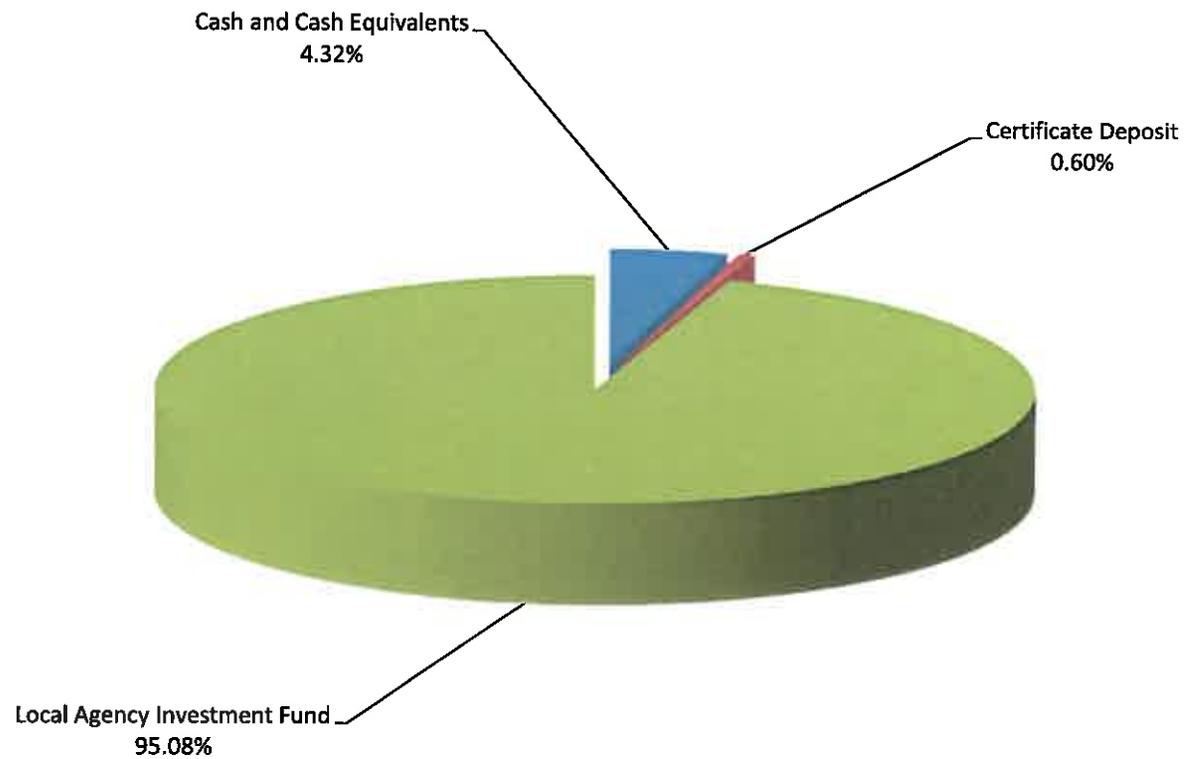
- Attachments: 1) Portfolio Summary  
2) Summary Graph  
3) Portfolio Details – "Investments Not Subject..."  
4) Certification Form

**City of Norco, California  
Portfolio Summary  
As of December 31, 2015**

<b>City Investments Subject to Investment Policy</b>	<b>Market Value</b>	<b>Percentage</b>	<b>Policy Maximum</b>	<b>Compliance</b>
Cash and Cash Equivalents	\$ 1,850,267	4.32%	15.00%	In Compliance
Certificate Deposit	255,340	0.60%	30.00%	In Compliance
Local Agency Investment Fund	40,727,964	95.08%	\$50.0 Million	In Compliance
<b>Total</b>	<b>\$ 42,833,571</b>	<b>100.00%</b>		

<b>City Investments Not Subject to Investment Policy</b>	<b>Market Value</b>	<b>Percentage</b>
Community Facilities Districts	\$ 2,431,199	20.18%
Sewer and Water System	1,487,243	12.34%
Refunding Tax Allocation Bonds	8,130,258	67.48%
<b>Total</b>	<b>\$ 12,048,700</b>	<b>100.00%</b>

**Summary of City Portfolio  
(Investments Subject to Investment Policy)  
As of December 31, 2015**



City of Norco, California  
 Portfolio Details  
 As of December 31, 2015

**Investments Subject to Policy**

**Cash & Cash Equivalents**

<u>Purchase Date</u>	<u>Maturity Date</u>	<u>CUSIP #</u>	<u>Description of Security</u>	<u>Account</u>	<u>Rating</u>	<u>Coupon Rate</u>	<u>Yield to Maturity</u>	<u>Face Value</u>	<u>Cost</u>	<u>Market Value</u>
N/A	N/A	N/A	Checking Accounts	Wells Fargo	N/A	N/A	0.00%	N/A	1,850,267	1,850,267
			<b>Subtotal</b>	<b>Wells Fargo</b>					<b>1,850,267</b>	<b>1,850,267</b>
4/20/2015	4/19/2016	2329958022	Certificate Deposit	Citizen Business Bk	N/A	0.35%	0.35%	N/A	102,458	102,458
2/25/2014	3/25/2016	2329958065	Certificate Deposit	Citizen Business Bk	N/A	0.25%	0.25%	N/A	152,883	152,883
			<b>Subtotal</b>	<b>Wells Fargo</b>					<b>255,340</b>	<b>255,340</b>

**Local Agency Investment Fund**

<u>Purchase Date</u>	<u>Maturity Date</u>	<u>CUSIP #</u>	<u>Description of Security</u>	<u>Account</u>	<u>Rating</u>	<u>Coupon Rate</u>	<u>Yield to Maturity</u>	<u>Face Value</u>	<u>Cost</u>	<u>Market Value</u>
N/A	N/A	N/A	Local Agency Investment Fund	State of California	N/A	N/A	N/A	N/A	40,727,964	40,727,964
			<b>Subtotal</b>						<b>40,727,964</b>	<b>40,727,964</b>
<b><u>Total Investments Subject to Policy</u></b>									<b>42,833,571</b>	<b>42,833,571</b>

City of Norco, California  
 Portfolio Details  
 As of December 31, 2015

**Investments Not Subject to Policy (Bond Proceeds)  
 Community Facilities Districts**

**Cash and Cash Equivalents**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	First American Treasury Obligation	791884000 US Bank	N/A	N/A	0.01%	N/A	604	604
N/A	N/A	N/A	First American Government Obligation	791884004 US Bank	N/A	N/A	0.01%	N/A	465	465
N/A	N/A	N/A	First American Government Obligation	794148000 US Bank	N/A	N/A	0.00%	N/A	2	2
N/A	N/A	N/A	First American Government Obligation	794148002 US Bank	N/A	N/A	0.01%	N/A	2,905	2,905
<b>Subtotal</b>									<b>3,976</b>	<b>3,976</b>

**Local Agency Investment Fund**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Local Agency Investment Fund	CFD 93-1 State of California	N/A	N/A	N/A	N/A	107,564	107,564
N/A	N/A	N/A	Local Agency Investment Fund	CFD 2002-1 State of California	N/A	N/A	N/A	N/A	54,312	54,312
<b>Subtotal</b>									<b>161,876</b>	<b>161,876</b>

**U.S. and Agency Securities**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
12/14/2015	12/14/2018	3134G8AV1 (1)	F H L M C M T N	794148002 US Bank	AAA*	0.75%	0.75%	1,740,000	1,740,000	1,739,948
7/28/2015	7/28/2020	3130A5YA1	Federal Home Loan Bank	794148002 US Bank	AAA*	1.90%	1.89%	4,000	4,000	4,015
12/28/2015	12/28/2018	3134G8CP2	F H L M C M T N	791884004 US Bank	AAA*	1.45%	1.45%	523,000	523,000	521,384
									<b>2,267,000</b>	<b>2,267,000</b>
									<b>2,267,000</b>	<b>2,265,347</b>

**Total Community Facilities Districts**

**2,432,852 2,431,199**

**Investments Not Subject to Policy (Bond Proceeds)  
 Sewer and Water System**

**Cash and Cash Equivalents**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	First American Prime Obligation	130584000 US Bank	N/A	N/A	0.00%	N/A	11	11
N/A	N/A	N/A	U.S. Bank N.A. Open, Commerical Paper	130584001 US Bank	N/A	N/A	0.00%	N/A	5,844	5,844
N/A	N/A	N/A	American Prime Obligations	130584004 US Bank	N/A	N/A	0.01%	N/A	151	151
<b>Subtotal</b>									<b>6,006</b>	<b>6,006</b>

City of Norco, California  
 Portfolio Details  
 As of December 31, 2015

**Local Agency Investment Fund**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
N/A	N/A	N/A	Local Agency Investment Fund (Sewer/Water)	2009	State of California	N/A	N/A	N/A	N/A	52,423	52,423
<b>Subtotal</b>									<b>52,423</b>	<b>52,423</b>	

**U.S. and Agency Securities**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
8/19/2015	9/8/2016	3133EEXS4	Federal Farm Credit Banks	130584001	US Bank	AAA*	0.45%	0.45%	1,430,000	1,430,000	1,428,813
<b>Subtotal</b>									<b>1,430,000</b>	<b>1,428,813</b>	
<b>Total Sewer and Water System</b>									<b>1,488,430</b>	<b>1,487,243</b>	

**Investments Not Subject to Policy (Bond Proceeds)  
 Refunding Tax Allocation Bonds**

**Cash & Cash Equivalents**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
N/A	N/A	N/A	U.S. Bank N.A. Open, Commerical Paper	94662507	US Bank	N/A	N/A	0.00%	N/A	1,199,307	1,199,307
N/A	N/A	N/A	First American Government Obligation	792126001	US Bank	N/A	N/A	0.01%	N/A	9,892	9,892
N/A	N/A	N/A	First American Government Obligation	792126003	US Bank	N/A	N/A	0.01%	N/A	503	503
N/A	N/A	N/A	First American Government Obligation	792126004	US Bank	N/A	N/A	0.01%	N/A	1,505	1,505
N/A	N/A	N/A	U.S. Bank N.A. Open, Commercial Paper	129543003	US Bank	N/A	N/A	0.00%	N/A	856	856
N/A	N/A	N/A	US Bank Money Market	140828001	US Bank	N/A	N/A	0.02%	N/A	4,992	4,992
N/A	N/A	N/A	US Bank Money Market	140828004	US Bank	N/A	N/A	0.02%	N/A	60	60
N/A	N/A	N/A	US Bank Money Market	140828005	US Bank	N/A	N/A	0.00%	N/A	14	14
N/A	N/A	N/A	US Bank Money Market	210857000	US Bank	N/A	N/A	0.02%	N/A	733	733
N/A	N/A	N/A	US Bank Money Market	210857001	US Bank	N/A	N/A	0.00%	N/A	1	1
N/A	N/A	N/A	US Bank Money Market	210857002	US Bank	N/A	N/A	0.00%	N/A	1	1
N/A	N/A	N/A	US Bank Money Market	210857003	US Bank	N/A	N/A	0.02%	N/A	722	722
N/A	N/A	N/A	US Bank Money Market	210858000	US Bank	N/A	N/A	0.02%	N/A	949	949
N/A	N/A	N/A	US Bank Money Market	210858001	US Bank	N/A	N/A	0.00%	N/A	2	2
N/A	N/A	N/A	US Bank Money Market	210858002	US Bank	N/A	N/A	0.00%	N/A	5	5
<b>Subtotal</b>									<b>1,219,543</b>	<b>1,219,543</b>	

**Local Agency Investment Fund**

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
N/A	N/A	N/A	Local Agency Investment Fund	2010 TABs	State of California	N/A	N/A	N/A	N/A	22,691	22,691
N/A	N/A	N/A	Local Agency Investment Fund	2003 TABs	State of California	N/A	N/A	N/A	N/A	703,110	703,110
<b>Subtotal</b>									<b>725,800</b>	<b>725,800</b>	

City of Norco, California  
 Portfolio Details  
 As of December 31, 2015

U.S. and Agency Securities

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
8/19/2015	9/8/2016	3133EEXS4	Federal Farm Credit Banks	94662507 US Bank	AAA*	0.450%	0.450%	570,000	570,000	569,527
12/14/2015	12/14/2018	3134G8AV1 (1)	F H L M C M T N	792126003 US Bank	AAA*	0.750%	0.750%	1,558,000	1,558,000	1,557,953
12/14/2015	12/14/2018	3134G8AV1 (1)	Federal Home Loan Mtg Corp	129543003 US Bank	AAA*	0.750%	0.75%	977,000	977,000	976,971
12/28/2015	12/28/2018	3134G8CP2	F H L M C M T N	140828004 US Bank	AAA*	1.450%	1.45%	1,488,000	1,488,000	1,483,402
7/28/2015	7/28/2020	3130A5YA1	Federal Home Loan Bks	210858003 US Bank	AAA*	1.900%	1.89%	1,051,000	1,051,000	1,055,004
7/28/2015	7/28/2020	3130A5YA1	Federal Home Loan Bks	210857003 US Bank	AAA*	1.900%	1.89%	540,000	540,000	542,057
			Subtotal					<u>6,184,000</u>	<u>6,184,000</u>	<u>6,184,915</u>
			Total Refunding Tax Allocation Bonds						<u>8,129,343</u>	<u>8,130,258</u>
			<u>Total Investments Not Subject to Policy</u>						<u>12,050,625</u>	<u>12,048,700</u>

\* On August 5, 2011 S&P Lowered US Debt Rating to AA+, Fitch and Moody's Ratings are Still AAA

1) Step up rates: 0.75% to 3/14/16, .875% to 6/14/16, 1% to 9/14/16, 1.125% to 12/14/16, 1.25% to 3/14/17, 1.375% to 6/14/17, 1.5% to 9/14/17, 1.75% to 12/14/17, 2% to 3/14/18, 2.5% to 6/14/18, 2.75% to 9/14/18, and 3% to 12/14/18.

**Attachment 4**

**Quarterly Investment Portfolio**

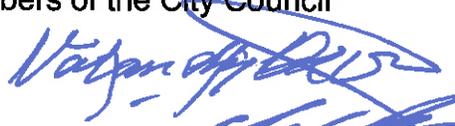
**For the Quarter Ended December 31, 2015**

As required by the Government Code, the Treasurer certifies that the investments reported in the accompanying schedules (Attachments 1 through 3) comply with the City of Norco Investment Policy and that sufficient liquidity along with anticipated revenues are available to meet the City and Successor Agency budgeted expenditure requirements for the next six months ending June 30, 2016.

  
\_\_\_\_\_  
Gina Schuchard, Finance Officer

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Chad Blais, Director of Public Works 

DATE: January 20, 2016

SUBJECT: City of Norco 2015 Sanitary Sewer System Management Plan Audit

RECOMMENDATION: Receive and File the City of Norco's 2015 Sewer System Management Plan Audit as required by State Order 2006-0003

**Summary:** On May 2, 2006, the California State Water Resources Control Board ("SWRCB") adopted Order No. 2006-0003-DWQ implementing statewide regulations related to the operation and maintenance of sanitary sewer collection systems. The Order requires the Sanitary Sewer Management Plan ("SSMP") to be recertified every five (5) years and an audit performed every two (2) years, both must contain any significant program or operational changes, and be recertified after review and approval by the Norco City Council. To complete the recertification process, Norco staff members must enter the information into the online SSO database and mail a copy to the State Water Resources Control Board. Staff has found the 2015 SSMP audit to be in compliance with all eleven elements of the State Order.

**BACKGROUND/ ANALYSIS:** In April 2004, the State Water Resources Control Board began to investigate potential solutions to reduce both the number and volume of Sanitary Sewer Overflows ("SSOs") that occur throughout the state, often impacting health, safety and the environment. The most noticeable impact of SSO's is the closure of public beaches due to sewage spills. With the aging of the sanitary sewer systems within the state, and varying levels of effort and funding to manage those sanitary systems, the State Board believed the frequency of SSOs would continue to increase unless the State Board initiated a formal action plan to implement regulations to manage and enforce SSOs statewide.

The regulations adopted by SWRCB apply to all federal and state agencies, municipalities, counties, special districts, and other public entities that own or operate sanitary sewer collection systems greater than one mile in length and that collect and/or convey untreated or partially treated wastewater to a publicly owned treatment facility in the State of California.

**Agenda Item: 2.F.**

The State Board determined that to properly facilitate funding and management of sanitary sewer systems, each system operator must develop and implement a system-specific SSMP. To be effective, SSMPs must include provisions to provide proper and efficient management, operation, and maintenance, while taking into consideration risk management and cost to benefit analysis. Additionally, an SSMP must contain a spill response plan that establishes standard procedures for immediate emergency response to an SSO in a manner designed to minimize water quality impacts and potential health conditions.

The City of Norco owns, operates and manages approximately 120 miles of clay, gravity flow, 6" to 27" diameter sanitary sewer collection pipelines, approximately 600 pre-cast concrete manholes and cleanouts, 2 siphons and 12 sewer lift stations, including force main piping. The City discharges its waste stream to the Western Riverside County Regional Wastewater Authority (WRCRWA), a joint power authority formed to plan construct and operate a cost effective regional wastewater system for the conveyance, tertiary treatment and disposal of sewage from the participating agencies. Member agencies include the City of Norco, City of Corona, Jurupa Community Services District (JCSD), Western Municipal Water District (WMWD), and Home Gardens Sanitary District (HGSD).

Staff has performed the City of Norco 2015 audit and prepared the related report as required by the State Board, consistent with Order No. 2006-003 and the most recent amendment September 9, 2013 with the issuance of State Order WQ-2013-0058-EXEC. Therefore, Staff recommends that the City Council receive and file the 2015 City of Norco Sanitary Sewer Management Plan Audit per State Water Resources Control Board Order No. 2006-003-DWQ.

A full copy of the updated SSMP and audit will be filed with the City Clerk, and will be available for review on the City of Norco web site.

**FINANCIAL IMPACT:** On-going operation and maintenance costs, currently within the Sewer Operations Fund (Fund 126-809).

Attachment: SSMP Audit

# **EXECUTIVE SUMMARY**

## **2015 City of Norco Sanitary Sewer Management Plan Audit (SSMP)**

On May 2, 2006, the California State Water Resources Control Board adopted Order No. 2006-0003, Statewide General Waste Discharge Requirements (WDR) for Wastewater Collection Agencies. The order applies to all federal and state agencies, municipalities, counties and other public agencies that own or operate sanitary sewer collection systems greater than one mile in length that collect or convey untreated or partially treated wastewater to a publicly owned treatment facility in the State of California.

The City of Norco City Council adopted its original Sewer System Management Plan in 2009. The SSMP was prepared in compliance with State Order 2006-0003-WDR issued May 2, 2006, to all publicly owned wastewater collection agencies owning more than one mile of pipeline.

Included in the State Order is a requirement that all agencies audit their SSMPs every two years to evaluate the effectiveness of the plan and staff member's compliance with the State Order. The City of Norco has complied with that requirement by having its SSMP audited in 2011 and early 2014. The next audit will be due in 2017 and recertification will be due in 2019.

The 2011 audit had very minor recommendations from the original SSMP. The 2014 audit report revised and updated to incorporate requirements contained in the most recent State Order No. WQ 2013-0058-EXEC (State 2013 MRP) issued September 9, 2013. This report represents an audit of the recertified 2014 City of Norco SSMP. The plan details are available in the updated 2014 City of Norco SSMP.

The WDR requires the electronic reporting of all sanitary sewer overflows as well as the development of a Sewer System Management Plan (SSMP) that specifies guidelines for monitoring, reporting and implementation of SSMP scheduling requirements. The City of Norco began electronic reporting in May 2007.

### **2015 Auditor Findings:**

**The City of Norco is in compliance with the State Order. Operations staff has complied with the all aspects of the State Order, and the plan has been effective.**

## STATE ORDER

The California State Water Resources Control Board adopted Order No. 2006-0003 May 2, 2006 (State Order) to create an equitable statewide mechanism to manage all publicly owned wastewater collection agencies with more than a mile of pipeline, to reduce the number and severity of Sanitary Sewer Overflows (SSOs), and to set up a central depository for online reporting of SSOs when they do occur.

The Order is consistent with State Water Board Resolution No. 68-16 (Statement of Policy with Respect to Maintaining High Quality of Waters in California) in that the Order imposes conditions to prevent impacts to water quality, does not allow the degradation of water quality, will not unreasonably affect beneficial uses of water, and will not result in water quality less than prescribed in State Water Board or Regional Water Board plans and policies.

A principal element of the State Order is the requirement that the City of Norco adopt and maintain a management plan for its sanitary sewer collection and conveyance system, referred to as a Sewer System Management Plan or SSMP.

The State Order was amended September 9, 2013 with the issuance of State Order WQ 2013-0058-EXEC. Therefore all SSMPs across the state were to be updated to include the contents of the amended order.

The 2014 certified SSMP replaces the previous City of Norco SSMP and contains updated information and includes the 2014 Audit required by the 2013 Amended State Order WQ 2013-0058-EXEC.

The State Order establishes the following goal:

**Goal:** The goal of the SSMP is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system. This will help reduce and prevent SSOs, as well as mitigate any SSOs that do occur.

The State Order requires City of Norco staff members perform periodic internal audits of the SSMP with focus on evaluating the effectiveness of the SSMP and staff member's compliance with its requirements, as shown in Section D-13 of the State Order. The internal audits must be performed at least every two (2) years with the audit report kept on file at the City of Norco. Norco's audits were completed in 2011 and 2014 as required, and therefore this audit is due in 2015.

The SSMP must be updated every five (5) years, must contain any significant program changes, and be recertified in 2019 after review and approval by the Norco City Council. To complete the recertification process, Norco staff members must enter the information into the Online SSO Database and mail a hard copy to the State Water Resources Control Board.

This is the City of Norco's third audit of their SSMP. City Council approval is not required, staff recommends the City Council receive and file the report. Staff did not find any deficiencies, but will address recommendations.

As specified in the State Order, the SSMP is comprised of eleven (11) sections. A summary of the 2015 audit, which is an evaluation of each individual category, has been completed by City of Norco staff. All recommendations from previous audits have been addressed.

**Audit Section 1**

**Recommendations: None**

**Audit Section 2**

**Recommendations: Revise Management and Operations Staff contact Information. Completed.**

**Audit Section 3**

**Recommendations: None**

**Audit Section 4**

**Recommendations: None**

**Audit Section 5**

**Recommendations: None**

**Audit Section 6**

**Recommendations: None**

**Audit Section 7**

**Recommendations: None**

**Audit Section 8**

**Recommendations: Evaluate and recalculate design flows of 15" collection system main pipelines and lift stations.**

**Audit Section 9**

**Recommendations: None**

**Audit Section 10**

**Recommendations: None**

**Audit Section 11**

**Recommendations: None**

**Section 1  
Goals**

**Requirement: Reduce, prevent and mitigate SSOs:**

The City of Norco is in compliance, the SSMP has helped prevent, mitigate, and prevent SSO's within the sanitary sewer collection system.

