

**AGENDA
CITY OF PATTERSON**



**CITY COUNCIL SPECIAL MEETING
February 2, 2016
6:00 p.m.**

(Closed Session)

**City Council Chambers
1 Plaza
Patterson, California**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8014. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

The agenda and supporting public documents are available for viewing in City Hall, Administration Department, 1 Plaza, 2nd Floor, Patterson, California. The agenda and supporting public documents are also available online on our City web site www.ci.patterson.ca.us listed under Popular Links "Agenda Center" and listed under the "Upcoming Events Calendar" under the date of the meeting or please call or email the City Clerk at (209) 895-8014 or cityclerk@ci.patterson.ca.us

If you wish to be notified of future meetings, please subscribe to "Notify Me" listed under Popular Links on our City of Patterson web site www.ci.patterson.ca.us

NOTICE IS HEREBY GIVEN that the City Council for the City of Patterson, California will hold a Special Closed Session Meeting on Tuesday, February 2, 2016 at 6:00 p.m. or shortly thereafter in the City Council Chambers, located at 1 Plaza, Patterson, California.

1. Call to Order

The City Council will adjourn to Closed Session to address the following:

- a. Conference with Legal Counsel, Anticipated Litigation Significant exposure to litigation pursuant to paragraph (2) of subsection (d) of California Government Code Section 54956.9 (3 cases)

- b. Public Employment – City Manager Performance Evaluation (Pursuant to Government Code Section 54957)
- c. Conference with Legal Counsel, Existing Litigation Pursuant to Subdivision (d) of Paragraph (1) of California Government Code Section 54956.9. Name of Case: City of Patterson v. Sheree Lustgarten, Case No. 2015853.

2. Statements of Conflict

3. Items from the Public

Pursuant to Government Code Section 54954.3(a), members of the public wishing to address the City Council may do so at the beginning of the meeting, and such comments shall be limited to the closed section meeting topic.

Any member of the audience desiring to address the Council regarding a matter on the agenda, please raise your hand or step to the podium at the time the item is announced by the Mayor. The public wishing to address the Council on items that do not appear on the agenda may do so; however, Council will take no action other than referring the item to staff for study and analysis and shall place item on a future agenda (Resolution 92-25)

In order that all interested parties have an opportunity to speak, any person addressing the Council will be limited to a maximum of five (5) minutes unless the Mayor grants a longer period of time (Resolution 92-25)

4. Adjourn to Closed Session

5. Report from Closed Session (if any)

6. Adjournment

DECLARATION OF POSTING

I, Maricela Vela, City Clerk of the City of Patterson, California do hereby declare that the foregoing notice was posted on the Bulletin Board at City Hall, 1 Plaza, Patterson, California on January 28, 2016.

The Agenda is also posted for public view on the Bulletin Boards of the Hammon Senior Center, 1033 W. Las Palmas, Patterson, the Patterson Branch Library, 46 N, Salado Avenue, Patterson, and the City of Patterson City Web Site www.ci.patterson.ca.us

Maricela Vela, City Clerk, City of Patterson
Direct No. (209) 895-8014
Email cityclerk@ci.patterson.ca.us

Date Posted: January 28, 2016

**AGENDA
CITY OF PATTERSON**



**CITY COUNCIL REGULAR MEETING
February 2, 2016
7:00 p.m.**

**City Council Chambers
1 Plaza
Patterson, California**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8014. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

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- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Statements of Conflict**
- 4. Items from the Public**

Any member of the audience desiring to address the Council regarding a matter on the agenda, please raise your hand or step to the podium at the time the item is announced by the Mayor. The public wishing to address the Council on items that do not appear on the agenda may do so; however, Council will take no action other than referring the item to staff for study and analysis and shall place item on a future agenda (Resolution 92-25)

In order that all interested parties have an opportunity to speak, any person addressing the Council will be limited to a maximum of five (5) minutes unless the Mayor grants a longer period of time (Resolution 92-25)

5. Consent Calendar

All items are approved by a single action. Any item may be removed from the Consent Calendar for separate discussion upon request from a member of the Public, Staff and/or Councilmember.

- 5.1 Motion to Waive Readings - All Readings of Ordinances and Resolutions, Except by Title are hereby waived.
- 5.2 Approve City Council Meeting Minutes of December 1, 2015, December 15, 2015 and January 19, 2016 ([View Report](#))
- 5.3 Approval of the Patterson Management and Mid-Management Employee Association (PMMEA) Memorandum of Understanding (MOU) and Budget Amendment to the Fiscal Year 2015-16 Adopted Budget for the General and Other Funds (Resolution No. 2016-07) ([View Report](#))
- 5.4 Approve Resolution No. 2016-08, A Budget Amendment to the City of Patterson's Adopted Budget for Fiscal Year 2015/16 General Fund for the City's Recreational Youth Soccer Program ([View Report](#))
- 5.5 Consider and Approve the Patterson Youth Softball and Baseball Association Co-Sponsored Agreement for the 2016 Season ([View Report](#))
- 5.6 Approve Resolution No. 2016-09, Accepting the Two 10' Storm Drain Easements from Keystone Pacific Business Park, LLC ([View Report](#))
- 5.7 Approve Resolution No. 2016-10, Rejecting the Claim of America Lee in an Amount of \$5,577.49 for Alleged Damages ([View Report](#))
- 5.8 Approve Resolution No. 2016-11, Rejecting the Claim of Erma England in an Amount of \$130 for Alleged Damages ([View Report](#))
- 5.9 Approve Resolution No. 2016-12, Rejecting the Claim of Cynthia Rae Homen in an Unknown Amount for Alleged Damages ([View Report](#))

6. Presentations and Public Hearings

- 6.1 Presentation: Introduction of New City Employees
(City Manager Irwin)
- 6.2 Presentation: Proclamation – Javier Gonzalez - Retirement
(Mayor Molina)

(Proclamation to be made available at the meeting)
- 6.3 Public Hearing: Approve the 2015-2023 HCD Draft City of Patterson
Housing Element ([View Report](#))

Mayor: Open/Close Public Hearing
Council: Motion to Approve the 2015-2023 HCD
Draft City of Patterson Housing Element

6.4 Public Comment/
Action Item: Authorize Mistletoe Abatement; Authorize Staff to Enter into a Small Value Contract with the Contractor Selected to Abate the Mistletoe; and Authorize Staff to Bill the Property Owners (Resolution No. 2016-13) ([View Report](#))

Staff Report: Public Works Director Willett
Mayor: Open/Closed to Public Comment
Council: Motion to Adopt Resolution No. 2016-13

7. City Staff Reports

City Attorney

Consideration of Ordinance No. 789, Amending Chapter 2.08 of the Patterson Municipal Code regarding Rules and Regulations for the City of Patterson's City Council Meetings ([View Report](#))

Ordinance No. 789, An Ordinance of the City Council of the City of Patterson, Revising Chapter 2.08 City Council Meetings of Title 2 of the Patterson Municipal Code.

Staff Report: City Attorney
Council: Read Ordinance No. 789 Title Only as Listed
Council: Motion to Approve First Reading & Introduction of Ordinance No. 789, reading by title only, waiving further reading.

8. Council Items

8.1 Approve the Appointment/Reappointment of three (3) City Representatives to Patterson's Parks, Recreation & Beautification Commission (Terms of May 2015 - May 2017) (Mayor Molina, Councilmember McCord) ([View Report](#))

8.2 Selection of Mayor Pro Tem for 2016 (Mayor Molina)

8.3 City Council Reports

Mayor Molina:

- StanCOG (Councilmember McCord Alternate)
- Stanislaus County Mayors Dinner
- Patterson/West Stanislaus Fire Services Committee (Councilmember Farinha 1st Alternate, Councilmember Novelli 2nd Alternate)
- Stanislaus County Disaster Council (Councilmember McCord Alternate)

Mayor Pro Tem Farinha:

- San Joaquin Air Pollution Control District – Valley-wide Special City Selection Committee (Councilmember Novelli Alternate)
- Stanislaus County Hazardous Waste Advisory Committee (Councilmember McCord Alternate)

Mayor Pro Tem Farinha:

- San Joaquin Air Pollution Control District – Valley-wide Special City Selection Committee (Councilmember Novelli Alternate)
- Stanislaus County Hazardous Waste Advisory Committee (Councilmember McCord Alternate)

Councilmember Novelli:

- Patterson Representative – League of California Cities (LOCC)
- Stanislaus County Economic Development & Workforce “Alliance” (Councilmember Novelli Alternate)
- Economic Development Action Committee (EDAC) (Councilmember Novelli Alternate)

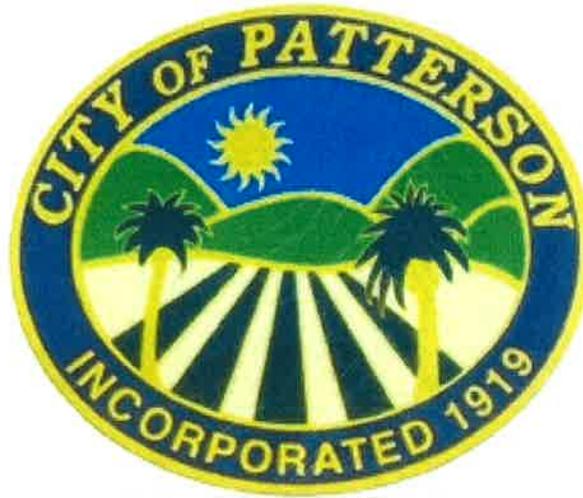
Councilmember Lustgarten:

Councilmember McCord:

- Westside Health Care Task Force

8.4 Other Matters

9. Adjournment



5. CONSENT CALENDAR



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager

BY: Maricela Vela, City Clerk

MEETING DATE: February 2, 2016

ITEM NO: 5.2

SUBJECT: Approve City Council Meeting Minutes of December 1, 2015, December 15, 2015 and January 19, 2016.

RECOMMENDATION

Motion to approve the City Council Meeting Minutes of December 1, 2015, December 15, 2015 and January 19, 2016.

City of Patterson
City Council Special Meeting
December 1, 2015
(Closed Session)
Minutes

1. Call to Order

The special meeting of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, 1 Plaza, Patterson at 6:04 p.m. by Mayor Molina.

Present: Councilmembers Farinha, Novelli, McCord, Lustgarten and Mayor Molina (5)

Staff Present: City Manager Irwin, City Attorney Hallinan and Interim Human Resources Manager Smith (3)

At this time, Mayor Molina announced the items to be discussed in Closed Session and opened the items to public comments.

The City Council will adjourn to Closed Session to address the following:

- a. Conference with Labor Negotiator per Government Code Section 54957.6.
Agency Negotiator: Ken Irwin, City Manager. Employee Organization: Patterson Management, Mid-Management Employee Association.
- b. Conference with Labor Negotiator per Government Code Section 54957.6.
Agency Negotiator: Ken Irwin, City Manager. Employee Organization: International Association of Fire Fighters, Local 4577 Patterson Firefighters Association
- c. Public Employment – City Manager Performance Evaluation (Pursuant to Government Code Section 54957)
- d. Conference with Legal Counsel, Existing Litigation Pursuant to Subdivision (d) of Paragraph (1) of California Government Code Section 54956.9. Name of Case: City of Patterson v. Sheree Lustgarten, Case No. 2015853.

Councilmember Lustgarten addressed the following:

- Court okayed for Councilmember Lustgarten to contact City Manager Irwin and have conversation through phone and email.
- Report on funds spent on the entire investigation, received report from Liebert Cassidy Whitmore, needs report from City Attorneys.
- Her door card access key does not work, she cannot enter City Hall. City Manager Irwin explained the sign-in log internal procedure for safety purposes to be used by people in order to enter back offices in City Hall.

2. Statements of Conflict – none.

3. Items from the Public – none.

4. Adjourn to Closed Session

(Councilmember Lustgarten was not in Closed Session for Item No. 1. d.)

At 6:08 p.m. the Patterson City Council adjourned to Closed Session.

5. Report from Closed Session (if any)

Mayor Molina reported that City Council provided direction to staff in regards to Closed Session Item No. 1. a. b. and c.