**Section 2  
Organization**

**Requirement: Names and phone numbers for key management personnel:**

The City of Norco is current and has implemented. Names and phone numbers are updated as necessary.

**Requirement: Names and phone numbers for key administrative personnel:**

The City of Norco is current and has implemented. All information has been updated.

**Requirement: Names and phone numbers for key maintenance personnel:**

The City of Norco is current and has implemented.

**Requirement: Chain of communications for reporting SSOs:**

The City of Norco is current and has implemented.

**Requirement: Prevent illicit discharges to sanitary sewer.**

The City of Norco is current and has implemented

**Requirement: Ensure access for inspection, maintenance, and repairs.**

The City of Norco is current and has implemented

**Requirement: Limit discharge of FOG and debris that may cause blockages.**

The City of Norco is current and has implemented

### **Section 3 Legal Authority**

**Requirement: Require the installation of grease removal devices.**

The City of Norco requires the installation of grease interceptors through the building permit process.

**Requirement: Ability to inspect FOG producing facilities.**

The City of Norco has the ability to inspect all facilities within their sanitary sewer collection system.

**Requirement: Enforce violations of the City's sewer ordinances.**

The City of Norco has approved a sewer Ordinance to effectively enforce all violations within their sanitary sewer collection system.

### **Section 4 Operations and Maintenance**

**Requirement: Maintain up-to-date maps of the sanitary sewer system.**

The City of Norco is current and has implemented.

**Requirement: Describe routine preventive maintenance program.**

The City of Norco contracts for annual collections system cleaning of lift (pump) stations, flumes, manholes, and pipelines. The contract includes video. The City has adopted a Fiscal Year Operations and Maintenance Budget and a five-year Capital Improvement Program (CIP) Fund Budget.

**Requirement: Document completed preventive maintenance using work orders.**

The City of Norco utilizes a work order system to track all maintenance activities.

**Requirement: Rehabilitation plan identifying and prioritizing system inadequacies.**

The 5-year CIP identifies and prioritizes system replacement activities

**Requirement: Provide regular training for staff.**

Operations Staff conducts bi-weekly safety meetings and monthly operations meetings.

**Requirement: Require contractors to provide training.**

Contractors are required to train all employees working within the City of Norco sanitary sewer collection system.

**Requirement: Maintain equipment inventory**

Inventory is maintained.

**Requirement: Maintain critical spare part inventory.**

The City maintains critical inventory.

**Section 5  
Operations and Maintenance**

**Requirement: Design and construction standards for repair and rehabilitation of existing system.**

The City of Norco has approved Sanitary Sewer Collection System Standards and Specifications.

**Requirement: Procedures for inspection and acceptance of repairs to sewer system facilities.**

The City of Norco has trained inspectors conducting all collection system inspections.

**Section 6  
OERP Sanitary Sewer Overflow Response Plan (SSORP)**

**Requirement: Procedures for the notification of primary responders.**

The City utilizes normal operations and after hour emergency response (paggers).

**Requirement: Procedures for the notification of regulatory agencies.**

Operations employees use the SOP for reporting direction.

**Requirement: Ensure Norco Staff are familiar with and follow the SSORP.**

Management reporting and training.

**Requirement: Proper reporting of all SSOs.**

Monthly reporting and SSO reporting is in compliance.

**Requirement: Ensure proper response procedures to all SSOs.**

Current and training implemented.

**Requirement: Ensure staff is trained in SSORP procedures.**

Bi-weekly and Monthly Training Programs.

**Requirement: Ensure contractor personnel are aware of and follow SSORP.**

Contractors are required to train personnel.

**Requirement: Ensure contractor personnel are SSORP trained.**

Contract specifications require training.

**Requirement: Address emergency operations such as traffic and crowd control.**

In compliance.

**Requirement: Program to determine impacts of any SSOs that occur.**

Ongoing, the program will be reevaluated.

**Section 7  
FOG Control Program**

**Requirement: Public outreach program that promotes the proper disposal of FOG.**

All commercial and industrial users are surveyed annually with Business License.

**Requirement: Plan for disposal of FOG generated within sewer system.**

The City of Norco contracts for FOG removal.

**Requirement: Identify City resources for FOG control.**

Local and regional program.

**Requirement: Identify facilities that have FOG related problems.**

City continues to inspect facilities.

**Requirement: Preventive maintenance for facilities that have FOG related problems.**

Commercial and Industrial properties are required by ordinance to install preventive measures.

**Section 8  
EVALUATION AND CAPACITY ASSURANCE PLAN**

**Requirement: Identify Facilities that experience or contribute to SSOs caused by hydraulic deficiencies.**

None Known. Recalculate 15" collection pipelines and Lift stations.

**Requirement: Short-term CIP to address Hydraulic deficiencies.**

Approved 5-year CIP.

**Requirement: Long-term CIP to address Hydraulic deficiencies.**

Approved 5-year CIP.

**Requirement: Procedures that provide for the analysis, evaluation, and prioritization of hydraulic deficiencies.**

Daily, monthly inspections of facilities.

**Requirement: The short and long term CIPs include schedules for the correction of hydraulic deficiency.**

City is in compliance.

**Section 9  
Monitoring, Measurement and Program Modifications**

**Requirement: Maintain relevant information to establish, evaluate and prioritize SSMP activities.**

Records are maintained and evaluated.

**Requirement: Monitor implementation of the SSMP.**

Completed.

**Requirement: Measure where appropriate, performance elements of the SSMP.**

The program is in compliance.

**Requirement: Assess success of the preventive maintenance program.**

Program is current.

**Requirement: Update SSMP program elements based on monitoring or performance.**

Updated.

**Requirement: Identify and illustrate SSO trends.**

Completed.

**Section 10  
SSMP Program Audits**

**Requirement: Conduct periodic audits.**

Audits are completed whenever modifications or changes occur.

**Requirement: Record the results of the audit report.**

Results are updated.

**Requirement: Record the changes made and/or corrective actions taken.**

Ongoing.

**Section 11  
Communication Program**

**Requirement: Have outreach efforts been developed and documented.**

Staff informs and inspects through the Business License process.

Completed by the City of Norco Department of Public Works.

**CITY OF NORCO  
STAFF REPORT**

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Cheryl L. Link, City Clerk 

DATE: January 20, 2016

SUBJECT: Resolution Amending and Approving the City's Conflict of Interest Code Applicable to Designated Employees Pursuant to the Political Reform Act of 1974

RECOMMENDATION: Adopt **Resolution No. 2016-02**, amending the City's Conflict of Interest Code.

**SUMMARY:** Every two years the City Council is required to review and update its Conflict of Interest Code. Staff is recommending some non-substantive amendments to the City's Conflict of Interest Code in order to revise the listing of designated City positions as stated in the resolution.

**BACKGROUND/ANALYSIS:** In keeping with state law under the Political Reform Act of 1974, it is necessary to update the listing of designated City positions required to file the Form 700 Statement of Economic Interest. The code must specifically list positions that make or participate in making decisions. Typically, positions that involve voting on matters, negotiating contracts, or making recommendations on purchases without substantive review must be included in codes. Positions listed in Government Code Section 87200 (i.e. City Councilmembers, Planning Commissioners) are not required to be included, because these positions automatically file Form 700.

The proposed resolution reflects the designated City positions and disclosure categories and some minimal non-substantive amendments have been made to reflect position title changes. Following the adoption of the resolution, it will be sent to the Fair Political Practices Commission for its review and approval.

Attachment: Resolution No. 2016-02  
Exhibit A – Designated City Positions and Disclosure Categories  
Exhibit B – Disclosure Category Explanations  
Exhibit C – California Government Code Section 87200

## **RESOLUTION NO. 2016-02**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, AMENDING AND APPROVING THE CITY'S CONFLICT OF INTEREST CODE APPLICABLE TO DESIGNATED EMPLOYEES PURSUANT TO THE POLITICAL REFORM ACT OF 1974**

WHEREAS, the Political Reform Act, Government Code Sections 8100 et seq., requires every state or local government agency to adopt and promulgate a Conflict of Interest Code; and

WHEREAS, the City Council of the City of Norco, California, at its regular meeting of February 19, 2014, adopted Resolution No. 2014-03 updating its Conflict of Interest Code; and

WHEREAS, after conducting a biennial review of the list of designated positions and due to changes in the City's organizational structure, it has been determined that Exhibit "A" requires non-substantive amendments and Exhibit "B" remains unchanged.

NOW, THEREFORE, the City Council of the City of Norco, California, hereby resolves as follows:

SECTION 1: Resolution No. 2014-03 is hereby repealed in its entirety.

SECTION 2: The City of Norco's Conflict of Interest Code incorporates the Fair Political Practices Commission Regulation 18730 by reference.

SECTION 3: DESIGNATED CITY POSITIONS AND DISCLOSURE CATEGORIES. Exhibit "A" lists the amended designated positions included in the Conflict of Interest Code and is attached hereto.

SECTION 4: DISCLOSURE CATEGORIES. Exhibit "B" lists a description of the disclosure categories included in the Conflict of Interest Code and is attached hereto.

SECTION 4: EFFECTIVE DATE. This Resolution shall become effective immediately upon approval by the City Council of the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on January 20, 2016

---

Kevin Bash, Mayor  
City of Norco, California

ATTEST:

---

Cheryl L. Link, CMC, City Clerk  
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a regular meeting held on January 20, 2016 by the following vote of the City Council:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California on January 20, 2016

---

Cheryl L. Link, CMC, City Clerk  
City of Norco, California

**Exhibit A  
DESIGNATED CITY POSITIONS AND DISCLOURE CATEGORIES**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>DISCLOURE CATEGORY(IES)</b>
<b>City Council, Commissions, Committees, and Boards</b>	City Council/Successor Agency to the Redevelopment Agency	1
	Oversight Board Members	1
	Planning Commission Members	1
	Parks and Recreation Commission Members	3, 4, 5
	Streets, Trails and Utilities Commission Members	3, 4, 5
	Historic Preservation Commission Members	3, 4, 5
	Economic Development Advisory Council Members	2, 3, 4, 5
<b>Administration</b>	City Manager/Executive Director	1
	City Attorney/Agency Counsel	1
	Deputy City Attorney	2, 3, 4, 5
	City Clerk/Assistant to the City Manager/Secretary	2, 3, 4, 5
	Deputy City Clerk	2, 3, 4, 5
	Human Resources Analyst	2, 3, 4, 5
<b>Fiscal and Support Services</b>	Finance Officer/City Treasurer	1
	Accounting Manager	2, 3, 4, 5
	Information Technology Manager	2, 3, 4, 5
<b>Parks and Recreation</b>	Deputy City Manager/Director of Parks, Recreation and Community Services Department	2, 3, 4, 5
	Superintendent of Animal Control and Equestrian Services	6, 7, 8, 12
	Superintendent of Recreation and Community Services	6, 7, 8, 12
	Superintendent of Parks and Public Buildings Maintenance	6, 7, 8, 12
<b>Public Works</b>	Public Works Director	2, 3, 4, 5
	Associate Engineer	2, 3, 4, 5
	Superintendent of Public Works	2, 6, 7, 9, 12
<b>Planning</b>	Planning Director	2, 3, 4, 5
	Senior Planner	2, 8, 9, 12
<b>Consultants</b>	<i>*Acting in a staff capacity with the City and in that capacity perform the same or substantially all the same duties for the City that would otherwise be performed by an individual holding a designated position in the City's Conflict of Interest Code</i>	2, 3, 4, 5, *

## Exhibit B

### DISCLOSURE CATEGORY EXPLANATIONS

1. No disclosure is required by this Conflict of Interest Code. Disclosure is already required by Government Code Section 87200.
2. Reportable interests in real property in the jurisdiction.
3. Reportable income.
4. Reportable investments.
5. Reportable business positions.
6. Reportable income from persons or business entities that provide, that plan to provide or that have provided within two years prior to the time a statement is required under this Conflict of Interest Code, supplies to the City or City Agency under the direction of Employee's Office/Department.
7. Reportable investments and business positions in business entities that provide, that plan to provide, or that have provided within two years prior to the time a statement is required under this Conflict of Interest Code, services or supplies to the City or City Agency under the direction of the Employee's Office/Department.
8. Reportable income from persons and business entities from which the City or City Agency purchases, plans to purchase, or has purchased supplies, services or materials for City or City Agency within two years prior to the time a statement is required under this Conflict of Interest Code.
9. Reportable income from persons and business entities having an interest in real property in the jurisdiction or that provide, plan to provide, or have provided within two years prior to the time a statement is required under this Conflict of Interest Code, services subject to the review, inspection or approval of designated Employee's Office/Department, whether such review, inspection or approval is performed on behalf of the City or City Agency.
10. Reportable investments in any business entities having an interest in real property in the jurisdiction or that provide, plan to provide, or have provided within two years prior to the time a statement is required under this Conflict of Interest Code, services subject to the approval or review of designated Employee's Office/Department, whether such approval or review is performed on behalf of the City or City Agency.
11. Reportable business positions in any business entities having an interest in real property in the jurisdiction or that provide, plan to provide, or have provided within two years prior to the time a statement is required under this Conflict of Interest Code, services subject to the approval or review of designated Employee's Office/Department, whether such approval or review is performed on behalf of the City or City Agency.

12. Reportable investments and business positions in business entities providing, plan to provide or have provided within two years prior to the time a statement is required under this Conflict of Interest Code, services subject to the inspection or approval of the designated Employee's Office/Department, whether such inspection or approval is performed on behalf of the City or City Agency.
13. Reportable investments in business entities from which the City or City Agency purchases, plans to purchase or has purchased supplies, materials or services within two years prior to the time a statement is required under this Conflict of Interest Code.
14. Reportable business positions in business entities from which the City or City Agency purchases, plans to purchase or has purchased supplies, materials or services within two years prior to the time a statement is required under this Conflict of Interest Code.

## Exhibit C

### GOVERNMENT CODE SECTION 87200-87210

**87200.** This article is applicable to elected state officers, judges and commissioners of courts of the judicial branch of government, members of the Public Utilities Commission, members of the State Energy Resources Conservation and Development Commission, members of the Fair Political Practices Commission, members of the California Coastal Commission, members of the High-Speed Rail Authority, members of planning commissions, members of the board of supervisors, district attorneys, county counsels, county treasurers, and chief administrative officers of counties, mayors, city managers, city attorneys, city treasurers, chief administrative officers and members of city councils of cities, and other public officials who manage public investments, and to candidates for any of these offices at any election.

**87201.** Every candidate for an office specified in Section 87200 other than a justice of an appellate court or the Supreme Court shall file no later than the final filing date of a declaration of candidacy, a statement disclosing his or her investments, his or her interests in real property, and any income received during the immediately preceding 12 months. This statement shall not be required if the candidate has filed, within 60 days prior to the filing of his or her declaration of candidacy, a statement for the same jurisdiction pursuant to Section 87202 or 87203.

**87202.** (a) Every person who is elected to an office specified in Section 87200 shall, within 30 days after assuming the office, file a statement disclosing his or her investments and his or her interests in real property held on the date of assuming office, and income received during the 12 months before assuming office. Every person who is appointed or nominated to an office specified in Section 87200 shall file such a statement not more than 30 days after assuming office, provided, however, that a person appointed or nominated to such an office who is subject to confirmation by the Commission on Judicial Appointments or the State Senate shall file such a statement no more than 10 days after the appointment or nomination.

The statement shall not be required if the person has filed, within 60 days prior to assuming office, a statement for the same jurisdiction pursuant to Section 87203. (b) Every elected state officer who assumes office during the month of December or January shall file a statement pursuant to Section 87203 instead of this section, except that:

(1) The period covered for reporting investments and interests in real property shall begin on the date the person filed his or her declarations of candidacy.

(2) The period covered for reporting income shall begin 12 months prior to the date the person assumed office.

**87203.** Every person who holds an office specified in Section 87200 shall, each year at a time specified by commission regulations, file a statement disclosing his investments, his interests in real property and his income during the period since the previous statement filed under this section or Section 87202. The statement shall include any investments and interest in real property held at any time during the period covered by the statement, whether or not they are still held at the time of filing.

**87204.** Every person who leaves an office specified in Section 87200 shall, within thirty days after leaving the office, file a statement disclosing his investments, his interests in real property, and his income during the period since the previous statement filed under Sections 87202 or 87203. The statement shall include any investments and interests in real property held at any time during the period covered by the statement, whether or not they are still held at the time of filing.

**87205.** A person who completes a term of an office specified in Section 87200 and within 45 days begins a term of the same office or another such office of the same jurisdiction is deemed not to assume office or leave office.

**87206.** If an investment or an interest in real property is required to be disclosed under this article, the statement shall contain: (a) A statement of the nature of the investment or interest.

(b) The name of the business entity in which each investment is held, and a general description of the business activity in which the business entity is engaged.

(c) The address or other precise location of the real property.

(d) A statement whether the fair market value of the investment or interest in real property equals or exceeds two thousand dollars (\$2,000) but does not exceed ten thousand dollars (\$10,000), whether it exceeds ten thousand dollars (\$10,000) but does not exceed one hundred thousand dollars (\$100,000), whether it exceeds one hundred thousand dollars (\$100,000) but does not exceed one million dollars (\$1,000,000), or whether it exceeds one million dollars (\$1,000,000). (e) In the case of a statement filed under Sections 87203 or 87204, if the investment or interest in real property was partially or wholly acquired or disposed of during the period covered by the statement, the date of acquisition or disposal.

(f) For purposes of disclosure under this article, "interest in real property" does not include the principal residence of the filer or any other property which the filer utilizes exclusively as the personal residence of the filer.

**87207.** (a) If income is required to be reported under this article, the statement shall contain, except as provided in subdivision (b):

(1) The name and address of each source of income aggregating five hundred dollars (\$500) or more in value, or fifty dollars (\$50) or more in value if the income was a gift, and a general description of the business activity, if any, of each source.

(2) A statement whether the aggregate value of income from each source, or in the case of a loan, the highest amount owed to each source, was at least five hundred dollars (\$500) but did not exceed one thousand dollars (\$1,000), whether it was in excess of one thousand dollars (\$1,000) but was not greater than ten thousand dollars (\$10,000), whether it was greater than ten thousand dollars (\$10,000) but not greater than one hundred thousand dollars (\$100,000), or whether it was greater than one hundred thousand dollars (\$100,000). (3) A description of the consideration, if any, for which the income was received. (4) In the case of a gift, the amount and the date on which the gift was received, and the travel destination for purposes of a gift that is a travel payment, advance, or reimbursement.

(5) In the case of a loan, the annual interest rate, the security, if any, given for the loan, and the term of the loan.

(b) If the filer's pro rata share of income to a business entity, including income to a sole proprietorship, is required to be reported under this article, the statement shall contain:

(1) The name, address, and a general description of the business activity of the business entity.

(2) The name of every person from whom the business entity received payments if the filer's pro rata share of gross receipts from that person was equal to or greater than ten thousand dollars (\$10,000) during a calendar year.

(c) If a payment, including an advance or reimbursement, for travel is required to be reported pursuant to this section, it may be reported on a separate travel reimbursement schedule which shall be included in the filer's statement of economic interest. A filer who chooses not to use the travel schedule shall disclose payments for travel as a gift, unless it is clear from all surrounding circumstances that the services provided were equal to or greater in value than the payments for the travel, in which case the travel may be reported as income.

**87208.** Except in statements required by Section 87203, investments and interests in real property which have been disclosed on a statement of economic interests filed in the same jurisdiction within the previous 60 days may be incorporated by reference.

**87209.** When a statement is required to be filed under this article, every person specified in Section 87200 shall disclose any business positions held by that person. For purposes of this section, "business position" means any business entity in which the filer is a director, officer, partner, trustee, employee, or holds any position of management, if the business entity or any parent, subsidiary, or otherwise related business entity has an interest in real property in the jurisdiction, or does business or plans to do business in the jurisdiction or has done business in the jurisdiction at any time during the two years prior to the date the statement is required to be filed.

**87210.** No person shall make a gift totaling fifty dollars (\$50) or more in a calendar year to a person described in Article 2 on behalf of another, or while acting as the intermediary or agent of another, without disclosing to the recipient of the gift both his own full name, street address, and business activity, if any, and the full name, street address, and business activity, if any, of the actual donor. The recipient of the gift shall include in his Statement of Economic Interests the full name, street address, and business activity, if any, of the intermediary or agent and the actual donor.

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Dominic Milano, City Engineer

DATE: January 20, 2016

SUBJECT: Acceptance of the Pavement Management System, Phase I as Complete

RECOMMENDATION: That the City Council Accept the Pavement Management System, Phase I as complete and authorize the City Clerk to file the Notice of Completion with the County's Recorder's Office.

**SUMMARY:** The Pavement Management System, Phase I Project consisted of rehabilitation of portions of streets at locations throughout the City.

**BACKGROUND/ANALYSIS:** On August 5, 2015, the City Council awarded a public works contract to Hardy and Harper, Inc. for the Pavement Management System, Phase I Project in the amount of \$777,000.00 with an additional 10% contingency for change orders. The project scope consisted of the reconstruction of 85,112 square feet of roadway which was reduced to 64,904 square feet because of shallow utilities, and a grind and overlay increased from 244,073 square feet to 252,095 square feet on segments of the following streets:

- Hialeah Circle
- Valley View Avenue (First Street to Second Street)
- Hilltop Lane
- Sierra Avenue (Fifth Street to Sixth Street)
- Hamner Avenue (Detroit Street to Bridge Street)
- Hillside Avenue (Sixth Street to Seventh Street)
- Fourth Street (Hillside Avenue to Temescal Avenue & at Sierra Avenue)
- Lookout Point

After adjustment for actual quantities constructed, the final contract amount is \$744,373.54. Hardy and Harper, Inc. has completed all work, within the required working days and the project has been completed to the satisfaction of the City Engineer. A Notice of Completion has been prepared. Staff is requesting that the City Council accept the work performed by Hardy and Harper, Inc. and authorize the City Clerk to record the Notice of Completion with the County Recorder's Office.

**FINANCIAL IMPACT:** None.

Attachment: Notice of Completion

**Agenda Item: 2.H.**

RECORDING REQUESTED BY:  
CITY OF NORCO  
WHEN RECORDED MAIL TO:  
2870 CLARK AVENUE  
NORCO, CA 92860  
ATTN: CITY CLERK

THIS DOCUMENT IS FILED AT THE REQUEST  
OF THE CITY OF NORCO PURSUANT TO  
SECTION 6103 OF THE GOVERNMENT  
CODE. NO FEE IS CHARGED THEREFORE.

## NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN BY THE CITY OF NORCO, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA THAT THE WORK DESCRIBED AS **PAVEMENT MANAGEMENT SYSTEM, PHASE I** IN THE CITY OF NORCO IN ACCORDANCE WITH THE TERMS AND WRITTEN CONTRACT DATED BETWEEN THE CITY OF NORCO AND **HARDY AND HARPER, INC.** WAS COMPLETED AND ACCEPTED BY THE CITY OF NORCO ON THE **20<sup>TH</sup>** DAY OF **JANUARY, 2016**.

THAT THE CITY OF NORCO, A PUBLIC BODY, CORPORATE AND POLITIC, WHOSE ADDRESS IS 2870 CLARK AVENUE, NORCO, CALIFORNIA, 92860 IS THE OWNER OF SAID IMPROVEMENT WORK; AND THAT SAID WORK WAS PERFORMED BEGINNING **AUGUST 5, 2015** IN THE CITY OF NORCO. THE NATURE OF INTEREST IS VENDEE UNDER CONTRACT.

THAT SAID WORK OF IMPROVEMENT WAS SO PERFORMED BY **HARDY AND HARPER, INC.** IN ACCORDANCE WITH SAID WRITTEN AGREEMENT DATED **AUGUST 5, 2015** AND THE DRAWINGS AND SPECIFICATIONS WHICH WERE A PART OF SAID CONTRACT.

THAT THE CORPORATE SURETY ON THE CONTRACTOR'S BOND, FAITHFUL PERFORMANCE AND LABOR AND MATERIALS BOND IS **NAVIGATORS SPECIALTY INSURANCE CO.** THIS NOTICE OF COMPLETION IS GIVEN BY THE CITY OF NORCO PURSUANT TO THE APPROPRIATE PROVISIONS OF TITLE XV, PART IV, DIVISION 1 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND UPON ORDER OF THE CITY OF NORCO.

January 20, 2016  
DATED:

**CITY OF NORCO**  
A MUNICIPAL CORPORATION

BY: \_\_\_\_\_  
CHERYL L. LINK, CMC  
CITY CLERK

VERIFICATION FOR NON-INDIVIDUAL OWNER:

I, THE UNDERSIGNED, DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT I AM THE CITY CLERK OF THE CITY OF NORCO; THAT I HAVE SIGNED THE SAID NOTICE, THAT I KNOW AND UNDERSTAND THE CONTENTS THEREOF, AND THAT THE FACTS STATED THEREIN ARE TRUE AND CORRECT.

01/20/16  
DATE

\_\_\_\_\_  
CHERYL L. LINK, CMC  
CITY CLERK  
CITY OF NORCO

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Dominic Milano, City Engineer

DATE: January 20, 2016

SUBJECT: Acceptance of the Pavement Management System, Phase II as Complete

RECOMMENDATION: That the City Council Accept the Pavement Management System, Phase II as complete and authorize the City Clerk to file the Notice of Completion with the County's Recorder's Office.

**SUMMARY:** The Pavement Management System, Phase II Project consisted of the rehabilitation of Norco Drive from Fifth Street to Rocky View Road.

**BACKGROUND/ANALYSIS:** On August 5, 2015 the City Council awarded a public works contract to Hardy and Harper, Inc. for the Pavement Management System, Phase II Project in the amount of \$704,000.00 with an additional 10% contingency for change orders. The project scope consisted of the reconstruction of Norco Drive by a full depth reclamation method from Fifth Street to Shadow Canyon Circle (West) and from Shadow Canyon Circle (East) to Rocky View Road and a cape seal from Shadow Canyon Circle (West) to Shadow Canyon Circle (East). Because of very shallow utilities (water lateral and communication lines) the concept of full depth reclamation was abandoned the first day of construction for a conventional AC removal to a depth of five inches with five inches of new paving. With the savings the area to be cape sealed was changed to a conventional grind and overlay to provide an improved surface. Since Hardy and Harper, Inc. was the low bidder on the Pavement Management System, Phase I, the unit costs for that project were used for the changes. The final cost for the revised project was \$562,096.12. The "reduced" project was approved by Hardy and Harper, Inc. without protest.

**FINANCIAL IMPACT:** None.

Attachment: Notice of Completion

RECORDING REQUESTED BY:  
CITY OF NORCO  
WHEN RECORDED MAIL TO:  
2870 CLARK AVENUE  
NORCO, CA 92860  
ATTN: CITY CLERK

THIS DOCUMENT IS FILED AT THE REQUEST  
OF THE CITY OF NORCO PURSUANT TO  
SECTION 6103 OF THE GOVERNMENT  
CODE. NO FEE IS CHARGED THEREFORE.

## NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN BY THE CITY OF NORCO, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA THAT THE WORK DESCRIBED AS **PAVEMENT MANAGEMENT SYSTEM, PHASE II** IN THE CITY OF NORCO IN ACCORDANCE WITH THE TERMS AND WRITTEN CONTRACT DATED BETWEEN THE CITY OF NORCO AND **HARDY AND HARPER, INC.** WAS COMPLETED AND ACCEPTED BY THE CITY OF NORCO ON THE **20<sup>TH</sup>** DAY OF **JANUARY, 2016**.

THAT THE CITY OF NORCO, A PUBLIC BODY, CORPORATE AND POLITIC, WHOSE ADDRESS IS 2870 CLARK AVENUE, NORCO, CALIFORNIA, 92860 IS THE OWNER OF SAID IMPROVEMENT WORK; AND THAT SAID WORK WAS PERFORMED BEGINNING **AUGUST 5, 2015** IN THE CITY OF NORCO. THE NATURE OF INTEREST IS VENDEE UNDER CONTRACT.

THAT SAID WORK OF IMPROVEMENT WAS SO PERFORMED BY **HARDY AND HARPER, INC.** IN ACCORDANCE WITH SAID WRITTEN AGREEMENT DATED **AUGUST 5, 2015** AND THE DRAWINGS AND SPECIFICATIONS WHICH WERE A PART OF SAID CONTRACT.

THAT THE CORPORATE SURETY ON THE CONTRACTOR'S BOND, FAITHFUL PERFORMANCE AND LABOR AND MATERIALS BOND IS **NAVIGATORS SPECIALTY INSURANCE CO.** THIS NOTICE OF COMPLETION IS GIVEN BY THE CITY OF NORCO PURSUANT TO THE APPROPRIATE PROVISIONS OF TITLE XV, PART IV, DIVISION 1 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND UPON ORDER OF THE CITY OF NORCO.

January 20, 2016

DATED:

**CITY OF NORCO**  
A MUNICIPAL CORPORATION

BY: \_\_\_\_\_  
CHERYL L. LINK, CMC  
CITY CLERK

VERIFICATION FOR NON-INDIVIDUAL OWNER:

I, THE UNDERSIGNED, DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT I AM THE CITY CLERK OF THE CITY OF NORCO; THAT I HAVE SIGNED THE SAID NOTICE, THAT I KNOW AND UNDERSTAND THE CONTENTS THEREOF, AND THAT THE FACTS STATED THEREIN ARE TRUE AND CORRECT.

01/20/15  
DATE

\_\_\_\_\_  
CHERYL L. LINK, CMC  
CITY CLERK  
CITY OF NORCO

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

DATE: January 20, 2016

SUBJECT: Approval of Memorandum of Understanding with Balboa Management, LLC Regarding Reimbursement Repayment Schedule for SilverLakes Equestrian and Sports Park

RECOMMENDATION: Staff recommends that the City Council approve the Memorandum of Understanding regarding the reimbursement repayment schedule for SilverLakes Equestrian and Sports Park

**SUMMARY:** Pursuant to the provisions of the Ground Lease Agreement; Development Agreement; and Funding, Construction and Acquisition Agreement (Agreements) between the City and Balboa Management, LLC, regarding the funding of City-owned facilities on the Silverlakes Property, staff is recommending that the City Council approve the attached Memorandum of Understanding Regarding the Reimbursement Repayment Schedule. The City has provided reimbursement costs totaling \$5,575,884.17 of the \$6,000,000 authorized reimbursement for City-owned water, sewer and other related improvements on the Silverlakes property. The last reimbursement was made on June 12, 2013 and accrued interest on all outstanding reimbursements calculated through June 30, 2016 is \$1,290,269.24. Based on this and the repayment terms provided in the Funding, Construction and Acquisition Agreement; the monthly repayment amount to the City has been determined to be \$45,514.50. Should the remaining reimbursement amount of \$424,115.83 be made to Balboa Management, LLC, the monthly repayment amount will be \$48,325.88.

**BACKGROUND/ANALYSIS:** The Agreements between the City and Balboa Management, LLC. (Balboa) for the development of Silverlakes Project were approved by the City Council on July 11, 2011. The Funding, Construction and Acquisition Agreement provides for the City to reimburse Balboa up to \$6,000,000 for the actual costs of construction and financing of certain improvements related to the Silverlakes Equestrian and Sports Park. Among other things, this agreement provides for a 5.9% annual interest rate on the amount of reimbursement; pay off date of 2039 which corresponds to date that the City would pay off the Norco Financing Authority Enterprise Revenue Refunding Bonds Issue of 2009. The first reimbursement of cost was made by the City on January 27, 2012 and the last reimbursement was on June 12, 2013. Accrued interest has been calculated for all reimbursements starting from the date the City made each reimbursement through June 30, 2016 when repayment is expected to

commence. The total amount of reimbursement to date is \$5,575,884.17 and total accrued interest is \$1,290,269.24. Applying the 5.9% interest (same as interest on the long-term portion of the 2009 Enterprise Revenue Refunding Bonds) and pay off date of June 1, 2039, the monthly repayment amount by Balboa is \$45,514.50 (see attached amortization schedule). The Funding, Construction and Acquisition Agreement provides for reimbursement of up to \$6,000,000. If the City makes this maximum reimbursement, the monthly repayment amount will be \$48,325.88 (see attached amortization schedule)

The Funding, Construction and Acquisition Agreement provides for the repayment of the reimbursement to commence after the completion funded improvements. Soft opening of the Silverlakes Equestrian and Sports Park was in September of 2015 and formal completion of improvements (grand opening) of Phase 1 is anticipated to occur by the middle of 2016.

**FISCAL IMPACT:** The funding source for the reimbursement of actual costs provided to Balboa was the Norco Financing Authority Enterprise Revenue Refunding Bonds Issue of 2009. Consequently, proceeds from the repayment of the reimbursements including accrued interest will be deposited into the City's Water and Sewer Funds. The repayment amortization schedules are attached.

Attachment: Memorandum of Understanding  
Amortization Schedules

**MEMORANDUM OF UNDERSTANDING  
REGARDING REIMBURSEMENT  
REPAYMENT SCHEDULE**

This Memorandum of Understanding is entered into as of this 20<sup>th</sup> day of January, 2016, by and between the City of Norco ("City"), and the Balboa Management Group, LLC ("Balboa").

**RECITALS**

WHEREAS, the City and Balboa have entered into a Ground Lease dated July 6, 2011, with regard to the lease of approximately 122 continuous acres of land in the City of Norco, commonly known as "Silverlakes"; (the "Lease") and

WHEREAS, the City and Balboa have entered into a Development Agreement, dated July 6, 2011 ( the "Development Agreement"); and

WHEREAS, the City and Balboa have entered into a Funding, Construction and Acquisition Agreement, dated July 6, 2011 (the "Funding Agreement"); and

WHEREAS, pursuant to Section 5.1.2 of the Lease Agreement and Article V of the Funding Agreement, Balboa constructed certain City-owned facilities (the "Facilities") subject to reimbursement of the actual costs by City; and

WHEREAS, pursuant to Article II and Article III, the amount of reimbursement for the actual costs of the Facilities is not to exceed Six Million Dollars (\$6,000,000.00) the "Reimbursable Amount"); and

WHEREAS, pursuant to Section 5.06 of the Funding Agreement, Balboa is obligated to repay the Reimbursable Amount on a monthly basis at an interest rate of 5.9% per annum, commencing upon the funding of the last of the actual costs of the Facilities; and

WHEREAS, Balboa and the City anticipate that the Facilities and the issuance of a Certificate of Completion therefore will occur on or about June 1, 2016; and

WHEREAS, pursuant to Section 5.06, an Amortization Schedule for the repayment by Balboa of the Reimbursable Amount has been prepared to anticipate the initial payment to occur on July 1, 2016.

NOW, THEREFORE, in consideration of the foregoing recitals the Parties to this Memorandum of Understanding hereby agree as follows:

Section 1. The foregoing recitals are true and correct and incorporated as if set forth in full hereat.

Section 2. A Reimbursement Repayment Schedule Calculation through the present, is attached as Exhibit "A".

Section 3. An Amortization Schedule for repayment of the Reimbursable Amount to date of Five Million Five Hundred and Seventy Five Thousand Eight Hundred and Eighty Eight Dollars and Seventeen Cents (\$5,575,884.17), is attached as Exhibit "B".

Section 4. An Amortization Schedule for the Reimbursable Amount of Six Million Dollars (\$6,000,000.00), should the remaining reimbursement amount of Four Hundred and Twenty-Four Thousand One Hundred and Fifteen Dollars and Eighty Three Cents (\$424,115.83) be paid to Balboa, is attached as Exhibit "C".

Section 5. Balboa hereby agrees to make the monthly payments in the applicable Amortization Schedule, commencing on July 1, 2016.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date first above written.

City of Norco

By: \_\_\_\_\_  
Kevin Bash, Mayor

Approved as to Form:

\_\_\_\_\_  
John R. Harper, City Attorney

Balboa Management Group, LLC  
a Delaware Limited Liability Company

By: \_\_\_\_\_  
Richard J. Brandes

# Amortization Schedule

Enter values	
Amount	\$ 6,866,153.41
Annual interest rate	5.90 %
Period in years	23
Number of payments per year	12
Start date	6/1/2016
Optional extra payments	

Summary	
Scheduled payment	\$ 45,514.50
Scheduled number of payments	276
Actual number of payments	276
Total early payments	\$ -
Total interest	\$ 5,695,847.38

Lender name: City of Norco - Water & Sewer Fund Sch

Fmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	7/1/2016	\$ 6,866,153.41	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 11,755.91	\$ 33,758.59	\$ 6,854,397.50	\$ 33,758.59
2	8/1/2016	\$ 6,854,397.50	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 11,813.71	\$ 33,700.79	\$ 6,842,583.79	\$ 67,459.38
3	9/1/2016	\$ 6,842,583.79	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 11,871.79	\$ 33,642.70	\$ 6,830,712.00	\$ 101,102.08
4	10/1/2016	\$ 6,830,712.00	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 11,930.16	\$ 33,584.33	\$ 6,818,781.84	\$ 134,686.41
5	11/1/2016	\$ 6,818,781.84	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 11,988.82	\$ 33,525.68	\$ 6,806,793.02	\$ 168,212.09
6	12/1/2016	\$ 6,806,793.02	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,047.76	\$ 33,466.73	\$ 6,794,745.26	\$ 201,678.82
7	1/1/2017	\$ 6,794,745.26	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,107.00	\$ 33,407.50	\$ 6,782,638.26	\$ 235,086.32
8	2/1/2017	\$ 6,782,638.26	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,166.52	\$ 33,347.97	\$ 6,770,471.74	\$ 268,434.29
9	3/1/2017	\$ 6,770,471.74	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,226.34	\$ 33,288.15	\$ 6,758,245.39	\$ 301,722.44
10	4/1/2017	\$ 6,758,245.39	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,286.46	\$ 33,228.04	\$ 6,745,938.94	\$ 334,950.48
11	5/1/2017	\$ 6,745,938.94	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,346.86	\$ 33,167.63	\$ 6,733,612.07	\$ 368,118.12
12	6/1/2017	\$ 6,733,612.07	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,407.57	\$ 33,106.93	\$ 6,721,204.50	\$ 401,225.04
13	7/1/2017	\$ 6,721,204.50	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,468.57	\$ 33,045.92	\$ 6,708,735.93	\$ 434,270.96
14	8/1/2017	\$ 6,708,735.93	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,529.88	\$ 32,984.62	\$ 6,696,206.05	\$ 467,255.58
15	9/1/2017	\$ 6,696,206.05	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,591.48	\$ 32,923.01	\$ 6,683,614.57	\$ 500,178.60
16	10/1/2017	\$ 6,683,614.57	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,653.39	\$ 32,861.10	\$ 6,670,961.18	\$ 533,039.70
17	11/1/2017	\$ 6,670,961.18	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,715.60	\$ 32,798.89	\$ 6,658,245.58	\$ 565,838.59
18	12/1/2017	\$ 6,658,245.58	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,778.12	\$ 32,736.37	\$ 6,645,467.46	\$ 598,574.97
19	1/1/2018	\$ 6,645,467.46	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,840.95	\$ 32,673.55	\$ 6,632,626.51	\$ 631,248.52
20	2/1/2018	\$ 6,632,626.51	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,904.08	\$ 32,610.41	\$ 6,619,722.43	\$ 663,858.93
21	3/1/2018	\$ 6,619,722.43	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 12,967.53	\$ 32,546.97	\$ 6,606,754.90	\$ 696,405.90
22	4/1/2018	\$ 6,606,754.90	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,031.28	\$ 32,483.21	\$ 6,593,723.62	\$ 728,889.11
23	5/1/2018	\$ 6,593,723.62	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,095.35	\$ 32,419.14	\$ 6,580,628.26	\$ 761,308.25
24	6/1/2018	\$ 6,580,628.26	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,159.74	\$ 32,354.76	\$ 6,567,468.52	\$ 793,663.01
25	7/1/2018	\$ 6,567,468.52	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,224.44	\$ 32,290.05	\$ 6,554,244.08	\$ 825,953.06
26	8/1/2018	\$ 6,554,244.08	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,289.46	\$ 32,225.03	\$ 6,540,954.62	\$ 858,178.09
27	9/1/2018	\$ 6,540,954.62	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,354.80	\$ 32,159.69	\$ 6,527,599.81	\$ 890,337.79
28	10/1/2018	\$ 6,527,599.81	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,420.46	\$ 32,094.03	\$ 6,514,179.35	\$ 922,431.82
29	11/1/2018	\$ 6,514,179.35	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,486.45	\$ 32,028.05	\$ 6,500,692.90	\$ 954,459.87
30	12/1/2018	\$ 6,500,692.90	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,552.76	\$ 31,961.74	\$ 6,487,140.15	\$ 986,421.61
31	1/1/2019	\$ 6,487,140.15	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,619.39	\$ 31,895.11	\$ 6,473,520.76	\$ 1,018,316.71
32	2/1/2019	\$ 6,473,520.76	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,686.35	\$ 31,828.14	\$ 6,459,834.41	\$ 1,050,144.86
33	3/1/2019	\$ 6,459,834.41	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,753.64	\$ 31,760.85	\$ 6,446,080.76	\$ 1,081,905.71
34	4/1/2019	\$ 6,446,080.76	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,821.27	\$ 31,693.23	\$ 6,432,259.50	\$ 1,113,598.94

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
35	5/1/2019	\$ 6,432,259.50	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,889.22	\$ 31,625.28	\$ 6,418,370.28	\$ 1,145,224.22
36	6/1/2019	\$ 6,418,370.28	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 13,957.51	\$ 31,556.99	\$ 6,404,412.77	\$ 1,176,781.20
37	7/1/2019	\$ 6,404,412.77	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,026.13	\$ 31,488.36	\$ 6,390,386.64	\$ 1,208,269.57
38	8/1/2019	\$ 6,390,386.64	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,095.09	\$ 31,419.40	\$ 6,376,291.54	\$ 1,239,688.97
39	9/1/2019	\$ 6,376,291.54	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,164.40	\$ 31,350.10	\$ 6,362,127.15	\$ 1,271,039.07
40	10/1/2019	\$ 6,362,127.15	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,234.04	\$ 31,280.46	\$ 6,347,893.11	\$ 1,302,319.53
41	11/1/2019	\$ 6,347,893.11	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,304.02	\$ 31,210.47	\$ 6,333,589.09	\$ 1,333,530.00
42	12/1/2019	\$ 6,333,589.09	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,374.35	\$ 31,140.15	\$ 6,319,214.74	\$ 1,364,670.15
43	1/1/2020	\$ 6,319,214.74	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,445.02	\$ 31,069.47	\$ 6,304,769.72	\$ 1,395,739.62
44	2/1/2020	\$ 6,304,769.72	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,516.04	\$ 30,998.45	\$ 6,290,253.67	\$ 1,426,738.07
45	3/1/2020	\$ 6,290,253.67	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,587.42	\$ 30,927.08	\$ 6,275,666.26	\$ 1,457,665.15
46	4/1/2020	\$ 6,275,666.26	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,659.14	\$ 30,855.36	\$ 6,261,007.12	\$ 1,488,520.51
47	5/1/2020	\$ 6,261,007.12	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,731.21	\$ 30,783.29	\$ 6,246,275.91	\$ 1,519,303.79
48	6/1/2020	\$ 6,246,275.91	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,803.64	\$ 30,710.86	\$ 6,231,472.27	\$ 1,550,014.65
49	7/1/2020	\$ 6,231,472.27	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,876.42	\$ 30,638.07	\$ 6,216,595.85	\$ 1,580,652.72
50	8/1/2020	\$ 6,216,595.85	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 14,949.57	\$ 30,564.93	\$ 6,201,646.28	\$ 1,611,217.65
51	9/1/2020	\$ 6,201,646.28	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,023.07	\$ 30,491.43	\$ 6,186,623.21	\$ 1,641,709.08
52	10/1/2020	\$ 6,186,623.21	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,096.93	\$ 30,417.56	\$ 6,171,526.28	\$ 1,672,126.64
53	11/1/2020	\$ 6,171,526.28	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,171.16	\$ 30,343.34	\$ 6,156,355.12	\$ 1,702,469.98
54	12/1/2020	\$ 6,156,355.12	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,245.75	\$ 30,268.75	\$ 6,141,109.37	\$ 1,732,738.73
55	1/1/2021	\$ 6,141,109.37	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,320.71	\$ 30,193.79	\$ 6,125,788.67	\$ 1,762,932.52
56	2/1/2021	\$ 6,125,788.67	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,396.03	\$ 30,118.46	\$ 6,110,392.63	\$ 1,793,050.98
57	3/1/2021	\$ 6,110,392.63	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,471.73	\$ 30,042.76	\$ 6,094,920.90	\$ 1,823,093.74
58	4/1/2021	\$ 6,094,920.90	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,547.80	\$ 29,966.69	\$ 6,079,373.10	\$ 1,853,060.43
59	5/1/2021	\$ 6,079,373.10	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,624.24	\$ 29,890.25	\$ 6,063,748.85	\$ 1,882,950.69
60	6/1/2021	\$ 6,063,748.85	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,701.06	\$ 29,813.43	\$ 6,048,047.79	\$ 1,912,764.12
61	7/1/2021	\$ 6,048,047.79	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,778.26	\$ 29,736.23	\$ 6,032,269.53	\$ 1,942,500.35
62	8/1/2021	\$ 6,032,269.53	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,855.84	\$ 29,658.66	\$ 6,016,413.69	\$ 1,972,159.01
63	9/1/2021	\$ 6,016,413.69	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 15,933.79	\$ 29,580.70	\$ 6,000,479.90	\$ 2,001,739.71
64	10/1/2021	\$ 6,000,479.90	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,012.14	\$ 29,502.36	\$ 5,984,467.76	\$ 2,031,242.07
65	11/1/2021	\$ 5,984,467.76	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,090.86	\$ 29,423.63	\$ 5,968,376.90	\$ 2,060,665.70
66	12/1/2021	\$ 5,968,376.90	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,169.98	\$ 29,344.52	\$ 5,952,206.92	\$ 2,090,010.22
67	1/1/2022	\$ 5,952,206.92	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,249.48	\$ 29,265.02	\$ 5,935,957.44	\$ 2,119,275.24
68	2/1/2022	\$ 5,935,957.44	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,329.37	\$ 29,185.12	\$ 5,919,628.07	\$ 2,148,460.37
69	3/1/2022	\$ 5,919,628.07	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,409.66	\$ 29,104.84	\$ 5,903,218.42	\$ 2,177,565.20
70	4/1/2022	\$ 5,903,218.42	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,490.34	\$ 29,024.16	\$ 5,886,728.08	\$ 2,206,589.36
71	5/1/2022	\$ 5,886,728.08	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,571.42	\$ 28,943.08	\$ 5,870,156.66	\$ 2,235,532.44
72	6/1/2022	\$ 5,870,156.66	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,652.89	\$ 28,861.60	\$ 5,853,503.77	\$ 2,264,394.04
73	7/1/2022	\$ 5,853,503.77	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,734.77	\$ 28,779.73	\$ 5,836,769.00	\$ 2,293,173.77
74	8/1/2022	\$ 5,836,769.00	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,817.05	\$ 28,697.45	\$ 5,819,951.95	\$ 2,321,871.22
75	9/1/2022	\$ 5,819,951.95	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,899.73	\$ 28,614.76	\$ 5,803,052.22	\$ 2,350,485.98
76	10/1/2022	\$ 5,803,052.22	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 16,982.82	\$ 28,531.67	\$ 5,786,069.40	\$ 2,379,017.66
77	11/1/2022	\$ 5,786,069.40	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,066.32	\$ 28,448.17	\$ 5,769,003.08	\$ 2,407,465.83
78	12/1/2022	\$ 5,769,003.08	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,150.23	\$ 28,364.27	\$ 5,751,852.85	\$ 2,435,830.10
79	1/1/2023	\$ 5,751,852.85	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,234.55	\$ 28,279.94	\$ 5,734,618.29	\$ 2,464,110.04
80	2/1/2023	\$ 5,734,618.29	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,319.29	\$ 28,195.21	\$ 5,717,299.01	\$ 2,492,305.24
81	3/1/2023	\$ 5,717,299.01	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,404.44	\$ 28,110.05	\$ 5,699,894.56	\$ 2,520,415.30