In regards to Item No 1. d. Mayor Molina reported that City Council has confirmed reopening a restraining order, request leave to sue from Attorney General to seek to remove Councilmember Lustgarten from office.

6. Adjournment

There being no further business, the special meeting (Closed Session) of the City Council of the City of Patterson of December 1, 2015 was adjourned at 7:03 p.m.

Maricela Vela, City Clerk of the City of Patterson

City of Patterson
City Council Regular Meeting
December 1, 2015
Minutes

1. Call to Order

The regular meeting of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, 1 Plaza, Patterson at 7:05 p.m. by Mayor Molina.

Present: Councilmembers Farinha, Novelli, McCord, Lustgarten and Mayor Molina (5)

Staff: City Manager Irwin, City Attorney Hallinan, Interim Finance Director Burke, Public Works Director Willett, City Planner Andrews, Interim Fire Chief Breasher, Recreation & Community Services Director Flanders, Deputy Public Works Director Andrade, Public Works Analyst Encinas and Basalusalu, City Planner Andrews, City Engineer Ulloa, Police Sgt. Josh Clayton and City Clerk Vela (14)

Excused: Police Chief Dirkse (1)

2. Pledge of Allegiance

3. Statements of Conflict – none.

4. Items from the Public

David Keller, Patterson – addressed the City Council about the Villages of Patterson Project meetings, would like to attend meetings because he is a land owner in the project. Mr. Keller addressed the City Council turning in a list of street lights out in Patterson.

Eric Bendix, Patterson – addressed the City Council congratulating the CERT class. Mr. Bendix requested for the CERT graduate members to pass a Department of Justice (DOJ) background test, similar to what City Commissions/Board members are required to pass every two years. Mr. Bendix addressed the item of School Board members and City Councilmembers not being required to pass a (DOJ) test. Mr. Bendix recommended that City Councilmembers and School Board Members have a DOJ background done immediately like all City employees.

Mike Anderson, Patterson – addressed the City Council asking questions on sewer rates, farmers market in Patterson, Department of Justice (DOJ) background test, American Legion organization – sending letters to their loved ones, care packages, hard time for our service men/women in the holidays.

Sandra McDowell, Patterson – addressed the City Council on the items of veterans, military, CERT graduates, congratulating the City of Patterson for reducing water use by 44 percent, best in the State. Mrs. McDowell addressed the City Council speaking about the awful campaign against Councilmember Lustgarten. Mrs. McDowell addressed the City Council on the item of information being distorted. Mrs. McDowell addressed the City Council/Public – stating the public needs to look at information and ask questions.

5. Consent Calendar

All items are approved by a single action. Any item may be removed from the Consent Calendar for separate discussion upon request from a member of the Public, Staff and/or Councilmember.

- 5.1 Motion to Waive Readings - All Readings of Ordinances and Resolutions, Except by Title are hereby waived.
- 5.2 Approve City Council Meeting Minutes of October 6, 2015, October 15, 2015 and October 20, 2015 (Closed & Open Session) and November 3, 2015 (Closed & Open Session)

Councilmember Lustgarten addressed the approval of the minutes of October 15, 2015 stating they needed to reflect the vote being a 4-1 vote not 4-0 vote, with Councilmember Lustgarten voting no. City Clerk Vela to correct the minutes as stated.

Councilmember Lustgarten addressed the minutes of November 3, 2016 under Council Items, Item No. 8.1. The vote being 4-1 vote with Councilmember Lustgarten voting no. City Clerk Vela to correct the minutes as stated, striking out the word unanimously.

- 5.3 Approve City Department Reports for the Month of October 2015 (Community Development, Fire, Public Works and Recreation & Community Services)
- 5.4 Approve City Committee and Commission Reports for the Month of October 2015 (Beautification Committee, Parks & Recreation Commission and Planning Commission).
- 5.5 Approve Resolution No. 2015-66, Accepting the Project XX (Restoration Hardware) as Complete, Authorizing Staff to File the Notice of Completion and Commence the Warranty Period.

Mayor Pro Tem Farinha moved to approve Consent Calendar items 5.1 through 5.5. The motion was seconded by Councilmember Lustgarten and unanimously approved by a 5-0 roll call vote.

6. Scheduled Presentations and Public Hearings

- 6.1 **Presentation:** Westside Regional Community Emergency Response Team (CERT) 2015 Charter Class Graduation – Swearing In of (19) Disaster Service Workers:

- Jennifer Ambrosino
- Brian Becker
- Alfred Edgmon
- George Gabriel
- Richard Heckathorn
- Gabriela Hernandez
- Joseph Hernandez
- Juan Hernandez
- Jessica Janto-Trethewey
- Andrew King
- Cynthia Mattingly
- Robin McManus
- Hugo Rayo
- Adriana Rodriguez
- Jose Rodriguez
- Lori Striker
- Dale Vanderbilt
- Lucio Venegas
- Sandra Dougherty

Interim Fire Chief Breasher reviewed his report – power point presentation.
 Patterson Fire Prevention Specialist Carrie Silveira addressed the history of CERT.
 Patterson Fire Captain Mike Ambrosino addressed the CERT group exams.
 City Clerk Vela administered the Oath of Allegiance/Acknowledgement to the 19
 Disaster Service Workers.

6.2 Presentation: Informational Presentation on the Draft Wastewater Master Plan.

City Manager Irwin reviewed his staff report.

Jennifer Bratt with BlackWater Consulting Engineers, Inc. reviewed her report – power point presentation regarding the Wastewater Quality Control Facility.

Justin Peterson with NV5 reviewed his report – power point presentation.

The City Council addressed the following:

- Population Trigger point based on capacity.
- KDN Development Agreement
- Arambel Development Agreement
- Villages Development Agreement
- General Plan
- Live Work mixed uses
- Commercial mixed uses
- Storm drainage areas by Creekside Schools very high traffic areas - pedestrian and vehicles
- Level or intensity of storms
- Wastewater Collection System Model, buildout scenario.

At 8:38 p.m. Mayor Molina opened the item to public comments.

Mike Anderson, Patterson – addressed the City Council asking questions about Diablo Grande pushing for a better sewer system. Mr. Anderson addressed the Diablo Grande lawsuit. Mr. Anderson addressed the City’s population, suggesting for Council to come back with more maps, more studies of Patterson.

Tony Porcella, Patterson – addressed the City Council about Patterson not meeting the ten year commitment as is.

Keith Calloway, Patterson – addressed the City Council on the item of water usage because of the water rationing. Asking if sewer was down because of water rationing. Mr. Calloway suggested Kellogs fertilizer as used by Lowes, Home Depot. Mr. Calloway suggested ways of making revenue. Mr. Calloway suggested the use of a plant used in Carson – set up a plan at the wastewater treatment plant to make fertilizer using sewage and converting it to fertilizer. Mr. Calloway suggested for the City to watch Netflix, a program that the City of Newport Beach uses to recycle their wastewater. Mr. Calloway suggested the City to set up a program of selling non-potable water to the public to water their lawns.

Jennifer Bratt with Blackwater Consulting Engineering, Inc. stated that Tertiary Treatment was being considered in the plan as stated by Mr. Calloway.

At 8:51 p.m. there being no further business, Mayor Molina closed the item from further public comments.

6.3 Public Hearing: Open & Close the Public Hearing for Adopting the Sewer Rates and Approve Resolution No. 2015-67, a Resolution of the City Council of the City of Patterson, California, Declaring the Results of a Noticed Protest Proceeding and Approving Certain Actions for Rates, Fees and Charges for Wastewater (Sewer) Service(s) in Accordance with the City’s Ordinance No. 609 and the City of Patterson Municipal Code Title 13 Utilities, Chapter 13.02 Sanitary Code.

Public Works Director Willett reviewed his staff report.

Catherine Tseng, Senior Financial Analyst & Vice President, Bartle Wells Associates reviewed her report – power point presentation.

The City Council addressed the following:

- 5% v. 6% calculations.
- Commercial and residential increase – amount perceived or allowable (buffer zone)
- review rates each year.
- What can be done for seniors – per Prop. 218 – discounts for low income not age based. City would have to supplement loss of revenue from general fund reserves. Prop. 218 voted by the citizens of the State of California in 1998. Impacts of the discount for

low income citizens. Use City's garbage low income discount program for comparison.