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
82	4/1/2023	\$ 5,699,894.56	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,490.01	\$ 28,024.48	\$ 5,682,404.55	\$ 2,548,439.78
83	5/1/2023	\$ 5,682,404.55	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,576.01	\$ 27,938.49	\$ 5,664,828.54	\$ 2,576,378.27
84	6/1/2023	\$ 5,664,828.54	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,662.42	\$ 27,852.07	\$ 5,647,166.12	\$ 2,604,230.34
85	7/1/2023	\$ 5,647,166.12	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,749.26	\$ 27,765.23	\$ 5,629,416.86	\$ 2,631,995.58
86	8/1/2023	\$ 5,629,416.86	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,836.53	\$ 27,677.97	\$ 5,611,580.33	\$ 2,659,673.54
87	9/1/2023	\$ 5,611,580.33	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 17,924.23	\$ 27,590.27	\$ 5,593,656.10	\$ 2,687,263.81
88	10/1/2023	\$ 5,593,656.10	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,012.35	\$ 27,502.14	\$ 5,575,643.75	\$ 2,714,765.95
89	11/1/2023	\$ 5,575,643.75	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,100.91	\$ 27,413.58	\$ 5,557,542.84	\$ 2,742,179.54
90	12/1/2023	\$ 5,557,542.84	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,189.91	\$ 27,324.59	\$ 5,539,352.93	\$ 2,769,504.12
91	1/1/2024	\$ 5,539,352.93	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,279.34	\$ 27,235.15	\$ 5,521,073.58	\$ 2,796,739.27
92	2/1/2024	\$ 5,521,073.58	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,369.22	\$ 27,145.28	\$ 5,502,704.37	\$ 2,823,884.55
93	3/1/2024	\$ 5,502,704.37	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,459.53	\$ 27,054.96	\$ 5,484,244.83	\$ 2,850,939.52
94	4/1/2024	\$ 5,484,244.83	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,550.29	\$ 26,964.20	\$ 5,465,694.54	\$ 2,877,903.72
95	5/1/2024	\$ 5,465,694.54	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,641.50	\$ 26,873.00	\$ 5,447,053.04	\$ 2,904,776.72
96	6/1/2024	\$ 5,447,053.04	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,733.15	\$ 26,781.34	\$ 5,428,319.89	\$ 2,931,558.06
97	7/1/2024	\$ 5,428,319.89	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,825.26	\$ 26,689.24	\$ 5,409,494.64	\$ 2,958,247.30
98	8/1/2024	\$ 5,409,494.64	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 18,917.81	\$ 26,596.68	\$ 5,390,576.82	\$ 2,984,843.98
99	9/1/2024	\$ 5,390,576.82	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,010.83	\$ 26,503.67	\$ 5,371,566.00	\$ 3,011,347.65
100	10/1/2024	\$ 5,371,566.00	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,104.30	\$ 26,410.20	\$ 5,352,461.70	\$ 3,037,757.85
101	11/1/2024	\$ 5,352,461.70	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,198.23	\$ 26,316.27	\$ 5,333,263.47	\$ 3,064,074.12
102	12/1/2024	\$ 5,333,263.47	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,292.62	\$ 26,221.88	\$ 5,313,970.86	\$ 3,090,296.00
103	1/1/2025	\$ 5,313,970.86	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,387.47	\$ 26,127.02	\$ 5,294,583.39	\$ 3,116,423.02
104	2/1/2025	\$ 5,294,583.39	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,482.79	\$ 26,031.70	\$ 5,275,100.59	\$ 3,142,454.73
105	3/1/2025	\$ 5,275,100.59	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,578.58	\$ 25,935.91	\$ 5,255,522.01	\$ 3,168,390.64
106	4/1/2025	\$ 5,255,522.01	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,674.85	\$ 25,839.65	\$ 5,235,847.16	\$ 3,194,230.29
107	5/1/2025	\$ 5,235,847.16	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,771.58	\$ 25,742.92	\$ 5,216,075.58	\$ 3,219,973.20
108	6/1/2025	\$ 5,216,075.58	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,868.79	\$ 25,645.70	\$ 5,196,206.79	\$ 3,245,618.91
109	7/1/2025	\$ 5,196,206.79	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 19,966.48	\$ 25,548.02	\$ 5,176,240.31	\$ 3,271,166.92
110	8/1/2025	\$ 5,176,240.31	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,064.65	\$ 25,449.85	\$ 5,156,175.66	\$ 3,296,616.77
111	9/1/2025	\$ 5,156,175.66	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,163.30	\$ 25,351.20	\$ 5,136,012.37	\$ 3,321,967.97
112	10/1/2025	\$ 5,136,012.37	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,262.43	\$ 25,252.06	\$ 5,115,749.93	\$ 3,347,220.03
113	11/1/2025	\$ 5,115,749.93	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,362.06	\$ 25,152.44	\$ 5,095,387.87	\$ 3,372,372.47
114	12/1/2025	\$ 5,095,387.87	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,462.17	\$ 25,052.32	\$ 5,074,925.70	\$ 3,397,424.79
115	1/1/2026	\$ 5,074,925.70	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,562.78	\$ 24,951.72	\$ 5,054,362.92	\$ 3,422,376.51
116	2/1/2026	\$ 5,054,362.92	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,663.88	\$ 24,850.62	\$ 5,033,699.05	\$ 3,447,227.13
117	3/1/2026	\$ 5,033,699.05	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,765.48	\$ 24,749.02	\$ 5,012,933.57	\$ 3,471,976.15
118	4/1/2026	\$ 5,012,933.57	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,867.57	\$ 24,646.92	\$ 4,992,066.00	\$ 3,496,623.07
119	5/1/2026	\$ 4,992,066.00	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 20,970.17	\$ 24,544.32	\$ 4,971,095.83	\$ 3,521,167.39
120	6/1/2026	\$ 4,971,095.83	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,073.27	\$ 24,441.22	\$ 4,950,022.55	\$ 3,545,608.62
121	7/1/2026	\$ 4,950,022.55	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,176.88	\$ 24,337.61	\$ 4,928,845.67	\$ 3,569,946.23
122	8/1/2026	\$ 4,928,845.67	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,281.00	\$ 24,233.49	\$ 4,907,564.66	\$ 3,594,179.72
123	9/1/2026	\$ 4,907,564.66	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,385.64	\$ 24,128.86	\$ 4,886,179.03	\$ 3,618,308.58
124	10/1/2026	\$ 4,886,179.03	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,490.78	\$ 24,023.71	\$ 4,864,688.24	\$ 3,642,332.29
125	11/1/2026	\$ 4,864,688.24	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,596.45	\$ 23,918.05	\$ 4,843,091.80	\$ 3,666,250.34
126	12/1/2026	\$ 4,843,091.80	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,702.63	\$ 23,811.87	\$ 4,821,389.17	\$ 3,690,062.21
127	1/1/2027	\$ 4,821,389.17	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,809.33	\$ 23,705.16	\$ 4,799,579.84	\$ 3,713,767.37
128	2/1/2027	\$ 4,799,579.84	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 21,916.56	\$ 23,597.93	\$ 4,777,663.28	\$ 3,737,365.31

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
129	3/1/2027	\$ 4,777,663.28	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,024.32	\$ 23,490.18	\$ 4,755,638.96	\$ 3,760,855.48
130	4/1/2027	\$ 4,755,638.96	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,132.60	\$ 23,381.89	\$ 4,733,506.36	\$ 3,784,237.38
131	5/1/2027	\$ 4,733,506.36	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,241.42	\$ 23,273.07	\$ 4,711,264.93	\$ 3,807,510.45
132	6/1/2027	\$ 4,711,264.93	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,350.78	\$ 23,163.72	\$ 4,688,914.16	\$ 3,830,674.17
133	7/1/2027	\$ 4,688,914.16	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,460.67	\$ 23,053.83	\$ 4,666,453.49	\$ 3,853,728.00
134	8/1/2027	\$ 4,666,453.49	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,571.10	\$ 22,943.40	\$ 4,643,882.39	\$ 3,876,671.39
135	9/1/2027	\$ 4,643,882.39	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,682.07	\$ 22,832.42	\$ 4,621,200.32	\$ 3,899,503.81
136	10/1/2027	\$ 4,621,200.32	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,793.59	\$ 22,720.90	\$ 4,598,406.72	\$ 3,922,224.72
137	11/1/2027	\$ 4,598,406.72	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 22,905.66	\$ 22,608.83	\$ 4,575,501.06	\$ 3,944,833.55
138	12/1/2027	\$ 4,575,501.06	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,018.28	\$ 22,496.21	\$ 4,552,482.78	\$ 3,967,329.76
139	1/1/2028	\$ 4,552,482.78	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,131.46	\$ 22,383.04	\$ 4,529,351.32	\$ 3,989,712.80
140	2/1/2028	\$ 4,529,351.32	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,245.18	\$ 22,269.31	\$ 4,506,106.14	\$ 4,011,982.11
141	3/1/2028	\$ 4,506,106.14	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,359.47	\$ 22,155.02	\$ 4,482,746.66	\$ 4,034,137.14
142	4/1/2028	\$ 4,482,746.66	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,474.32	\$ 22,040.17	\$ 4,459,272.34	\$ 4,056,177.31
143	5/1/2028	\$ 4,459,272.34	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,589.74	\$ 21,924.76	\$ 4,435,682.60	\$ 4,078,102.06
144	6/1/2028	\$ 4,435,682.60	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,705.72	\$ 21,808.77	\$ 4,411,976.88	\$ 4,099,910.84
145	7/1/2028	\$ 4,411,976.88	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,822.28	\$ 21,692.22	\$ 4,388,154.60	\$ 4,121,603.05
146	8/1/2028	\$ 4,388,154.60	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 23,939.40	\$ 21,575.09	\$ 4,364,215.20	\$ 4,143,178.15
147	9/1/2028	\$ 4,364,215.20	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,057.10	\$ 21,457.39	\$ 4,340,158.09	\$ 4,164,635.54
148	10/1/2028	\$ 4,340,158.09	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,175.38	\$ 21,339.11	\$ 4,315,982.71	\$ 4,185,974.65
149	11/1/2028	\$ 4,315,982.71	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,294.25	\$ 21,220.25	\$ 4,291,688.46	\$ 4,207,194.90
150	12/1/2028	\$ 4,291,688.46	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,413.69	\$ 21,100.80	\$ 4,267,274.77	\$ 4,228,295.70
151	1/1/2029	\$ 4,267,274.77	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,533.73	\$ 20,980.77	\$ 4,242,741.04	\$ 4,249,276.47
152	2/1/2029	\$ 4,242,741.04	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,654.35	\$ 20,860.14	\$ 4,218,086.69	\$ 4,270,136.61
153	3/1/2029	\$ 4,218,086.69	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,775.57	\$ 20,738.93	\$ 4,193,311.12	\$ 4,290,875.54
154	4/1/2029	\$ 4,193,311.12	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 24,897.38	\$ 20,617.11	\$ 4,168,413.74	\$ 4,311,492.65
155	5/1/2029	\$ 4,168,413.74	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,019.79	\$ 20,494.70	\$ 4,143,393.94	\$ 4,331,987.35
156	6/1/2029	\$ 4,143,393.94	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,142.81	\$ 20,371.69	\$ 4,118,251.13	\$ 4,352,359.01
157	7/1/2029	\$ 4,118,251.13	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,266.43	\$ 20,248.07	\$ 4,092,984.70	\$ 4,372,607.11
158	8/1/2029	\$ 4,092,984.70	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,390.65	\$ 20,123.84	\$ 4,067,594.05	\$ 4,392,730.95
159	9/1/2029	\$ 4,067,594.05	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,515.49	\$ 19,999.00	\$ 4,042,078.56	\$ 4,412,729.95
160	10/1/2029	\$ 4,042,078.56	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,640.94	\$ 19,873.55	\$ 4,016,437.62	\$ 4,432,603.50
161	11/1/2029	\$ 4,016,437.62	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,767.01	\$ 19,747.48	\$ 3,990,670.61	\$ 4,452,350.99
162	12/1/2029	\$ 3,990,670.61	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 25,893.70	\$ 19,620.80	\$ 3,964,776.91	\$ 4,471,971.79
163	1/1/2030	\$ 3,964,776.91	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,021.01	\$ 19,493.49	\$ 3,938,755.90	\$ 4,491,465.27
164	2/1/2030	\$ 3,938,755.90	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,148.95	\$ 19,365.55	\$ 3,912,606.95	\$ 4,510,830.82
165	3/1/2030	\$ 3,912,606.95	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,277.51	\$ 19,236.98	\$ 3,886,329.44	\$ 4,530,067.81
166	4/1/2030	\$ 3,886,329.44	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,406.71	\$ 19,107.79	\$ 3,859,922.73	\$ 4,549,175.59
167	5/1/2030	\$ 3,859,922.73	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,536.54	\$ 18,977.95	\$ 3,833,386.19	\$ 4,568,153.55
168	6/1/2030	\$ 3,833,386.19	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,667.01	\$ 18,847.48	\$ 3,806,719.18	\$ 4,587,001.03
169	7/1/2030	\$ 3,806,719.18	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,798.13	\$ 18,716.37	\$ 3,779,921.05	\$ 4,605,717.40
170	8/1/2030	\$ 3,779,921.05	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 26,929.88	\$ 18,584.61	\$ 3,752,991.17	\$ 4,624,302.01
171	9/1/2030	\$ 3,752,991.17	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 27,062.29	\$ 18,452.21	\$ 3,725,928.88	\$ 4,642,754.22
172	10/1/2030	\$ 3,725,928.88	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 27,195.35	\$ 18,319.15	\$ 3,698,733.53	\$ 4,661,073.37
173	11/1/2030	\$ 3,698,733.53	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 27,329.06	\$ 18,185.44	\$ 3,671,404.48	\$ 4,679,258.81
174	12/1/2030	\$ 3,671,404.48	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 27,463.42	\$ 18,051.07	\$ 3,643,941.05	\$ 4,697,309.88
175	1/1/2031	\$ 3,643,941.05	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 27,598.45	\$ 17,916.04	\$ 3,616,342.60	\$ 4,715,225.92

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
176	2/1/2031	\$ 3,616,342.60	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 27,734.14	\$ 17,780.35	\$ 3,588,608.46	\$ 4,733,006.27
177	3/1/2031	\$ 3,588,608.46	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 27,870.50	\$ 17,643.99	\$ 3,560,737.95	\$ 4,750,650.27
178	4/1/2031	\$ 3,560,737.95	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,007.53	\$ 17,506.96	\$ 3,532,730.42	\$ 4,768,157.23
179	5/1/2031	\$ 3,532,730.42	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,145.24	\$ 17,369.26	\$ 3,504,585.18	\$ 4,785,526.48
180	6/1/2031	\$ 3,504,585.18	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,283.62	\$ 17,230.88	\$ 3,476,301.56	\$ 4,802,757.36
181	7/1/2031	\$ 3,476,301.56	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,422.68	\$ 17,091.82	\$ 3,447,878.88	\$ 4,819,849.18
182	8/1/2031	\$ 3,447,878.88	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,562.42	\$ 16,952.07	\$ 3,419,316.46	\$ 4,836,801.25
183	9/1/2031	\$ 3,419,316.46	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,702.86	\$ 16,811.64	\$ 3,390,613.60	\$ 4,853,612.89
184	10/1/2031	\$ 3,390,613.60	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,843.98	\$ 16,670.52	\$ 3,361,769.62	\$ 4,870,283.41
185	11/1/2031	\$ 3,361,769.62	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 28,985.79	\$ 16,528.70	\$ 3,332,783.83	\$ 4,886,812.11
186	12/1/2031	\$ 3,332,783.83	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 29,128.31	\$ 16,386.19	\$ 3,303,655.52	\$ 4,903,198.29
187	1/1/2032	\$ 3,303,655.52	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 29,271.52	\$ 16,242.97	\$ 3,274,384.00	\$ 4,919,441.27
188	2/1/2032	\$ 3,274,384.00	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 29,415.44	\$ 16,099.05	\$ 3,244,968.55	\$ 4,935,540.32
189	3/1/2032	\$ 3,244,968.55	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 29,560.07	\$ 15,954.43	\$ 3,215,408.49	\$ 4,951,494.75
190	4/1/2032	\$ 3,215,408.49	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 29,705.40	\$ 15,809.09	\$ 3,185,703.08	\$ 4,967,303.84
191	5/1/2032	\$ 3,185,703.08	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 29,851.46	\$ 15,663.04	\$ 3,155,851.63	\$ 4,982,966.88
192	6/1/2032	\$ 3,155,851.63	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 29,998.23	\$ 15,516.27	\$ 3,125,853.40	\$ 4,998,483.15
193	7/1/2032	\$ 3,125,853.40	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 30,145.72	\$ 15,368.78	\$ 3,095,707.69	\$ 5,013,851.93
194	8/1/2032	\$ 3,095,707.69	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 30,293.93	\$ 15,220.56	\$ 3,065,413.75	\$ 5,029,072.49
195	9/1/2032	\$ 3,065,413.75	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 30,442.88	\$ 15,071.62	\$ 3,034,970.88	\$ 5,044,144.11
196	10/1/2032	\$ 3,034,970.88	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 30,592.56	\$ 14,921.94	\$ 3,004,378.32	\$ 5,059,066.05
197	11/1/2032	\$ 3,004,378.32	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 30,742.97	\$ 14,771.53	\$ 2,973,635.35	\$ 5,073,837.58
198	12/1/2032	\$ 2,973,635.35	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 30,894.12	\$ 14,620.37	\$ 2,942,741.23	\$ 5,088,457.95
199	1/1/2033	\$ 2,942,741.23	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 31,046.02	\$ 14,468.48	\$ 2,911,695.21	\$ 5,102,926.43
200	2/1/2033	\$ 2,911,695.21	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 31,198.66	\$ 14,315.83	\$ 2,880,496.55	\$ 5,117,242.26
201	3/1/2033	\$ 2,880,496.55	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 31,352.05	\$ 14,162.44	\$ 2,849,144.50	\$ 5,131,404.71
202	4/1/2033	\$ 2,849,144.50	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 31,506.20	\$ 14,008.29	\$ 2,817,638.30	\$ 5,145,413.00
203	5/1/2033	\$ 2,817,638.30	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 31,661.11	\$ 13,853.39	\$ 2,785,977.19	\$ 5,159,266.39
204	6/1/2033	\$ 2,785,977.19	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 31,816.77	\$ 13,697.72	\$ 2,754,160.41	\$ 5,172,964.11
205	7/1/2033	\$ 2,754,160.41	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 31,973.21	\$ 13,541.29	\$ 2,722,187.21	\$ 5,186,505.40
206	8/1/2033	\$ 2,722,187.21	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 32,130.41	\$ 13,384.09	\$ 2,690,056.80	\$ 5,199,889.49
207	9/1/2033	\$ 2,690,056.80	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 32,288.38	\$ 13,226.11	\$ 2,657,768.42	\$ 5,213,115.60
208	10/1/2033	\$ 2,657,768.42	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 32,447.13	\$ 13,067.36	\$ 2,625,321.28	\$ 5,226,182.96
209	11/1/2033	\$ 2,625,321.28	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 32,606.67	\$ 12,907.83	\$ 2,592,714.62	\$ 5,239,090.79
210	12/1/2033	\$ 2,592,714.62	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 32,766.98	\$ 12,747.51	\$ 2,559,947.63	\$ 5,251,838.30
211	1/1/2034	\$ 2,559,947.63	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 32,928.09	\$ 12,586.41	\$ 2,527,019.55	\$ 5,264,424.71
212	2/1/2034	\$ 2,527,019.55	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 33,089.98	\$ 12,424.51	\$ 2,493,929.56	\$ 5,276,849.22
213	3/1/2034	\$ 2,493,929.56	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 33,252.68	\$ 12,261.82	\$ 2,460,676.89	\$ 5,289,111.04
214	4/1/2034	\$ 2,460,676.89	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 33,416.17	\$ 12,098.33	\$ 2,427,260.72	\$ 5,301,209.37
215	5/1/2034	\$ 2,427,260.72	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 33,580.46	\$ 11,934.03	\$ 2,393,680.26	\$ 5,313,143.40
216	6/1/2034	\$ 2,393,680.26	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 33,745.57	\$ 11,768.93	\$ 2,359,934.69	\$ 5,324,912.33
217	7/1/2034	\$ 2,359,934.69	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 33,911.48	\$ 11,603.01	\$ 2,326,023.21	\$ 5,336,515.34
218	8/1/2034	\$ 2,326,023.21	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 34,078.21	\$ 11,436.28	\$ 2,291,944.99	\$ 5,347,951.63
219	9/1/2034	\$ 2,291,944.99	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 34,245.77	\$ 11,268.73	\$ 2,257,699.23	\$ 5,359,220.35
220	10/1/2034	\$ 2,257,699.23	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 34,414.14	\$ 11,100.35	\$ 2,223,285.08	\$ 5,370,320.71
221	11/1/2034	\$ 2,223,285.08	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 34,583.34	\$ 10,931.15	\$ 2,188,701.74	\$ 5,381,251.86
222	12/1/2034	\$ 2,188,701.74	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 34,753.38	\$ 10,761.12	\$ 2,153,948.36	\$ 5,392,012.98