- Use most conservative rates. Comfortable with the 6% rate increase.
- City can still qualify for SRF Loan if City has a low income discount if city can show source of funds for loss of revenue.
- Current deficiencies, Phase III of project, Arambel Development Agreement collection of funds. Restoration Hardware development.
- Sewer rate charges. Citizens paying Mello Roos – pay for infrastructure not maintenance.

City Manager Irwin and Interim Finance Director Burke addressed Councilmember Lustgarten's questions/concerns.

At 9:39 p.m. Mayor Molina opened the item to Public Hearing to public comments.

Juanita Klien, Patterson – addressed the City Council about spending \$100 for roaches coming out of the sewer in her home. Ms. Klein addressed the City Council speaking against sewer rate increases.

Levit Alexander, Patterson – addressed the City Council stating her concerns about raising rates. Ms. Alexander addressed the City Council speaking against sewer rate increases.

Keith Calloway, Patterson – addressed the City Council speaking on the proposed sewer rates, Mello Roos, Capital Improvement Projects funding; ratepayers v. growth. Mr. Calloway addressed the City Council speaking against sewer rate increases.

Tony Porcella, Patterson – addressed the City Council asking questions about the City's \$2 million in deficiencies.

The City Council addressed the following:

- bring back a proposal for discounted rates for those that qualify for low income.
- \$2 million replace of existing capacity. Capital Improvement Projects Funding; ratepayers v. growth.
- low income reduced rate discount – city staff to review and report back.
- put in 3% rate increase in December and bring back the rest in July 2016. City staff to review projections, review applications process (TID qualification model used for City garbage rate discount). Staff to bring analysis back for consideration. Bring back the 6% needed or 3% or something else in July (at budget time)

At 10:24 p.m. there being no further public comments, Mayor Molina closed the Public Hearing.

At this time, City Clerk Vela announced that 65 protests out of 6,300 were received, therefore tonight's Results of the Noticed Protest Hearing Proceedings are in favor of the sewer rate increase.

Mayor Pro Tem Farinha moved to provide a discount program, bring those numbers forward by staff at the next meeting or the one thereafter, with that said, Mayor Pro Tem Farinha motioned to approve Resolution No. 2015-67. The motion was seconded by Councilmember McCord and approved by a 4-1 vote. Councilmember Lustgarten voted no.

7. City Staff Reports

7.1 Public Works Department

- a. Approve the City's Sewer System Management Plan (SSMP) Internal Audit.
- b. Receive Water Conservation Update Report and Consider Seasonal Revision to Outdoor Water Use Schedule.

The City Council was in consensus to postponed these items to the next City Council meeting of December 15, 2015.

7.2 City Manager

Consider Cancelling the Tuesday, January 5, 2016 Regular City Council Meeting Due to the Holidays and Scheduling Conflicts (Verbal Report)

The City Council was in consensus as stated.

8. Council Items

8.1 City Council Reports

Mayor Molina:

- StanCOG (Councilmember McCord Alternate) – meeting Dec. 16th will discuss the ½ cent sales tax, county wide initiative for Nov. 2016 Election.
- Stanislaus County Mayors Dinner – nothing to report.
- Patterson/West Stanislaus Fire Services Committee – nothing to report. (Councilmember Farinha 1st Alternate, Councilmember Novelli 2nd Alternate)
- Stanislaus County Disaster Council (Councilmember McCord Alternate) – nothing to report.

Mayor Pro Tem Farinha – nothing to report on items.

- San Joaquin Air Pollution Control District – Valley-wide Special City Selection Committee (Councilmember Novelli Alternate)
- Stanislaus County Hazardous Waste Advisory Committee (Councilmember McCord Alternate)

Councilmember Novelli – nothing to report on items.

- Patterson Representative – League of California Cities (LOCC)
- Stanislaus County Economic Development & Workforce “Alliance” (Councilmember Novelli Alternate)

- Economic Development Action Committee (EDAC)
(Councilmember Novelli Alternate)

Councilmember Lustgarten – nothing to report.

Councilmember McCord – noting to report.