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
223	1/1/2035	\$ 2,153,948.36	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 34,924.25	\$ 10,590.25	\$ 2,119,024.11	\$ 5,402,603.22
224	2/1/2035	\$ 2,119,024.11	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 35,095.96	\$ 10,418.54	\$ 2,083,928.15	\$ 5,413,021.76
225	3/1/2035	\$ 2,083,928.15	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 35,268.52	\$ 10,245.98	\$ 2,048,659.64	\$ 5,423,267.74
226	4/1/2035	\$ 2,048,659.64	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 35,441.92	\$ 10,072.58	\$ 2,013,217.72	\$ 5,433,340.32
227	5/1/2035	\$ 2,013,217.72	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 35,616.18	\$ 9,898.32	\$ 1,977,601.54	\$ 5,443,238.64
228	6/1/2035	\$ 1,977,601.54	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 35,791.29	\$ 9,723.21	\$ 1,941,810.25	\$ 5,452,961.84
229	7/1/2035	\$ 1,941,810.25	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 35,967.26	\$ 9,547.23	\$ 1,905,842.99	\$ 5,462,509.08
230	8/1/2035	\$ 1,905,842.99	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 36,144.10	\$ 9,370.39	\$ 1,869,698.89	\$ 5,471,879.47
231	9/1/2035	\$ 1,869,698.89	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 36,321.81	\$ 9,192.69	\$ 1,833,377.08	\$ 5,481,072.16
232	10/1/2035	\$ 1,833,377.08	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 36,500.39	\$ 9,014.10	\$ 1,796,876.69	\$ 5,490,086.26
233	11/1/2035	\$ 1,796,876.69	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 36,679.85	\$ 8,834.64	\$ 1,760,196.84	\$ 5,498,920.91
234	12/1/2035	\$ 1,760,196.84	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 36,860.19	\$ 8,654.30	\$ 1,723,336.64	\$ 5,507,575.21
235	1/1/2036	\$ 1,723,336.64	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 37,041.42	\$ 8,473.07	\$ 1,686,295.22	\$ 5,516,048.28
236	2/1/2036	\$ 1,686,295.22	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 37,223.54	\$ 8,290.95	\$ 1,649,071.68	\$ 5,524,339.23
237	3/1/2036	\$ 1,649,071.68	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 37,406.56	\$ 8,107.94	\$ 1,611,665.12	\$ 5,532,447.17
238	4/1/2036	\$ 1,611,665.12	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 37,590.48	\$ 7,924.02	\$ 1,574,074.64	\$ 5,540,371.19
239	5/1/2036	\$ 1,574,074.64	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 37,775.30	\$ 7,739.20	\$ 1,536,299.34	\$ 5,548,110.39
240	6/1/2036	\$ 1,536,299.34	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 37,961.02	\$ 7,553.47	\$ 1,498,338.32	\$ 5,555,663.86
241	7/1/2036	\$ 1,498,338.32	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 38,147.67	\$ 7,366.83	\$ 1,460,190.66	\$ 5,563,030.69
242	8/1/2036	\$ 1,460,190.66	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 38,335.22	\$ 7,179.27	\$ 1,421,855.43	\$ 5,570,209.96
243	9/1/2036	\$ 1,421,855.43	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 38,523.71	\$ 6,990.79	\$ 1,383,331.72	\$ 5,577,200.75
244	10/1/2036	\$ 1,383,331.72	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 38,713.11	\$ 6,801.38	\$ 1,344,618.61	\$ 5,584,002.13
245	11/1/2036	\$ 1,344,618.61	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 38,903.45	\$ 6,611.04	\$ 1,305,715.16	\$ 5,590,613.17
246	12/1/2036	\$ 1,305,715.16	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 39,094.73	\$ 6,419.77	\$ 1,266,620.43	\$ 5,597,032.94
247	1/1/2037	\$ 1,266,620.43	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 39,286.95	\$ 6,227.55	\$ 1,227,333.48	\$ 5,603,260.49
248	2/1/2037	\$ 1,227,333.48	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 39,480.11	\$ 6,034.39	\$ 1,187,853.37	\$ 5,609,294.88
249	3/1/2037	\$ 1,187,853.37	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 39,674.22	\$ 5,840.28	\$ 1,148,179.16	\$ 5,615,135.16
250	4/1/2037	\$ 1,148,179.16	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 39,869.28	\$ 5,645.21	\$ 1,108,309.88	\$ 5,620,780.37
251	5/1/2037	\$ 1,108,309.88	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 40,065.31	\$ 5,449.19	\$ 1,068,244.57	\$ 5,626,229.56
252	6/1/2037	\$ 1,068,244.57	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 40,262.29	\$ 5,252.20	\$ 1,027,982.28	\$ 5,631,481.76
253	7/1/2037	\$ 1,027,982.28	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 40,460.25	\$ 5,054.25	\$ 987,522.03	\$ 5,636,536.01
254	8/1/2037	\$ 987,522.03	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 40,659.18	\$ 4,855.32	\$ 946,862.85	\$ 5,641,391.33
255	9/1/2037	\$ 946,862.85	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 40,859.09	\$ 4,655.41	\$ 906,003.76	\$ 5,646,046.74
256	10/1/2037	\$ 906,003.76	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 41,059.98	\$ 4,454.52	\$ 864,943.79	\$ 5,650,501.25
257	11/1/2037	\$ 864,943.79	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 41,261.86	\$ 4,252.64	\$ 823,681.93	\$ 5,654,753.89
258	12/1/2037	\$ 823,681.93	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 41,464.73	\$ 4,049.77	\$ 782,217.20	\$ 5,658,803.66
259	1/1/2038	\$ 782,217.20	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 41,668.59	\$ 3,845.90	\$ 740,548.61	\$ 5,662,649.56
260	2/1/2038	\$ 740,548.61	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 41,873.46	\$ 3,641.03	\$ 698,675.15	\$ 5,666,290.60
261	3/1/2038	\$ 698,675.15	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 42,079.34	\$ 3,435.15	\$ 656,595.80	\$ 5,669,725.75
262	4/1/2038	\$ 656,595.80	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 42,286.23	\$ 3,228.26	\$ 614,309.57	\$ 5,672,954.01
263	5/1/2038	\$ 614,309.57	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 42,494.14	\$ 3,020.36	\$ 571,815.43	\$ 5,675,974.37
264	6/1/2038	\$ 571,815.43	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 42,703.07	\$ 2,811.43	\$ 529,112.36	\$ 5,678,785.79
265	7/1/2038	\$ 529,112.36	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 42,913.03	\$ 2,601.47	\$ 486,199.33	\$ 5,681,387.26
266	8/1/2038	\$ 486,199.33	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 43,124.02	\$ 2,390.48	\$ 443,075.32	\$ 5,683,777.74
267	9/1/2038	\$ 443,075.32	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 43,336.04	\$ 2,178.45	\$ 399,739.28	\$ 5,685,956.20
268	10/1/2038	\$ 399,739.28	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 43,549.11	\$ 1,965.38	\$ 356,190.16	\$ 5,687,921.58
269	11/1/2038	\$ 356,190.16	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 43,763.23	\$ 1,751.27	\$ 312,426.94	\$ 5,689,672.85

<b>Pmt. No.</b>	<b>Payment Date</b>	<b>Beginning Balance</b>	<b>Scheduled Payment</b>	<b>Extra Payment</b>	<b>Total Payment</b>	<b>Principal</b>	<b>Interest</b>	<b>Ending Balance</b>	<b>Cumulative Interest</b>
270	12/1/2038	\$ 312,426.94	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 43,978.40	\$ 1,536.10	\$ 268,448.54	\$ 5,691,208.95
271	1/1/2039	\$ 268,448.54	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 44,194.62	\$ 1,319.87	\$ 224,253.92	\$ 5,692,528.82
272	2/1/2039	\$ 224,253.92	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 44,411.91	\$ 1,102.58	\$ 179,842.00	\$ 5,693,631.40
273	3/1/2039	\$ 179,842.00	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 44,630.27	\$ 884.22	\$ 135,211.73	\$ 5,694,515.62
274	4/1/2039	\$ 135,211.73	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 44,849.70	\$ 664.79	\$ 90,362.03	\$ 5,695,180.42
275	5/1/2039	\$ 90,362.03	\$ 45,514.50	\$ -	\$ 45,514.50	\$ 45,070.22	\$ 444.28	\$ 45,291.81	\$ 5,695,624.70
276	6/1/2039	\$ 45,291.81	\$ 45,514.50	\$ -	\$ 45,291.81	\$ 45,069.13	\$ 222.68	\$ -	\$ 5,695,847.38

# Amortization Schedule

	Enter values
Amount	\$ 7,290,269.24
Annual interest rate	5.90 %
Period in years	23
Number of payments per year	12
Start date	6/1/2016
Optional extra payments	

	Summary
Scheduled payment	\$ 48,325.88
Scheduled number of payments	276
Actual number of payments	276
Total early payments	\$ -
Total interest	\$ 6,047,674.51

Lender name: City of Norco - Water & Sewer Fund Sch

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	7/1/2016	\$ 7,290,269.24	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,482.06	\$ 35,843.82	\$ 7,277,787.18	\$ 35,843.82
2	8/1/2016	\$ 7,277,787.18	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,543.43	\$ 35,782.45	\$ 7,265,243.75	\$ 71,626.28
3	9/1/2016	\$ 7,265,243.75	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,605.10	\$ 35,720.78	\$ 7,252,638.65	\$ 107,347.06
4	10/1/2016	\$ 7,252,638.65	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,667.08	\$ 35,658.81	\$ 7,239,971.57	\$ 143,005.87
5	11/1/2016	\$ 7,239,971.57	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,729.36	\$ 35,596.53	\$ 7,227,242.22	\$ 178,602.39
6	12/1/2016	\$ 7,227,242.22	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,791.94	\$ 35,533.94	\$ 7,214,450.27	\$ 214,136.33
7	1/1/2017	\$ 7,214,450.27	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,854.84	\$ 35,471.05	\$ 7,201,595.44	\$ 249,607.38
8	2/1/2017	\$ 7,201,595.44	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,918.04	\$ 35,407.84	\$ 7,188,677.40	\$ 285,015.23
9	3/1/2017	\$ 7,188,677.40	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 12,981.55	\$ 35,344.33	\$ 7,175,695.85	\$ 320,359.56
10	4/1/2017	\$ 7,175,695.85	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,045.38	\$ 35,280.50	\$ 7,162,650.47	\$ 355,640.06
11	5/1/2017	\$ 7,162,650.47	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,109.52	\$ 35,216.36	\$ 7,149,540.95	\$ 390,856.43
12	6/1/2017	\$ 7,149,540.95	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,173.97	\$ 35,151.91	\$ 7,136,366.98	\$ 426,008.33
13	7/1/2017	\$ 7,136,366.98	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,238.75	\$ 35,087.14	\$ 7,123,128.23	\$ 461,095.47
14	8/1/2017	\$ 7,123,128.23	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,303.84	\$ 35,022.05	\$ 7,109,824.40	\$ 496,117.52
15	9/1/2017	\$ 7,109,824.40	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,369.25	\$ 34,956.64	\$ 7,096,455.15	\$ 531,074.16
16	10/1/2017	\$ 7,096,455.15	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,434.98	\$ 34,890.90	\$ 7,083,020.17	\$ 565,965.06
17	11/1/2017	\$ 7,083,020.17	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,501.03	\$ 34,824.85	\$ 7,069,519.14	\$ 600,789.91
18	12/1/2017	\$ 7,069,519.14	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,567.41	\$ 34,758.47	\$ 7,055,951.72	\$ 635,548.38
19	1/1/2018	\$ 7,055,951.72	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,634.12	\$ 34,691.76	\$ 7,042,317.60	\$ 670,240.14
20	2/1/2018	\$ 7,042,317.60	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,701.15	\$ 34,624.73	\$ 7,028,616.45	\$ 704,864.87
21	3/1/2018	\$ 7,028,616.45	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,768.52	\$ 34,557.36	\$ 7,014,847.93	\$ 739,422.23
22	4/1/2018	\$ 7,014,847.93	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,836.21	\$ 34,489.67	\$ 7,001,011.71	\$ 773,911.90
23	5/1/2018	\$ 7,001,011.71	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,904.24	\$ 34,421.64	\$ 6,987,107.47	\$ 808,333.54
24	6/1/2018	\$ 6,987,107.47	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 13,972.60	\$ 34,353.28	\$ 6,973,134.87	\$ 842,686.82
25	7/1/2018	\$ 6,973,134.87	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,041.30	\$ 34,284.58	\$ 6,959,093.56	\$ 876,971.40
26	8/1/2018	\$ 6,959,093.56	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,110.34	\$ 34,215.54	\$ 6,944,983.22	\$ 911,186.95
27	9/1/2018	\$ 6,944,983.22	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,179.72	\$ 34,146.17	\$ 6,930,803.51	\$ 945,333.11
28	10/1/2018	\$ 6,930,803.51	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,249.43	\$ 34,076.45	\$ 6,916,554.08	\$ 979,409.56
29	11/1/2018	\$ 6,916,554.08	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,319.49	\$ 34,006.39	\$ 6,902,234.58	\$ 1,013,415.95
30	12/1/2018	\$ 6,902,234.58	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,389.90	\$ 33,935.99	\$ 6,887,844.69	\$ 1,047,351.94
31	1/1/2019	\$ 6,887,844.69	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,460.65	\$ 33,865.24	\$ 6,873,384.04	\$ 1,081,217.18
32	2/1/2019	\$ 6,873,384.04	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,531.74	\$ 33,794.14	\$ 6,858,852.29	\$ 1,115,011.32
33	3/1/2019	\$ 6,858,852.29	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,603.19	\$ 33,722.69	\$ 6,844,249.10	\$ 1,148,734.01
34	4/1/2019	\$ 6,844,249.10	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,674.99	\$ 33,650.89	\$ 6,829,574.11	\$ 1,182,384.90

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
35	5/1/2019	\$ 6,829,574.11	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,747.14	\$ 33,578.74	\$ 6,814,826.97	\$ 1,215,963.64
36	6/1/2019	\$ 6,814,826.97	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,819.65	\$ 33,506.23	\$ 6,800,007.32	\$ 1,249,469.87
37	7/1/2019	\$ 6,800,007.32	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,892.51	\$ 33,433.37	\$ 6,785,114.80	\$ 1,282,903.24
38	8/1/2019	\$ 6,785,114.80	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 14,965.74	\$ 33,360.15	\$ 6,770,149.07	\$ 1,316,263.39
39	9/1/2019	\$ 6,770,149.07	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,039.32	\$ 33,286.57	\$ 6,755,109.75	\$ 1,349,549.95
40	10/1/2019	\$ 6,755,109.75	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,113.26	\$ 33,212.62	\$ 6,739,996.49	\$ 1,382,762.58
41	11/1/2019	\$ 6,739,996.49	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,187.57	\$ 33,138.32	\$ 6,724,808.92	\$ 1,415,900.89
42	12/1/2019	\$ 6,724,808.92	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,262.24	\$ 33,063.64	\$ 6,709,546.68	\$ 1,448,964.54
43	1/1/2020	\$ 6,709,546.68	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,337.28	\$ 32,988.60	\$ 6,694,209.40	\$ 1,481,953.14
44	2/1/2020	\$ 6,694,209.40	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,412.69	\$ 32,913.20	\$ 6,678,796.72	\$ 1,514,866.34
45	3/1/2020	\$ 6,678,796.72	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,488.47	\$ 32,837.42	\$ 6,663,308.25	\$ 1,547,703.75
46	4/1/2020	\$ 6,663,308.25	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,564.62	\$ 32,761.27	\$ 6,647,743.63	\$ 1,580,465.02
47	5/1/2020	\$ 6,647,743.63	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,641.14	\$ 32,684.74	\$ 6,632,102.49	\$ 1,613,149.76
48	6/1/2020	\$ 6,632,102.49	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,718.05	\$ 32,607.84	\$ 6,616,384.44	\$ 1,645,757.60
49	7/1/2020	\$ 6,616,384.44	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,795.33	\$ 32,530.56	\$ 6,600,589.12	\$ 1,678,288.15
50	8/1/2020	\$ 6,600,589.12	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,872.99	\$ 32,452.90	\$ 6,584,716.13	\$ 1,710,741.05
51	9/1/2020	\$ 6,584,716.13	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 15,951.03	\$ 32,374.85	\$ 6,568,765.10	\$ 1,743,115.90
52	10/1/2020	\$ 6,568,765.10	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,029.45	\$ 32,296.43	\$ 6,552,735.65	\$ 1,775,412.33
53	11/1/2020	\$ 6,552,735.65	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,108.27	\$ 32,217.62	\$ 6,536,627.38	\$ 1,807,629.95
54	12/1/2020	\$ 6,536,627.38	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,187.47	\$ 32,138.42	\$ 6,520,439.92	\$ 1,839,768.37
55	1/1/2021	\$ 6,520,439.92	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,267.05	\$ 32,058.83	\$ 6,504,172.86	\$ 1,871,827.20
56	2/1/2021	\$ 6,504,172.86	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,347.03	\$ 31,978.85	\$ 6,487,825.83	\$ 1,903,806.05
57	3/1/2021	\$ 6,487,825.83	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,427.41	\$ 31,898.48	\$ 6,471,398.42	\$ 1,935,704.52
58	4/1/2021	\$ 6,471,398.42	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,508.17	\$ 31,817.71	\$ 6,454,890.25	\$ 1,967,522.23
59	5/1/2021	\$ 6,454,890.25	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,589.34	\$ 31,736.54	\$ 6,438,300.91	\$ 1,999,258.78
60	6/1/2021	\$ 6,438,300.91	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,670.90	\$ 31,654.98	\$ 6,421,630.01	\$ 2,030,913.76
61	7/1/2021	\$ 6,421,630.01	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,752.87	\$ 31,573.01	\$ 6,404,877.14	\$ 2,062,486.77
62	8/1/2021	\$ 6,404,877.14	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,835.24	\$ 31,490.65	\$ 6,388,041.90	\$ 2,093,977.42
63	9/1/2021	\$ 6,388,041.90	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 16,918.01	\$ 31,407.87	\$ 6,371,123.89	\$ 2,125,385.29
64	10/1/2021	\$ 6,371,123.89	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,001.19	\$ 31,324.69	\$ 6,354,122.70	\$ 2,156,709.98
65	11/1/2021	\$ 6,354,122.70	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,084.78	\$ 31,241.10	\$ 6,337,037.92	\$ 2,187,951.08
66	12/1/2021	\$ 6,337,037.92	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,168.78	\$ 31,157.10	\$ 6,319,869.14	\$ 2,219,108.19
67	1/1/2022	\$ 6,319,869.14	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,253.19	\$ 31,072.69	\$ 6,302,615.95	\$ 2,250,180.88
68	2/1/2022	\$ 6,302,615.95	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,338.02	\$ 30,987.86	\$ 6,285,277.92	\$ 2,281,168.74
69	3/1/2022	\$ 6,285,277.92	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,423.27	\$ 30,902.62	\$ 6,267,854.66	\$ 2,312,071.36
70	4/1/2022	\$ 6,267,854.66	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,508.93	\$ 30,816.95	\$ 6,250,345.73	\$ 2,342,888.31
71	5/1/2022	\$ 6,250,345.73	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,595.02	\$ 30,730.87	\$ 6,232,750.71	\$ 2,373,619.17
72	6/1/2022	\$ 6,232,750.71	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,681.53	\$ 30,644.36	\$ 6,215,069.18	\$ 2,404,263.53
73	7/1/2022	\$ 6,215,069.18	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,768.46	\$ 30,557.42	\$ 6,197,300.73	\$ 2,434,820.95
74	8/1/2022	\$ 6,197,300.73	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,855.82	\$ 30,470.06	\$ 6,179,444.90	\$ 2,465,291.02
75	9/1/2022	\$ 6,179,444.90	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 17,943.61	\$ 30,382.27	\$ 6,161,501.29	\$ 2,495,673.29
76	10/1/2022	\$ 6,161,501.29	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,031.84	\$ 30,294.05	\$ 6,143,469.46	\$ 2,525,967.34
77	11/1/2022	\$ 6,143,469.46	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,120.49	\$ 30,205.39	\$ 6,125,348.96	\$ 2,556,172.73
78	12/1/2022	\$ 6,125,348.96	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,209.58	\$ 30,116.30	\$ 6,107,139.38	\$ 2,586,289.03
79	1/1/2023	\$ 6,107,139.38	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,299.11	\$ 30,026.77	\$ 6,088,840.27	\$ 2,616,315.79
80	2/1/2023	\$ 6,088,840.27	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,389.09	\$ 29,936.80	\$ 6,070,451.18	\$ 2,646,252.59
81	3/1/2023	\$ 6,070,451.18	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,479.50	\$ 29,846.38	\$ 6,051,971.68	\$ 2,676,098.98

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
82	4/1/2023	\$ 6,051,971.68	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,570.36	\$ 29,755.53	\$ 6,033,401.33	\$ 2,705,854.51
83	5/1/2023	\$ 6,033,401.33	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,661.66	\$ 29,664.22	\$ 6,014,739.67	\$ 2,735,518.73
84	6/1/2023	\$ 6,014,739.67	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,753.41	\$ 29,572.47	\$ 5,995,986.25	\$ 2,765,091.20
85	7/1/2023	\$ 5,995,986.25	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,845.62	\$ 29,480.27	\$ 5,977,140.64	\$ 2,794,571.46
86	8/1/2023	\$ 5,977,140.64	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 18,938.28	\$ 29,387.61	\$ 5,958,202.36	\$ 2,823,959.07
87	9/1/2023	\$ 5,958,202.36	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,031.39	\$ 29,294.49	\$ 5,939,170.97	\$ 2,853,253.57
88	10/1/2023	\$ 5,939,170.97	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,124.96	\$ 29,200.92	\$ 5,920,046.01	\$ 2,882,454.49
89	11/1/2023	\$ 5,920,046.01	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,218.99	\$ 29,106.89	\$ 5,900,827.02	\$ 2,911,561.38
90	12/1/2023	\$ 5,900,827.02	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,313.48	\$ 29,012.40	\$ 5,881,513.54	\$ 2,940,573.78
91	1/1/2024	\$ 5,881,513.54	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,408.44	\$ 28,917.44	\$ 5,862,105.10	\$ 2,969,491.23
92	2/1/2024	\$ 5,862,105.10	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,503.87	\$ 28,822.02	\$ 5,842,601.23	\$ 2,998,313.24
93	3/1/2024	\$ 5,842,601.23	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,599.76	\$ 28,726.12	\$ 5,823,001.47	\$ 3,027,039.36
94	4/1/2024	\$ 5,823,001.47	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,696.13	\$ 28,629.76	\$ 5,803,305.35	\$ 3,055,669.12
95	5/1/2024	\$ 5,803,305.35	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,792.97	\$ 28,532.92	\$ 5,783,512.38	\$ 3,084,202.04
96	6/1/2024	\$ 5,783,512.38	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,890.28	\$ 28,435.60	\$ 5,763,622.10	\$ 3,112,637.64
97	7/1/2024	\$ 5,763,622.10	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 19,988.07	\$ 28,337.81	\$ 5,743,634.03	\$ 3,140,975.45
98	8/1/2024	\$ 5,743,634.03	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,086.35	\$ 28,239.53	\$ 5,723,547.68	\$ 3,169,214.99
99	9/1/2024	\$ 5,723,547.68	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,185.11	\$ 28,140.78	\$ 5,703,362.57	\$ 3,197,355.76
100	10/1/2024	\$ 5,703,362.57	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,284.35	\$ 28,041.53	\$ 5,683,078.22	\$ 3,225,397.29
101	11/1/2024	\$ 5,683,078.22	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,384.08	\$ 27,941.80	\$ 5,662,694.14	\$ 3,253,339.10
102	12/1/2024	\$ 5,662,694.14	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,484.30	\$ 27,841.58	\$ 5,642,209.83	\$ 3,281,180.67
103	1/1/2025	\$ 5,642,209.83	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,585.02	\$ 27,740.87	\$ 5,621,624.82	\$ 3,308,921.54
104	2/1/2025	\$ 5,621,624.82	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,686.23	\$ 27,639.66	\$ 5,600,938.59	\$ 3,336,561.19
105	3/1/2025	\$ 5,600,938.59	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,787.94	\$ 27,537.95	\$ 5,580,150.65	\$ 3,364,099.14
106	4/1/2025	\$ 5,580,150.65	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,890.14	\$ 27,435.74	\$ 5,559,260.51	\$ 3,391,534.88
107	5/1/2025	\$ 5,559,260.51	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 20,992.85	\$ 27,333.03	\$ 5,538,267.66	\$ 3,418,867.91
108	6/1/2025	\$ 5,538,267.66	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,096.07	\$ 27,229.82	\$ 5,517,171.59	\$ 3,446,097.73
109	7/1/2025	\$ 5,517,171.59	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,199.79	\$ 27,126.09	\$ 5,495,971.80	\$ 3,473,223.82
110	8/1/2025	\$ 5,495,971.80	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,304.02	\$ 27,021.86	\$ 5,474,667.78	\$ 3,500,245.69
111	9/1/2025	\$ 5,474,667.78	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,408.77	\$ 26,917.12	\$ 5,453,259.01	\$ 3,527,162.80
112	10/1/2025	\$ 5,453,259.01	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,514.03	\$ 26,811.86	\$ 5,431,744.99	\$ 3,553,974.66
113	11/1/2025	\$ 5,431,744.99	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,619.80	\$ 26,706.08	\$ 5,410,125.18	\$ 3,580,680.74
114	12/1/2025	\$ 5,410,125.18	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,726.10	\$ 26,599.78	\$ 5,388,399.08	\$ 3,607,280.52
115	1/1/2026	\$ 5,388,399.08	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,832.92	\$ 26,492.96	\$ 5,366,566.16	\$ 3,633,773.48
116	2/1/2026	\$ 5,366,566.16	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 21,940.27	\$ 26,385.62	\$ 5,344,625.89	\$ 3,660,159.10
117	3/1/2026	\$ 5,344,625.89	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,048.14	\$ 26,277.74	\$ 5,322,577.76	\$ 3,686,436.84
118	4/1/2026	\$ 5,322,577.76	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,156.54	\$ 26,169.34	\$ 5,300,421.21	\$ 3,712,606.18
119	5/1/2026	\$ 5,300,421.21	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,265.48	\$ 26,060.40	\$ 5,278,155.73	\$ 3,738,666.59
120	6/1/2026	\$ 5,278,155.73	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,374.95	\$ 25,950.93	\$ 5,255,780.78	\$ 3,764,617.52
121	7/1/2026	\$ 5,255,780.78	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,484.96	\$ 25,840.92	\$ 5,233,295.82	\$ 3,790,458.44
122	8/1/2026	\$ 5,233,295.82	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,595.51	\$ 25,730.37	\$ 5,210,700.31	\$ 3,816,188.81
123	9/1/2026	\$ 5,210,700.31	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,706.61	\$ 25,619.28	\$ 5,187,993.70	\$ 3,841,808.09
124	10/1/2026	\$ 5,187,993.70	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,818.25	\$ 25,507.64	\$ 5,165,175.46	\$ 3,867,315.73
125	11/1/2026	\$ 5,165,175.46	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 22,930.44	\$ 25,395.45	\$ 5,142,245.02	\$ 3,892,711.17
126	12/1/2026	\$ 5,142,245.02	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,043.18	\$ 25,282.70	\$ 5,119,201.84	\$ 3,917,993.88
127	1/1/2027	\$ 5,119,201.84	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,156.47	\$ 25,169.41	\$ 5,096,045.37	\$ 3,943,163.29
128	2/1/2027	\$ 5,096,045.37	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,270.33	\$ 25,055.56	\$ 5,072,775.04	\$ 3,968,218.84

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
129	3/1/2027	\$ 5,072,775.04	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,384.74	\$ 24,941.14	\$ 5,049,390.30	\$ 3,993,159.99
130	4/1/2027	\$ 5,049,390.30	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,499.71	\$ 24,826.17	\$ 5,025,890.59	\$ 4,017,986.16
131	5/1/2027	\$ 5,025,890.59	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,615.25	\$ 24,710.63	\$ 5,002,275.33	\$ 4,042,696.78
132	6/1/2027	\$ 5,002,275.33	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,731.36	\$ 24,594.52	\$ 4,978,543.97	\$ 4,067,291.30
133	7/1/2027	\$ 4,978,543.97	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,848.04	\$ 24,477.84	\$ 4,954,695.93	\$ 4,091,769.15
134	8/1/2027	\$ 4,954,695.93	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 23,965.29	\$ 24,360.59	\$ 4,930,730.63	\$ 4,116,129.73
135	9/1/2027	\$ 4,930,730.63	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,083.12	\$ 24,242.76	\$ 4,906,647.51	\$ 4,140,372.49
136	10/1/2027	\$ 4,906,647.51	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,201.53	\$ 24,124.35	\$ 4,882,445.98	\$ 4,164,496.84
137	11/1/2027	\$ 4,882,445.98	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,320.52	\$ 24,005.36	\$ 4,858,125.45	\$ 4,188,502.20
138	12/1/2027	\$ 4,858,125.45	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,440.10	\$ 23,885.78	\$ 4,833,685.35	\$ 4,212,387.99
139	1/1/2028	\$ 4,833,685.35	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,560.26	\$ 23,765.62	\$ 4,809,125.09	\$ 4,236,153.61
140	2/1/2028	\$ 4,809,125.09	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,681.02	\$ 23,644.87	\$ 4,784,444.07	\$ 4,259,798.47
141	3/1/2028	\$ 4,784,444.07	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,802.37	\$ 23,523.52	\$ 4,759,641.70	\$ 4,283,321.99
142	4/1/2028	\$ 4,759,641.70	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 24,924.31	\$ 23,401.57	\$ 4,734,717.39	\$ 4,306,723.56
143	5/1/2028	\$ 4,734,717.39	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,046.86	\$ 23,279.03	\$ 4,709,670.54	\$ 4,330,002.59
144	6/1/2028	\$ 4,709,670.54	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,170.00	\$ 23,155.88	\$ 4,684,500.53	\$ 4,353,158.47
145	7/1/2028	\$ 4,684,500.53	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,293.76	\$ 23,032.13	\$ 4,659,206.78	\$ 4,376,190.59
146	8/1/2028	\$ 4,659,206.78	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,418.12	\$ 22,907.77	\$ 4,633,788.66	\$ 4,399,098.36
147	9/1/2028	\$ 4,633,788.66	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,543.09	\$ 22,782.79	\$ 4,608,245.57	\$ 4,421,881.16
148	10/1/2028	\$ 4,608,245.57	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,668.68	\$ 22,657.21	\$ 4,582,576.90	\$ 4,444,538.36
149	11/1/2028	\$ 4,582,576.90	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,794.88	\$ 22,531.00	\$ 4,556,782.02	\$ 4,467,069.37
150	12/1/2028	\$ 4,556,782.02	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 25,921.70	\$ 22,404.18	\$ 4,530,860.31	\$ 4,489,473.54
151	1/1/2029	\$ 4,530,860.31	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,049.15	\$ 22,276.73	\$ 4,504,811.16	\$ 4,511,750.27
152	2/1/2029	\$ 4,504,811.16	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,177.23	\$ 22,148.65	\$ 4,478,633.93	\$ 4,533,898.93
153	3/1/2029	\$ 4,478,633.93	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,305.93	\$ 22,019.95	\$ 4,452,328.00	\$ 4,555,918.88
154	4/1/2029	\$ 4,452,328.00	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,435.27	\$ 21,890.61	\$ 4,425,892.73	\$ 4,577,809.49
155	5/1/2029	\$ 4,425,892.73	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,565.24	\$ 21,760.64	\$ 4,399,327.48	\$ 4,599,570.13
156	6/1/2029	\$ 4,399,327.48	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,695.86	\$ 21,630.03	\$ 4,372,631.63	\$ 4,621,200.16
157	7/1/2029	\$ 4,372,631.63	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,827.11	\$ 21,498.77	\$ 4,345,804.52	\$ 4,642,698.93
158	8/1/2029	\$ 4,345,804.52	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 26,959.01	\$ 21,366.87	\$ 4,318,845.50	\$ 4,664,065.80
159	9/1/2029	\$ 4,318,845.50	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 27,091.56	\$ 21,234.32	\$ 4,291,753.95	\$ 4,685,300.13
160	10/1/2029	\$ 4,291,753.95	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 27,224.76	\$ 21,101.12	\$ 4,264,529.19	\$ 4,706,401.25
161	11/1/2029	\$ 4,264,529.19	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 27,358.61	\$ 20,967.27	\$ 4,237,170.57	\$ 4,727,368.52
162	12/1/2029	\$ 4,237,170.57	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 27,493.13	\$ 20,832.76	\$ 4,209,677.44	\$ 4,748,201.27
163	1/1/2030	\$ 4,209,677.44	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 27,628.30	\$ 20,697.58	\$ 4,182,049.14	\$ 4,768,898.85
164	2/1/2030	\$ 4,182,049.14	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 27,764.14	\$ 20,561.74	\$ 4,154,285.00	\$ 4,789,460.60
165	3/1/2030	\$ 4,154,285.00	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 27,900.65	\$ 20,425.23	\$ 4,126,384.35	\$ 4,809,885.83
166	4/1/2030	\$ 4,126,384.35	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 28,037.83	\$ 20,288.06	\$ 4,098,346.52	\$ 4,830,173.89
167	5/1/2030	\$ 4,098,346.52	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 28,175.68	\$ 20,150.20	\$ 4,070,170.84	\$ 4,850,324.09
168	6/1/2030	\$ 4,070,170.84	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 28,314.21	\$ 20,011.67	\$ 4,041,856.63	\$ 4,870,335.76
169	7/1/2030	\$ 4,041,856.63	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 28,453.42	\$ 19,872.46	\$ 4,013,403.21	\$ 4,890,208.22
170	8/1/2030	\$ 4,013,403.21	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 28,593.32	\$ 19,732.57	\$ 3,984,809.90	\$ 4,909,940.79
171	9/1/2030	\$ 3,984,809.90	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 28,733.90	\$ 19,591.98	\$ 3,956,075.99	\$ 4,929,532.77
172	10/1/2030	\$ 3,956,075.99	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 28,875.18	\$ 19,450.71	\$ 3,927,200.82	\$ 4,948,983.48
173	11/1/2030	\$ 3,927,200.82	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 29,017.15	\$ 19,308.74	\$ 3,898,183.67	\$ 4,968,292.22
174	12/1/2030	\$ 3,898,183.67	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 29,159.81	\$ 19,166.07	\$ 3,869,023.86	\$ 4,987,458.29
175	1/1/2031	\$ 3,869,023.86	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 29,303.18	\$ 19,022.70	\$ 3,839,720.68	\$ 5,006,480.99

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
176	2/1/2031	\$ 3,839,720.68	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 29,447.26	\$ 18,878.63	\$ 3,810,273.42	\$ 5,025,359.61
177	3/1/2031	\$ 3,810,273.42	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 29,592.04	\$ 18,733.84	\$ 3,780,681.38	\$ 5,044,093.46
178	4/1/2031	\$ 3,780,681.38	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 29,737.53	\$ 18,588.35	\$ 3,750,943.85	\$ 5,062,681.81
179	5/1/2031	\$ 3,750,943.85	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 29,883.74	\$ 18,442.14	\$ 3,721,060.11	\$ 5,081,123.95
180	6/1/2031	\$ 3,721,060.11	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 30,030.67	\$ 18,295.21	\$ 3,691,029.43	\$ 5,099,419.16
181	7/1/2031	\$ 3,691,029.43	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 30,178.32	\$ 18,147.56	\$ 3,660,851.11	\$ 5,117,566.72
182	8/1/2031	\$ 3,660,851.11	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 30,326.70	\$ 17,999.18	\$ 3,630,524.41	\$ 5,135,565.91
183	9/1/2031	\$ 3,630,524.41	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 30,475.80	\$ 17,850.08	\$ 3,600,048.61	\$ 5,153,415.99
184	10/1/2031	\$ 3,600,048.61	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 30,625.64	\$ 17,700.24	\$ 3,569,422.97	\$ 5,171,116.22
185	11/1/2031	\$ 3,569,422.97	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 30,776.22	\$ 17,549.66	\$ 3,538,646.75	\$ 5,188,665.89
186	12/1/2031	\$ 3,538,646.75	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 30,927.54	\$ 17,398.35	\$ 3,507,719.21	\$ 5,206,064.23
187	1/1/2032	\$ 3,507,719.21	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 31,079.60	\$ 17,246.29	\$ 3,476,639.61	\$ 5,223,310.52
188	2/1/2032	\$ 3,476,639.61	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 31,232.41	\$ 17,093.48	\$ 3,445,407.21	\$ 5,240,404.00
189	3/1/2032	\$ 3,445,407.21	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 31,385.96	\$ 16,939.92	\$ 3,414,021.24	\$ 5,257,343.92
190	4/1/2032	\$ 3,414,021.24	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 31,540.28	\$ 16,785.60	\$ 3,382,480.96	\$ 5,274,129.52
191	5/1/2032	\$ 3,382,480.96	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 31,695.35	\$ 16,630.53	\$ 3,350,785.61	\$ 5,290,760.05
192	6/1/2032	\$ 3,350,785.61	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 31,851.19	\$ 16,474.70	\$ 3,318,934.42	\$ 5,307,254.75
193	7/1/2032	\$ 3,318,934.42	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 32,007.79	\$ 16,318.09	\$ 3,286,926.64	\$ 5,323,552.84
194	8/1/2032	\$ 3,286,926.64	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 32,165.16	\$ 16,160.72	\$ 3,254,761.48	\$ 5,339,713.57
195	9/1/2032	\$ 3,254,761.48	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 32,323.31	\$ 16,002.58	\$ 3,222,438.17	\$ 5,355,716.14
196	10/1/2032	\$ 3,222,438.17	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 32,482.23	\$ 15,843.65	\$ 3,189,955.94	\$ 5,371,559.80
197	11/1/2032	\$ 3,189,955.94	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 32,641.93	\$ 15,683.95	\$ 3,157,314.01	\$ 5,387,243.75
198	12/1/2032	\$ 3,157,314.01	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 32,802.42	\$ 15,523.46	\$ 3,124,511.58	\$ 5,402,767.21
199	1/1/2033	\$ 3,124,511.58	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 32,963.70	\$ 15,362.18	\$ 3,091,547.88	\$ 5,418,129.39
200	2/1/2033	\$ 3,091,547.88	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 33,125.77	\$ 15,200.11	\$ 3,058,422.11	\$ 5,433,329.50
201	3/1/2033	\$ 3,058,422.11	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 33,288.64	\$ 15,037.24	\$ 3,025,133.47	\$ 5,448,366.74
202	4/1/2033	\$ 3,025,133.47	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 33,452.31	\$ 14,873.57	\$ 2,991,681.16	\$ 5,463,240.32
203	5/1/2033	\$ 2,991,681.16	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 33,616.78	\$ 14,709.10	\$ 2,958,064.38	\$ 5,477,949.41
204	6/1/2033	\$ 2,958,064.38	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 33,782.07	\$ 14,543.82	\$ 2,924,282.31	\$ 5,492,493.23
205	7/1/2033	\$ 2,924,282.31	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 33,948.16	\$ 14,377.72	\$ 2,890,334.15	\$ 5,506,870.95
206	8/1/2033	\$ 2,890,334.15	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 34,115.07	\$ 14,210.81	\$ 2,856,219.07	\$ 5,521,081.76
207	9/1/2033	\$ 2,856,219.07	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 34,282.81	\$ 14,043.08	\$ 2,821,936.27	\$ 5,535,124.84
208	10/1/2033	\$ 2,821,936.27	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 34,451.36	\$ 13,874.52	\$ 2,787,484.90	\$ 5,548,999.36
209	11/1/2033	\$ 2,787,484.90	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 34,620.75	\$ 13,705.13	\$ 2,752,864.16	\$ 5,562,704.49
210	12/1/2033	\$ 2,752,864.16	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 34,790.97	\$ 13,534.92	\$ 2,718,073.19	\$ 5,576,239.41
211	1/1/2034	\$ 2,718,073.19	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 34,962.02	\$ 13,363.86	\$ 2,683,111.16	\$ 5,589,603.27
212	2/1/2034	\$ 2,683,111.16	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 35,133.92	\$ 13,191.96	\$ 2,647,977.24	\$ 5,602,795.23
213	3/1/2034	\$ 2,647,977.24	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 35,306.66	\$ 13,019.22	\$ 2,612,670.58	\$ 5,615,814.45
214	4/1/2034	\$ 2,612,670.58	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 35,480.25	\$ 12,845.63	\$ 2,577,190.33	\$ 5,628,660.08
215	5/1/2034	\$ 2,577,190.33	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 35,654.70	\$ 12,671.19	\$ 2,541,535.63	\$ 5,641,331.27
216	6/1/2034	\$ 2,541,535.63	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 35,830.00	\$ 12,495.88	\$ 2,505,705.63	\$ 5,653,827.15
217	7/1/2034	\$ 2,505,705.63	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 36,006.16	\$ 12,319.72	\$ 2,469,699.47	\$ 5,666,146.87
218	8/1/2034	\$ 2,469,699.47	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 36,183.19	\$ 12,142.69	\$ 2,433,516.27	\$ 5,678,289.56
219	9/1/2034	\$ 2,433,516.27	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 36,361.09	\$ 11,964.79	\$ 2,397,155.18	\$ 5,690,254.35
220	10/1/2034	\$ 2,397,155.18	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 36,539.87	\$ 11,786.01	\$ 2,360,615.31	\$ 5,702,040.36
221	11/1/2034	\$ 2,360,615.31	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 36,719.52	\$ 11,606.36	\$ 2,323,895.79	\$ 5,713,646.72
222	12/1/2034	\$ 2,323,895.79	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 36,900.06	\$ 11,425.82	\$ 2,286,995.72	\$ 5,725,072.54

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
223	1/1/2035	\$ 2,286,995.72	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 37,081.49	\$ 11,244.40	\$ 2,249,914.24	\$ 5,736,316.94
224	2/1/2035	\$ 2,249,914.24	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 37,263.80	\$ 11,062.08	\$ 2,212,650.43	\$ 5,747,379.02
225	3/1/2035	\$ 2,212,650.43	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 37,447.02	\$ 10,878.86	\$ 2,175,203.41	\$ 5,758,257.88
226	4/1/2035	\$ 2,175,203.41	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 37,631.13	\$ 10,694.75	\$ 2,137,572.28	\$ 5,768,952.63
227	5/1/2035	\$ 2,137,572.28	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 37,816.15	\$ 10,509.73	\$ 2,099,756.13	\$ 5,779,462.36
228	6/1/2035	\$ 2,099,756.13	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 38,002.08	\$ 10,323.80	\$ 2,061,754.04	\$ 5,789,786.16
229	7/1/2035	\$ 2,061,754.04	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 38,188.93	\$ 10,136.96	\$ 2,023,565.12	\$ 5,799,923.12
230	8/1/2035	\$ 2,023,565.12	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 38,376.69	\$ 9,949.20	\$ 1,985,188.43	\$ 5,809,872.31
231	9/1/2035	\$ 1,985,188.43	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 38,565.37	\$ 9,760.51	\$ 1,946,623.06	\$ 5,819,632.82
232	10/1/2035	\$ 1,946,623.06	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 38,754.99	\$ 9,570.90	\$ 1,907,868.07	\$ 5,829,203.72
233	11/1/2035	\$ 1,907,868.07	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 38,945.53	\$ 9,380.35	\$ 1,868,922.54	\$ 5,838,584.07
234	12/1/2035	\$ 1,868,922.54	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 39,137.01	\$ 9,188.87	\$ 1,829,785.52	\$ 5,847,772.94
235	1/1/2036	\$ 1,829,785.52	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 39,329.44	\$ 8,996.45	\$ 1,790,456.09	\$ 5,856,769.39
236	2/1/2036	\$ 1,790,456.09	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 39,522.81	\$ 8,803.08	\$ 1,750,933.28	\$ 5,865,572.46
237	3/1/2036	\$ 1,750,933.28	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 39,717.13	\$ 8,608.76	\$ 1,711,216.15	\$ 5,874,181.22
238	4/1/2036	\$ 1,711,216.15	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 39,912.40	\$ 8,413.48	\$ 1,671,303.75	\$ 5,882,594.70
239	5/1/2036	\$ 1,671,303.75	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 40,108.64	\$ 8,217.24	\$ 1,631,195.11	\$ 5,890,811.94
240	6/1/2036	\$ 1,631,195.11	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 40,305.84	\$ 8,020.04	\$ 1,590,889.27	\$ 5,898,831.98
241	7/1/2036	\$ 1,590,889.27	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 40,504.01	\$ 7,821.87	\$ 1,550,385.26	\$ 5,906,653.86
242	8/1/2036	\$ 1,550,385.26	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 40,703.16	\$ 7,622.73	\$ 1,509,682.10	\$ 5,914,276.58
243	9/1/2036	\$ 1,509,682.10	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 40,903.28	\$ 7,422.60	\$ 1,468,778.82	\$ 5,921,699.19
244	10/1/2036	\$ 1,468,778.82	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 41,104.39	\$ 7,221.50	\$ 1,427,674.43	\$ 5,928,920.68
245	11/1/2036	\$ 1,427,674.43	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 41,306.48	\$ 7,019.40	\$ 1,386,367.95	\$ 5,935,940.08
246	12/1/2036	\$ 1,386,367.95	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 41,509.57	\$ 6,816.31	\$ 1,344,858.38	\$ 5,942,756.39
247	1/1/2037	\$ 1,344,858.38	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 41,713.66	\$ 6,612.22	\$ 1,303,144.71	\$ 5,949,368.61
248	2/1/2037	\$ 1,303,144.71	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 41,918.75	\$ 6,407.13	\$ 1,261,225.96	\$ 5,955,775.74
249	3/1/2037	\$ 1,261,225.96	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 42,124.86	\$ 6,201.03	\$ 1,219,101.10	\$ 5,961,976.77
250	4/1/2037	\$ 1,219,101.10	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 42,331.97	\$ 5,993.91	\$ 1,176,769.13	\$ 5,967,970.68
251	5/1/2037	\$ 1,176,769.13	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 42,540.10	\$ 5,785.78	\$ 1,134,229.03	\$ 5,973,756.46
252	6/1/2037	\$ 1,134,229.03	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 42,749.26	\$ 5,576.63	\$ 1,091,479.78	\$ 5,979,333.09
253	7/1/2037	\$ 1,091,479.78	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 42,959.44	\$ 5,366.44	\$ 1,048,520.33	\$ 5,984,699.53
254	8/1/2037	\$ 1,048,520.33	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 43,170.66	\$ 5,155.22	\$ 1,005,349.68	\$ 5,989,854.76
255	9/1/2037	\$ 1,005,349.68	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 43,382.91	\$ 4,942.97	\$ 961,966.76	\$ 5,994,797.73
256	10/1/2037	\$ 961,966.76	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 43,596.21	\$ 4,729.67	\$ 918,370.55	\$ 5,999,527.40
257	11/1/2037	\$ 918,370.55	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 43,810.56	\$ 4,515.32	\$ 874,559.99	\$ 6,004,042.72
258	12/1/2037	\$ 874,559.99	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 44,025.96	\$ 4,299.92	\$ 830,534.02	\$ 6,008,342.64
259	1/1/2038	\$ 830,534.02	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 44,242.42	\$ 4,083.46	\$ 786,291.60	\$ 6,012,426.10
260	2/1/2038	\$ 786,291.60	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 44,459.95	\$ 3,865.93	\$ 741,831.65	\$ 6,016,292.03
261	3/1/2038	\$ 741,831.65	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 44,678.54	\$ 3,647.34	\$ 697,153.11	\$ 6,019,939.37
262	4/1/2038	\$ 697,153.11	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 44,898.21	\$ 3,427.67	\$ 652,254.89	\$ 6,023,367.04
263	5/1/2038	\$ 652,254.89	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 45,118.96	\$ 3,206.92	\$ 607,135.93	\$ 6,026,573.96
264	6/1/2038	\$ 607,135.93	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 45,340.80	\$ 2,985.08	\$ 561,795.13	\$ 6,029,559.04
265	7/1/2038	\$ 561,795.13	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 45,563.72	\$ 2,762.16	\$ 516,231.41	\$ 6,032,321.20
266	8/1/2038	\$ 516,231.41	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 45,787.75	\$ 2,538.14	\$ 470,443.66	\$ 6,034,859.34
267	9/1/2038	\$ 470,443.66	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 46,012.87	\$ 2,313.01	\$ 424,430.79	\$ 6,037,172.35
268	10/1/2038	\$ 424,430.79	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 46,239.10	\$ 2,086.78	\$ 378,191.70	\$ 6,039,259.14
269	11/1/2038	\$ 378,191.70	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 46,466.44	\$ 1,859.44	\$ 331,725.26	\$ 6,041,118.58

<b>Pmt. No.</b>	<b>Payment Date</b>	<b>Beginning Balance</b>	<b>Scheduled Payment</b>	<b>Extra Payment</b>	<b>Total Payment</b>	<b>Principal</b>	<b>Interest</b>	<b>Ending Balance</b>	<b>Cumulative Interest</b>
270	12/1/2038	\$ 331,725.26	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 46,694.90	\$ 1,630.98	\$ 285,030.35	\$ 6,042,749.56
271	1/1/2039	\$ 285,030.35	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 46,924.48	\$ 1,401.40	\$ 238,105.87	\$ 6,044,150.96
272	2/1/2039	\$ 238,105.87	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 47,155.20	\$ 1,170.69	\$ 190,950.67	\$ 6,045,321.65
273	3/1/2039	\$ 190,950.67	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 47,387.04	\$ 938.84	\$ 143,563.63	\$ 6,046,260.49
274	4/1/2039	\$ 143,563.63	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 47,620.03	\$ 705.85	\$ 95,943.60	\$ 6,046,966.35
275	5/1/2039	\$ 95,943.60	\$ 48,325.88	\$ -	\$ 48,325.88	\$ 47,854.16	\$ 471.72	\$ 48,089.44	\$ 6,047,438.07
276	6/1/2039	\$ 48,089.44	\$ 48,325.88	\$ -	\$ 48,089.44	\$ 47,853.00	\$ 236.44	\$ -	\$ 6,047,674.51

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Cheryl L. Link, City Clerk 

DATE: January 20, 2016

SUBJECT: Appointment to the Economic Development Advisory Council to Fill One (1) Unscheduled Vacancy

RECOMMENDATION: Staff recommends that the City Council make one (1) appointment to the Economic Development Advisory Council to fill an unscheduled vacancy with the term taking effect immediately and ending June of 2017.

**SUMMARY:** On December 8, 2015, Melissa Villapando submitted a letter of resignation from her appointment on the Economic Development Advisory Council (EDAC). Immediately following, the City Clerk's Office began the recruitment process. The City Council is requested to review the application submitted and make an appointment.

**BACKGROUND/ANALYSIS:** The purpose of the EDAC is to propose, prepare, and adopt recommendations to the City Council for the improvement of the economy within the City, which will result in the creation of new jobs, and other benefits, to all the residents of the City so as to help make the City a better place to live and work, while retaining the City's rural lifestyle. Specifically, the EDAC helps coordinate an ongoing development strategy aimed at increasing sales tax revenues received by the City and generally improving the economic viability of the City, encouraging relationships between commerce and the consumer and enhancing the business fabric of the City. The duties of the EDAC members are of a high civic nature.

New members appointed to the EDAC are selected from the business community. Members are not required to live in Norco; however, members should have a significant stake in the success of the business community. Applicants must be at least 18 years of age, a citizen of the United States, take the oath of office, and never convicted of a felony. As advisors to the Council, EDAC Members are expected to regularly attend meetings, understand their duties and roles, and work to contribute to the betterment of the community.

As a result of Melissa Villapando's resignation from the Economic Development Advisory Council (EDAC) on December 8, 2015, the City Clerk's Office began recruitment for the unscheduled vacancy. Applications for the EDAC vacancy were solicited through the release of a public notice on December 10, 2015 and were due by the deadline of Wednesday, December 30, 2015 at 5:00 p.m. This appointment is to fill an unscheduled vacancy. The term will begin effective immediately and end June 30, 2017.

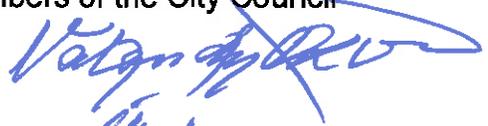
During the recruitment period, the City Clerk's Office received one application from Scott da Rosa on December 14, 2015.

The EDAC Chair and staff conducted an informal interview of Mr. da Rosa since time did not permit a meeting of all members. It appears Mr. da Rosa is particularly well-suited and qualified for appointment to EDAC.

*The application is on file in the City Clerk's Office.*

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Steve King, Planning Director 

DATE: January 20, 2016

SUBJECT: La Sierra Hills (City of Riverside); and the Norco-Riverside City Boundaries: To Introduce for Discussion, Support of the Rural Land Use Restrictions in the La Sierra Hills Area in the City of Riverside, and the Current City Boundaries for Both Cities

RECOMMENDATION: Adopt **Resolution No. 2016-03**, expressing support that Proposition R and Measure C be upheld by the City of Riverside to preserve the rural character of the La Sierra Hills section of the City of Riverside

Provide further direction to staff as needed.

**SUMMARY:** Per the request of City Council, below is a discussion of where the La Sierra Lands development was being proposed which required passage of Measure "L" by Riverside City voters. Measure "L" was defeated in November 2014 which stopped that proposal. This item has been agendized for discussion about how much development is currently allowed as a result of Proposition R and Measure C (both Riverside statutes) in the La Sierra hills area, and what the relation is to the current city boundaries between Norco and Riverside.

**BACKGROUND:** In November 2014, voters in the City of Riverside voted to deny Measure "L" that would have eliminated the provisions of Proposition "R" and Measure "C" from being applicable to the areas identified as La Sierra Lands and La Sierra Hills in the City of Riverside (ref. Exhibit "B" – La Sierra Property in Riverside). Proposition "R" amended the Riverside General Plan and Zoning Code in 1979 and Measure "C" adopted the Rancho La Sierra Specific Plan in 1986. These documents established the allowed land use for the La Sierra hills area which is now single-family residential on lots ranging from five acres to ten acres in size. The development of the La Sierra hillside areas was limited so as to maintain the rural character.

In 2014, the Norco City Council adopted Resolution No. 2014-58 expressing opposition to Measure "L" prior to the referendum vote in November 2014 (ref. Exhibit "A"). The City's stated opposition was based on "substantial and un-mitigatable traffic and lifestyle impacts within the City of Norco and La Sierra Hills." Measure "L" would have allowed for the development of 657 acres with higher residential densities and up to 1,950 residences

**Agenda Item: 5.C.**

(where 152 are currently allowed) in the La Sierra lands area north of Arlington Avenue; while preserving 623 acres in permanent open space in the La Sierra hills area south of Arlington Avenue. Under the current zoning, 113 residences could be built on the 623 acres. These slopes, however, are already largely undevelopable without significant and probably unfeasible costs (because of the restricted low density) due to their steepness and underlying granite.

There are reports that discussions are occurring again to challenge or change Proposition R and Measure C in La Sierra hills, although nothing formal has been discussed or presented in a public meeting with the Riverside City Council.

**ANALYSIS:** The development that was being considered with Measure "L" is on property within the city boundaries of Riverside. There is an area between the cities of Norco and Riverside and northwest of the "La Sierra Lands" site that is currently not within the sphere of influence (SOI) of either Norco or Riverside (ref. Exhibit "C" – Norco-Riverside Boundary). This unincorporated area was not part of the "La Sierra Lands" proposal either (ref. Exhibit "D" – Aerial with Boundaries).

The SOI for a city is the area that is adopted by the Riverside County Local Agency Formation Commission (LAFCO) for each jurisdiction that delineates future annexation areas for that jurisdiction. This area that is not within any SOI currently is mostly owned by public agencies including the state, Riverside County Regional Park and Open Space District, and the city of Riverside.

Two of the properties that are listed as private ownership (Hard Corp. and Shizue Yoshioka) are immediately adjacent to the Norco city boundary (ref. Exhibit "E" – Property Ownership per County Assessor Records), but again this area is currently not within the sphere of influence of any of the adjacent cities. However, according to LAFCO the City of Riverside has explored the idea of annexing this area into its SOI and into its city limits because it already maintains the trails in that area. The City of Norco does not have a "sphere of influence" outside of its current city boundary except the existing residences along the northwest side of Bluff Street south of River Road (ref. Exhibit "F").

Attachments:            Resolution No. 2016-03  
                                 Exhibit "A" – Resolution 2014-28  
                                 Exhibit "B" – La Sierra Property in Riverside  
                                 Exhibit "C" – Norco-Riverside Boundary (Riv. Co. GIS)  
                                 Exhibit "D" – Aerial with Boundaries  
                                 Exhibit "E" – Property Ownership per County Assessor Records  
                                 Exhibit "F" – Norco Boundary and Sphere of Influence

## **RESOLUTION NO. 2016-03**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA EXPRESSING SUPPORT THAT PROPOSITION R AND MEASURE C BE UPHELD BY THE CITY OF RIVERSIDE TO PRESERVE THE RURAL CHARACTER OF THE HILLSIDE AREAS OF THE LA SIERRA SECTION OF THE CITY OF RIVERSIDE.**

WHEREAS, currently the development of the La Sierra area is primarily governed by the City of Riverside General Plan and Zoning Code, as adopted by Proposition R in 1979 and the Rancho La Sierra Specific Plan, adopted by Measure C in 1986; and

WHEREAS, the current regulations allow for single-family residential uses on lots ranging from five acres to ten acres in size, and development of the La Sierra hillside areas is limited to preserve the rural character of that area; and

WHEREAS, on November 4, 2014 Measure L was defeated in a general election by the citizens of Riverside City that would have supplanted Proposition R and Measure C in areas that were defined as "La Sierra Lands" and "La Sierra Hills"; and

WHEREAS, the citizens of Riverside City have thereby expressed their desire that Proposition R and Measure C be upheld.

NOW, THEREFORE, the City Council of the City of Norco hereby resolves as follows:

SECTION 1: As a consequence of the citizens of Riverside City voting to uphold Proposition R and Measure C to preserve the rural character of the La Sierra area of Riverside City, the Norco City Council hereby expresses its strong support of Proposition R and Measure C be upheld to preserve and maintain a common outdoor recreational lifestyle and rural land use that is shared between the City of Norco and the adjacent open hillside areas of La Sierra in the City of Riverside, and adjacent unincorporated areas of Riverside County.

SECTION 2: EFFECTIVE DATE. This resolution shall become effective upon approval by the City Council of the City of Norco.

APPROVED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on January 20, 2016.

---

Kevin Bash, Mayor  
City of Norco, California

ATTEST:

---

Cheryl L. Link, City Clerk  
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on January 20, 2016 by the following vote of the City Council:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California on January 20, 2016.

---

Cheryl L. Link, City Clerk  
City of Norco, California

## RESOLUTION NO. 2014-58

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, EXPRESSING ITS OPPOSITION TO THE CITY OF RIVERSIDE'S MEASURE L

WHEREAS, currently the development in La Sierra Hills and La Sierra Lands is governed by the City of Riverside's General Plan and Zoning Code, adopted by Proposition R in 1979 and the Rancho La Sierra Specific Plan, adopted by Measure C in 1986; and

WHEREAS, the current regulations allow for single-family residential uses on lots ranging from five acres to ten acres in size. Development of the hillside areas is limited, maintaining the rural character of the La Sierra Hills.

WHEREAS, Measure L has been proposed by a property developer and eliminates the application of Proposition R and Measure C to La Sierra Hills; and

WHEREAS, while this measure misleadingly purports to maintain certain portions of the La Sierra Hills as open space in perpetuity, the affect is to allow clustering of single-family housing in small lots with the result that approximately 2,000 additional homes can be built; and

WHEREAS, the Riverside City Attorney has opined that Measure L may constitute an unconstitutional taking of private property, for which City of Riverside taxpayers may be liable; and

WHEREAS, the building of this number of homes will overwhelm existing streets in both the City of Norco and La Sierra Hills and have a dramatic negative effect on anyone attempting to access neighboring freeways.

NOW, THEREFORE, the City Council of the City of Norco, California, hereby resolves as follows:

SECTION 1: As a consequence of the substantial and un-mitigatable impact on traffic and lifestyle of not only the City of Norco and La Sierra Hills residents, but residents of the City of Riverside in general, and potential cost to City of Riverside taxpayers, the Norco City Council hereby expresses in the strongest terms possible its opposition to City of Riverside's Measure L.

SECTION 2: EFFECTIVE DATE. This Resolution shall become effective upon approval by the City Council of the City of Norco.

**Exhibit "A"**

APPROVED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on September 17, 2014.



---

Berwin Hanna, Mayor  
City of Norco

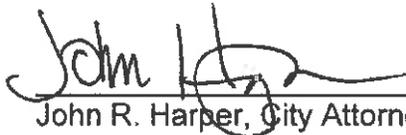
ATTEST:



---

Cheryl L. Link  
City Clerk of the City of Norco

Approved as to Form:



---

John R. Harper, City Attorney

I, CHERYL LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on the 17<sup>th</sup> day of September, 2014, by the following vote of the City Council:

AYES:	HANNA, AZEVEDO, BASH, NEWTON
NOES:	NONE
ABSENT:	HIGGINS
ABSTAIN:	NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, this 17<sup>th</sup> day of September, 2014.



---

Cheryl L. Link  
City Clerk of the City of Norco

# La Sierra Property in Riverside

**La Sierra Lands**  
Approx. 650 Acres

La Sierra lands was the area proposed in Measure "L" for zone changes to allow development at higher residential densities.

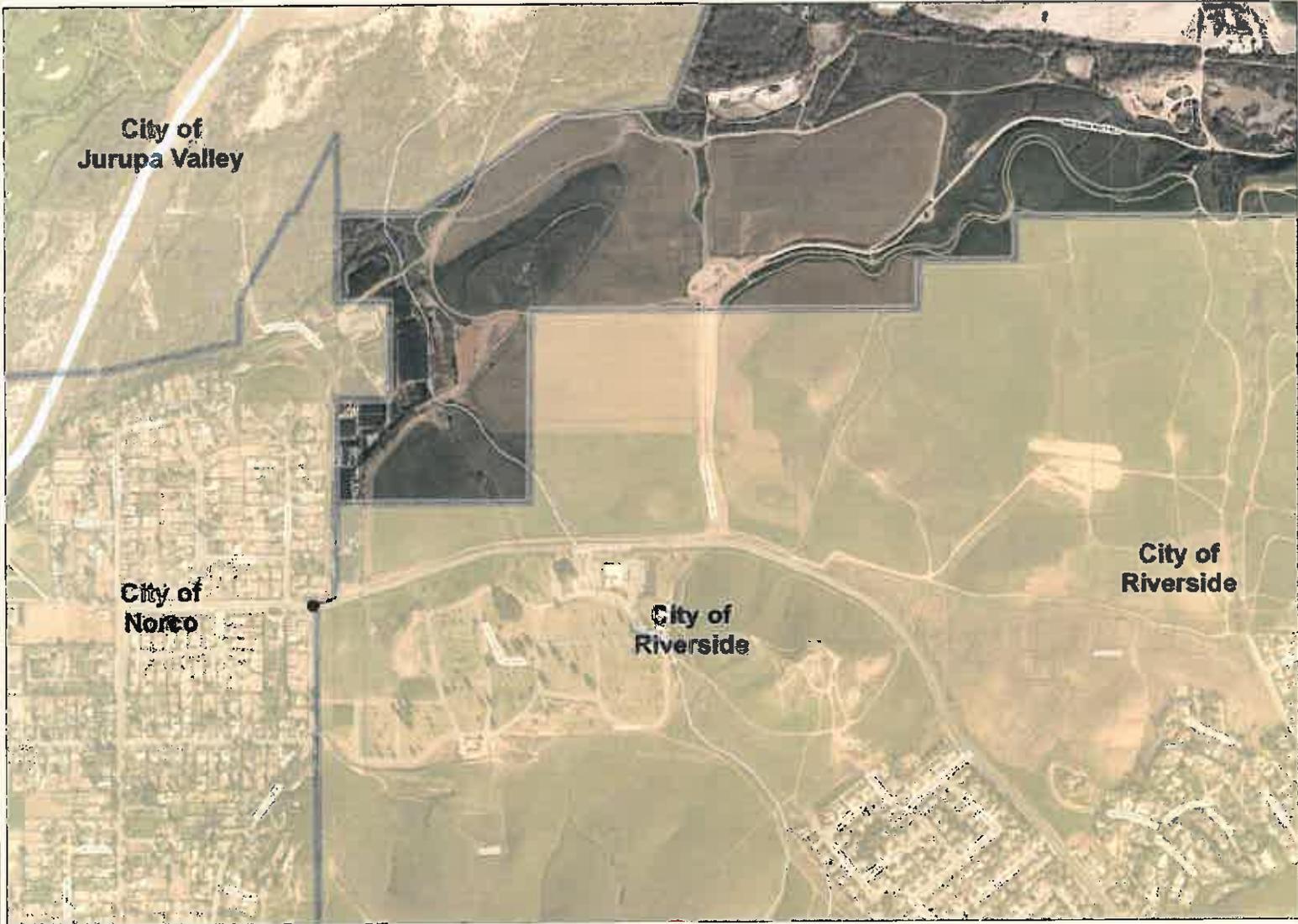
**La Sierra Hills**  
Approx. 650 Acres

With Measure "L" La Sierra hills was proposed to be maintained as permanent open space in exchange for higher density zoning in the La Sierra lands portion.

**Exhibit "B"**



# Norco-Riverside boundary



## Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 1,269 2,538 Feet



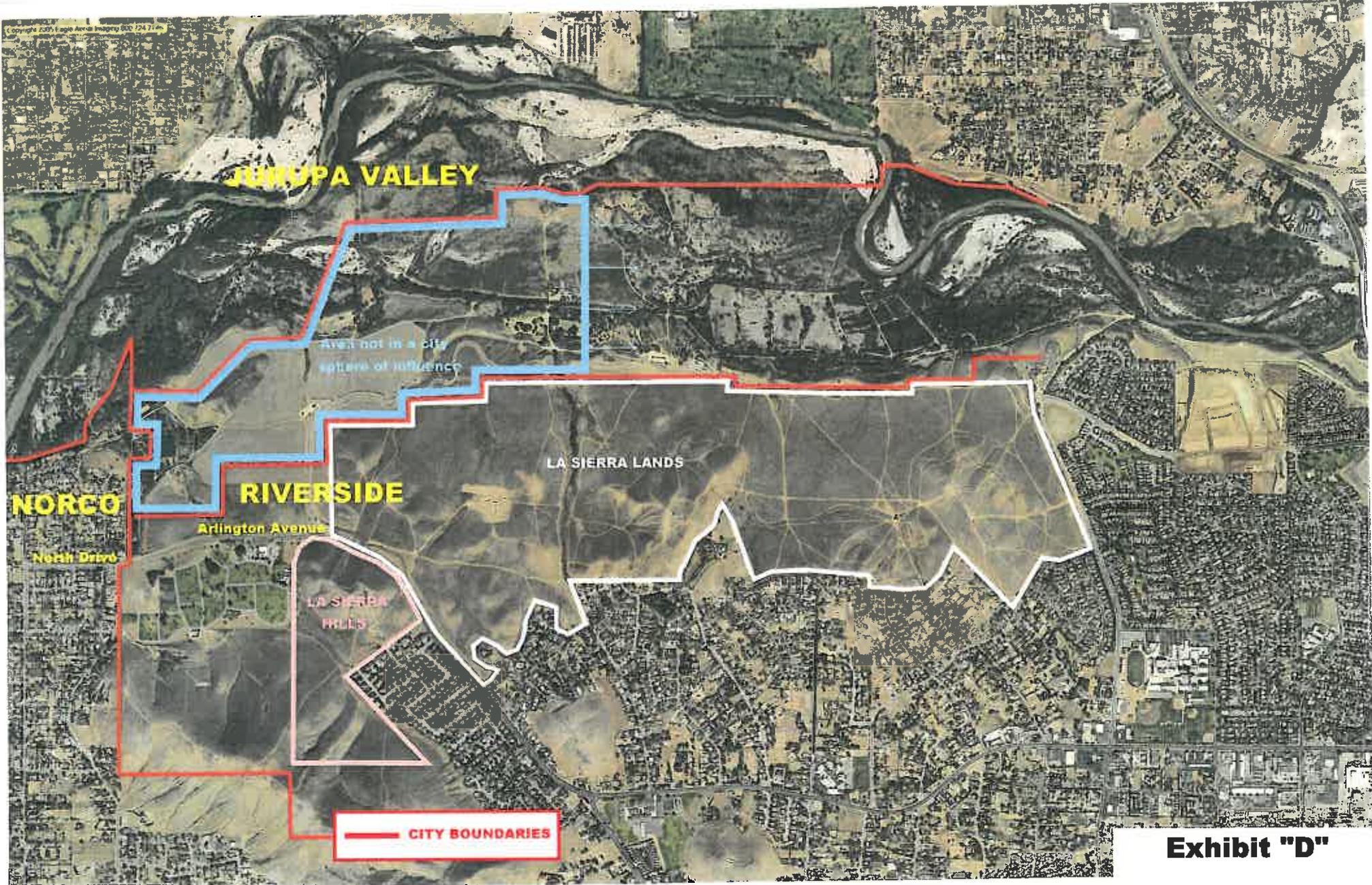
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 1/5/2016 4:50:03 PM

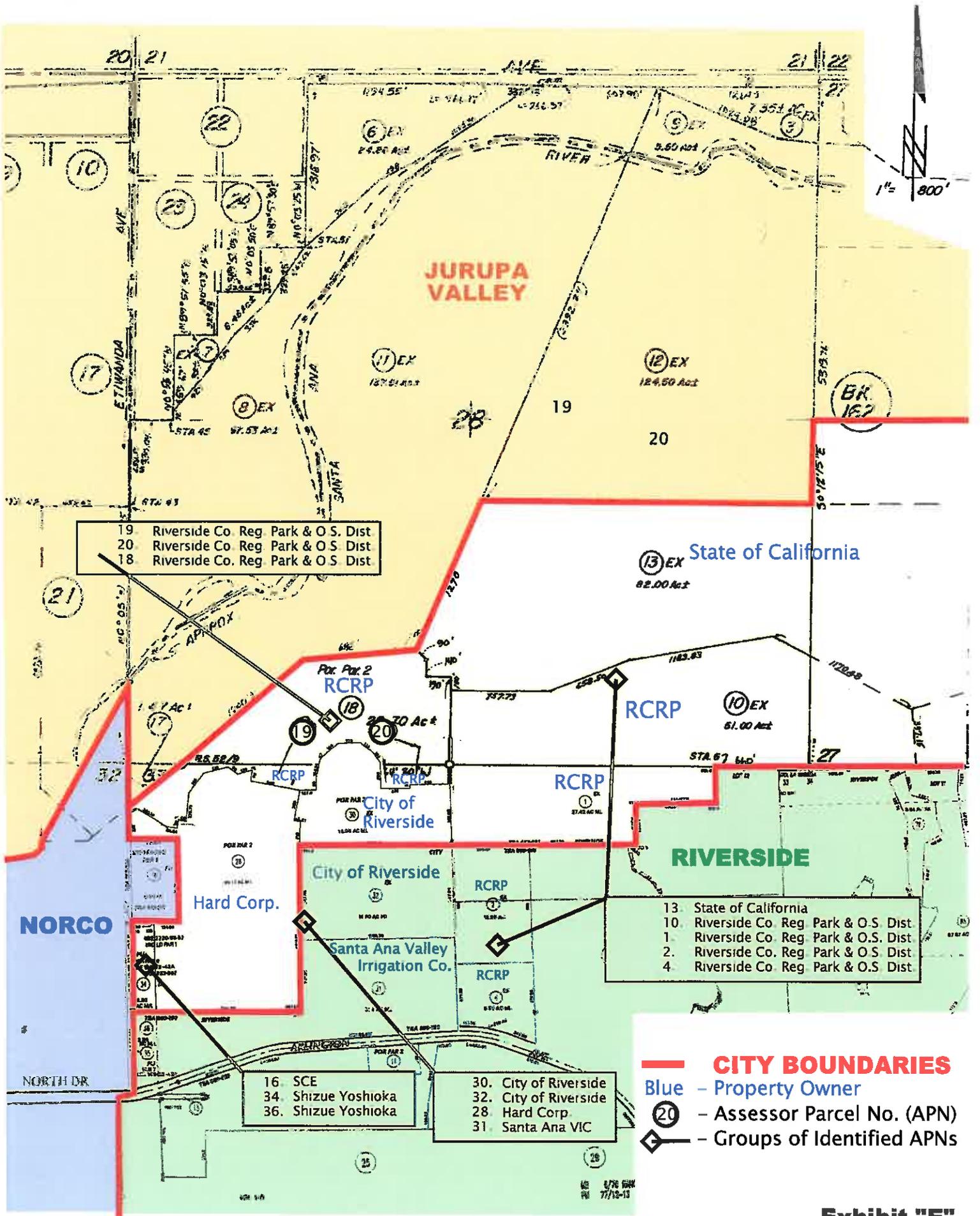
© Riverside County TLMA GIS

## Notes

**Exhibit "C"**



**Exhibit "D"**



19 Riverside Co. Reg. Park & O.S. Dist  
 20 Riverside Co. Reg. Park & O.S. Dist  
 18 Riverside Co. Reg. Park & O.S. Dist

13 State of California  
 10 Riverside Co. Reg. Park & O.S. Dist  
 1 Riverside Co. Reg. Park & O.S. Dist  
 2 Riverside Co. Reg. Park & O.S. Dist  
 4 Riverside Co. Reg. Park & O.S. Dist

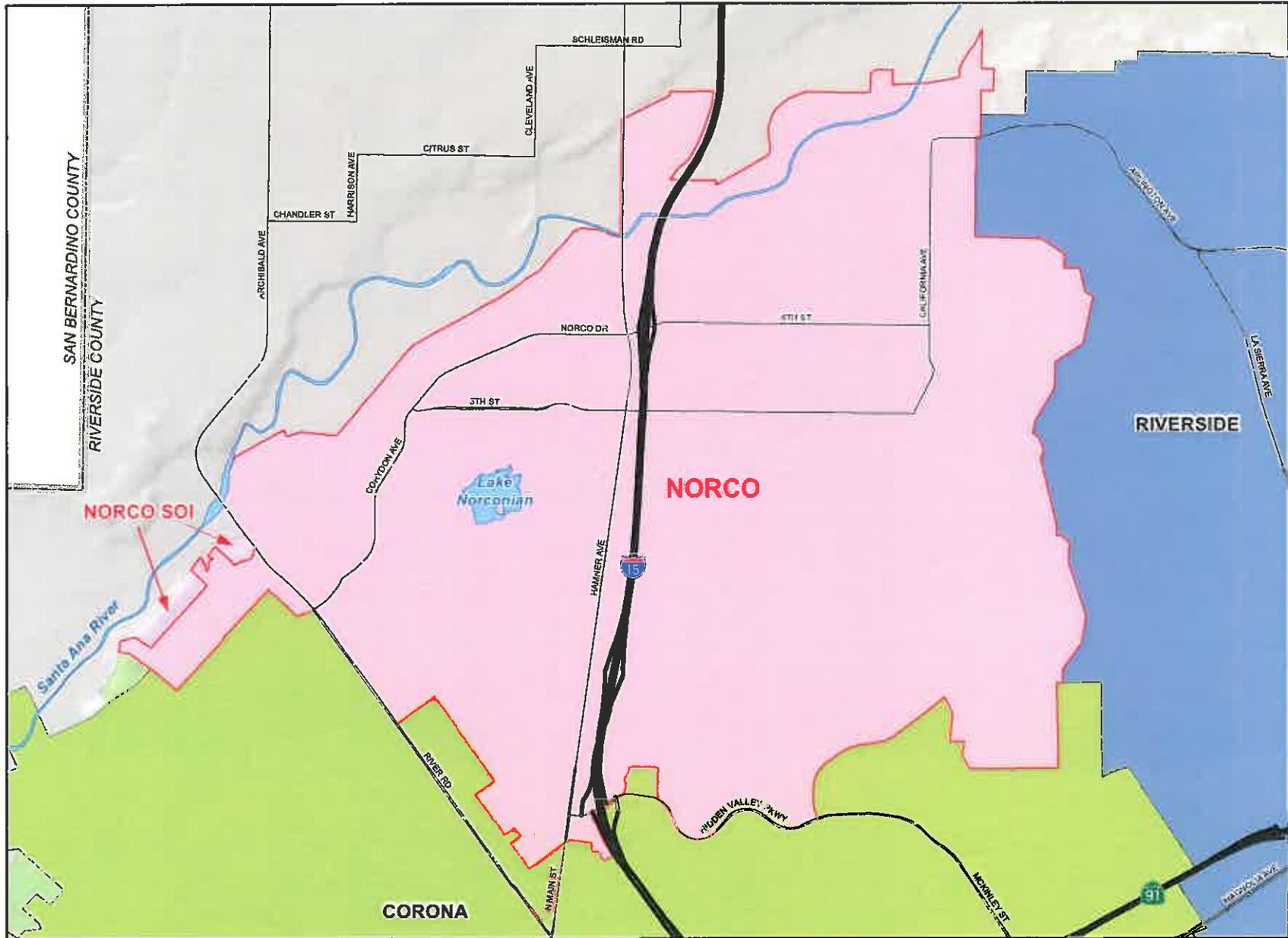
16 SCE  
 34 Shizue Yoshioka  
 36 Shizue Yoshioka

30 City of Riverside  
 32 City of Riverside  
 28 Hard Corp.  
 31 Santa Ana VIC

**— CITY BOUNDARIES**  
**Blue** – Property Owner  
 20 – Assessor Parcel No. (APN)  
 ◊ – Groups of Identified APNs

**Exhibit "E"**

# CITY OF NORCO AND SPHERE OF INFLUENCE AREA



May 29, 2013

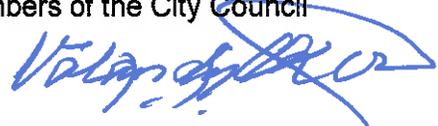


Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**Exhibit "F"**

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Brian K. Petree, Deputy City Manager/Director of Parks, Recreation and Community Services

DATE: January 20, 2016

SUBJECT: Discussion Regarding Alternative Funding Options for Continuation of the Equestrian Trail Fence Replacement Project at Various Locations to Include Additional Trail Sections within the Bluff/Peninsula Area of Norco to Complete Transition from Wood Fencing to PVC (Vinyl) Fencing in this Area

RECOMMENDATION: Provide direction to Staff regarding the continuation of the Equestrian Trail Fence Replacement Project at Various Locations to include additional trail sections within the Bluff/Peninsula area to complete transitioning from wood fencing to PVC (Vinyl) fencing; and provide direction to Staff for Capital Improvement Program expansion

SUMMARY: At the request of the City Council, staff has obtained estimated cost for additional trail fence replacement project in the Bluff/Peninsula area of Norco as outlined in (Exhibit A). Based on the estimate obtained, further City Council direction is requested.

BACKGROUND/ANALYSIS: At the request of City Council staff has identified the linear footage and estimated costs to expand on the existing trail fence replacement project to complete the Bluff/Peninsula area located in the south west side of Norco. This project would be to replace the existing pressure treated wood pole fencing with the new PVC/vinyl fence.

Proposed linear trail fencing for Bluff/Peninsula area located on the south west side of town:

<u>Location</u>	<u>Linear Footage</u>	<u>Estimated Cost</u> @ \$12.00 L/F	<u>Existing Linear Footage</u> (Lodge Pole Fence)	<u>Estimated Cost for Removal</u> @ \$4.50 L/F
Bluff, River to Stagecoach	4,880	\$58,560	4,880	\$21,960
Stagecoach "All"	1,600	\$19,200	1,600	\$7,200
Vista Court "All"	220	\$2,640	220	\$990
Lookout Point	400	\$4,800	400	\$1,800
TOTAL	7,100	\$85,200	7,100	\$31,950
<b>ESTIMATED PROJECT TOTAL</b>				<b>\$117,750</b>

If the City Council directs staff to undertake the additional trail fence replacement project, it will be included in the City's FY 2015-2016 mid-year budget revisions.

If this project is added to the Capital Improvement Program, it will not be eligible as additional scope to the existing contract because the estimated cost exceeds 25% of the original contract amount. Therefore, staff will need to rebid for this work.

FINANCIAL IMPACT: Trails Improvement Fund (Fund143) had estimated fund balance of \$273,824 at the beginning of Fiscal Year 2015-2016. Of that total, \$197,564 has been dedicated to specific projects identified in the FY 2015-2016 CIP Budget (including the current encumbered amount of \$126,520 for the current approved trail fence replacement project). Additional amount of \$76,500 has

been earmarked for projects to be done beyond FY 2015-2016 leaving no funds available for additional appropriation in the Trails Improvement Fund.

If City Council decides to fund additional trail fence replacement project in the Bluff/Peninsula area (currently not included in the CIP budget) the options include:

1. De-funding existing trail projects that have not yet started;
2. Use funds collected from property owners that have been determined as non-refundable deposits for future public improvements
3. General Fund – available fund balance.

Attachment: Exhibit "A" - Map

**Norco  
Trail Fence Project  
Bluff / Peninsula Area**

Proposed PVC/Vinyl Fence: - - - - -

New PVC/Vinyl Fence Project: - - - - -

Vista Court

Lookout Point

Stage Coach

Bluff

River Rd

Wagon Wheel

Corral

Round Up

Trail

EXHIBIT "A"

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED: Chad Blais, Director of Public Works 

DATE: January 20, 2016

SUBJECT: Proposition 218 Public Hearing Approving a "Pass-Through" Water Rate Adjustment

RECOMMENDATION: Staff recommends that the City Council open the Public Hearing, take comments and at the end of the Public Hearing adopt **Resolution 2016-04**, adopting adjustments to water rates.

**SUMMARY:** In Compliance with Article XIID of the State of California Constitution and the Proposition 218 Omnibus Implementation Act, and AB 3030 Section 53756 of the Government Code regarding "Pass Through" increase in wholesale water rate charges, the City mailed 9,617 public notices to all affected property owners and rate payers of the proposed "Pass-Through" Water Rate Adjustment. Staff is recommending that the City Council accept written and verbal comments on the proposed rates and to approve the proposed rates after closure of the public hearing.

**BACKGROUND/ ANALYSIS:** The City of Norco owns and operates a potable water system designed to provide reliable high quality drinking water to its customers. The City purchases on average 68% of its annual domestic water demands from the Arlington Desalter (Arlington) , the Chino Desalter Authority (CDA) and Western Municipal Water District's Mills Treatment Plant (WMWD). The City is contractually obligated to purchase a minimum of 4,400 acre feet annually from the Arlington and 1,000 acre feet annually from CDA.

On May 20, 2015, City Council authorized staff to prepare a "Pass-Through" Water Rate Adjustment to adjust the City's water rates for purchased water rate increases from these water suppliers. The weighted average increase in the cost of purchased water from these suppliers over the last three years (cumulative) is 15%. The proposed "Pass-Through" rate increase would only impact the Commodity Charge component of the water service fees with a maximum annual cap of 10%. Although purchased water cost has increased by 15% over the last three years, the purchased water cost component is estimated to make up about 68% of total water production. Consequently, the recommended pass-through cost increase is 10% which represents the 68% of the cumulative cost increase in purchased water.

Staff has reviewed the increase in water charges related directly to the cost of purchased water or Pass-Through Purchased Water Cost. The proposed rates reflect the actual increased cost of the City's purchased water costs as billed by third party suppliers. Funds derived from water rates may not be used for any other purpose.

In March 2011, the City Council approved domestic water usage rates that include a monthly fixed charge established on the basis of the meter size of the parcel property receiving water service and a "Commodity" charge which is determined on the basis of the amount of water served to a parcel of property in units. The current water rates have been in effect over three and a half years, since July 1, 2012.

**Proposed Water Rates Based on Usage**

The table below reflects the proposed rate increase of \$0.20 or 10% of the current commodity charge. This increase will become effective January 20, 2016 or soon thereafter based on per unit of usage of 100 cubic feet or 748 gallons. Subsequent rate increases through July 1, 2019 will be determined based on the Pass-Through wholesale rate increase charged by third party suppliers not exceeding 10% annually. All rate payers and property owners will be notified through their water bills before future Pass-Through rate adjustments can be implemented.

**WATER QUANTITY RATES BASED ON USAGE**

Effective Date		
Current	All Usage	\$2.02 per 100 cf = 748 gallons
1/20/2016	All Usage	\$2.22 per 100 cf = 748 gallons
7/1/2016	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%
7/1/2017	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%
7/1/2018	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%
7/1/2019	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%

The average residential account, with a 3/4" meter, uses 24 units of water a month. Currently, this average residential bill has a commodity charge of \$48.48 (24 units multiplied by \$2.02) and a fixed charge/flat rate of \$20.87 for a total bill of \$69.35. The proposed increase of \$0.20 on the commodity charge of an average residential bill with a 3/4" meter will have a commodity charge of \$53.28 (24 units multiplied by the proposed rate of \$2.22) and a fixed

charge/flat rate of \$20.87 for a total bill of \$74.15. The increase is \$4.80 or a 10% on the commodity charge and \$4.80 or 7% increase on the total monthly water bill.

**Conclusion**

The Water Fund must recover all costs from user charges as it is business-type in nature and is not supported by any taxes. Given that the proposed rates are necessary to cover the cost of operating the water system, failure to implement the rates without alternatives as to bridging the gap between on-going purchased water costs and current revenues, means that the City will have to continue to draw from limited reserves to meet cash flow needs. The City is required to set rates that are sufficient to cover operating cost, capital improvements and debt service. Funds derived from water rates may not be used for any other purpose.

**FISCAL IMPACT:** The current rate is not sufficient to cover the increasing purchased water costs over the last few years. The current FY 2015-2016 budget for the Water Fund projects a deficit cash flow of \$418,000. It is estimated that the recommended pass-through rate adjustment will result in additional revenues of \$478,000 annually using current consumption trends.

Attachment: Resolution No. 2016-04

## **RESOLUTION NO. 2016-04**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO ADOPTING ADJUSTMENTS TO WATER RATE IMPLEMENTING A "PASS- THROUGH" WATER RATE ADJUSTMENT**

WHEREAS, on July 2006, the California Supreme Court ruled that metered rates for consumption of water services are "property-related fees" subject to Proposition 218 majority protest hearing; and

WHEREAS, in compliance with the State of California Constitution and the Proposition 218 Omnibus Implementation Act and AB 3030 Section 53756 of the Government Code, the City on December 3, 2015 mailed 9,617 public hearing notices to property owners and ratepayers in the City as required by the Supreme Court Ruling; and

WHEREAS, staff presented to City Council and the public on May 20, 2015 to consider the establishment of a Purchased Water "Pass-Through Rate" Adjustment; and

WHEREAS, staff reported that the City purchases up to 68% of its annual domestic water demands from the Arlington Desalter, the Chino Desalter Authority and Western Municipal Water District and is obligated to purchase a minimum of 5,400 acre feet annually ,

WHEREAS, the cost of purchased water has increased by 15% over the last three years and the Water Fund has been subsidizing the increased costs; and

WHEREAS, the City of Norco owns and operates a potable water system designed to provide reliable high quality drinking water to its customers;

WHEREAS, the Water Fund must recover all costs from user charges as it is business-type in nature and is not supported by taxes and therefore supports the increased water purchase costs through the use of reserves; and

WHEREAS, the City is required to set rates that are sufficient to cover operating costs, capital improvements and debt service; and

WHEREAS, the City is proposing a pass-through commodity adjustment of 10% on the current Commodity Charge, increasing the charge from \$2.02 per 100 cf to \$2.22 per 100 cf; and

WHEREAS, the City is proposing a pass-through commodity adjustment, with a cap of 10%, of the purchased water cost over the next 5 years, ending in 2019; and

WHEREAS, all revenues derived from water charges are required to be deposited into the Water Fund.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco hereby resolves that Commodity Charge Component of the water service fees which include an increase based on a "Pass-Through" Water Rate Adjustment as shown below are adopted, provided that a majority of property owners in the City do not protest against these rates.

**WATER QUANTITY RATES BASED ON USAGE**

Effective Date		
Current	All Usage	\$2.02 per 100 cf = 748 gallons
1/20/2016	All Usage	\$2.22 per 100 cf = 748 gallons
7/1/2016	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%
7/1/2017	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%
7/1/2018	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%
7/1/2019	All Usage	Actual Increase on Pass-through Purchased Water Cost Not Exceeding 10%

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on January 20, 2016.

---

Kevin Bash, Mayor  
City of Norco, California

ATTEST:

---

Cheryl L. Link , City Clerk  
City of Norco, California

Resolution No. 2016-04, Adopting "Pass-Through" Water Rate Adjustment

Page 3

January 20, 2016

I, Cheryl L. Link, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California at a regular meeting thereof held on January 20, 2016, by the following vote of the City Council.

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on January 20, 2016.

---

Cheryl Link, City Clerk  
City of Norco, California