- Westside Health Care Task Force

8.2 Other Matters

Mayor Pro Tem Farinha addressed the item of picking up a lot of trash as he walks around town. Mayor Pro Tem Farinha encouraged people to take the lead and pick up trash, but not pick up dangerous trash.

Councilmember Lustgarten addressed the item of a City Sunshine Ordinance. Councilmember Lustgarten requested for staff to bring back the Ordinance for review/approval. City staff to review/report back.

Councilmember Lustgarten addressed her requests for information regarding receivables, etc. Councilmember Lustgarten to email City Manager Irwin her list of requested items.

Councilmember Lustgarten addressed Closed Session Item d. Conference with Legal Counsel, Existing Litigation Pursuant to Subdivision (d) of Paragraph (1) of California Government Code Section 54956.9. Name of Case: City of Patterson v. Sheree Lustgarten, Case No. 2015853. Councilmember Lustgarten stated that since the City Council had taken this route, she was requesting the opportunity to have a vote on legal counsel since the City was going after her as a councilmember not as a volunteer.

Councilmember Novelli addressed the thanksgiving holiday, hoping everyone had a wonderful thanksgiving with friends and family. Councilmember Novelli wished everyone a wonderful holiday season, be safe, spread kindness. Councilmember Novelli addressed the Patterson-Westley Chamber of Commerce Santa Claus is coming to Town, Saturday, December 5, 2015 in Downtown Patterson.

Mayor Molina addressed the Chamber of Commerce Tree Lighting Ceremony and City Council Christmas Tree.

9. Adjournment

There being no further business, the regular meeting of the City Council of the City of Patterson of December 1, 2015 was adjourned at 10:34 p.m.

Maricela Vela, City Clerk of the City of Patterson

City of Patterson
City Council Special Meeting
December 15, 2015
Minutes
(Closed Session)

1. Call to Order

The special meeting (Closed Session) of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, 1 Plaza, Patterson at 6:01 p.m. by Mayor Molina.

Present: Councilmembers Farinha, Novelli, McCord, Lustgarten and Mayor Molina (5)

Staff: City Manager Irwin, City Attorney Hallinan (2)

At this time, Mayor Molina announced the items to be discussed in Closed Session and opened the items to public comments.

The City Council will adjourn to Closed Session to address the following:

- a. Public Employment – City Manager Performance Evaluation (Pursuant to Government Code Section 54957)
- b. Conference with Legal Counsel, Existing Litigation, Pursuant to Government Code § 54956.9(d)(1). Name of Case: City of Patterson v. Patterson Hotel Associates, LLC et al. Stanislaus County Superior Court Case No. 670042.

2. Statements of Conflict – none.

3. Items from the Public

Anna Martinez, 1202 Yellow Hammer Drive, Patterson (General Manager of Villa del Lago) – addressed the City Council stating her employment at the hotel for 15 years. Ms. Martinez addressed the City Council on the item of mandated requirements by Best Western Corporate. Ms. Martinez addressed the City Council speaking in support of the hotel to be successful. Ms. Martinez addressed the City Council speaking in support of Mr. Dominic Speno (Villa del Lago Developer) being a good and fair man.

Dominic Speno, Patterson – addressed the City Council stating he has been with the Villa del Lago Hotel for 15 years. Mr. Speno stated that Ms. Anna Martinez was the person responsible for finding out the fraud and embezzlement at the hotel. Mr. Speno addressed the statements stated in court. Mr. Speno addressed the facets of the hotel association.

4. Adjourn to Closed Session

At 6:12 p.m. there being no further public comments, the Patterson City Council adjourned to Closed Session.

5. Report from Closed Session (if any)

There were no items to report out from Closed Session.

6. Adjournment

There being no further business, the special meeting (Closed Session) of the City Council of the City of Patterson of December 15, 2015 was adjourned at 7:08 p.m.

Maricela Vela, City Clerk of the City of Patterson

City of Patterson
City Council Regular Meeting
December 15, 2015
Minutes

1. Call to Order

The regular meeting of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, 1 Plaza, Patterson at 7:15 p.m. by Mayor Molina.

Present: Councilmembers Farinha, Novelli, McCord, Lustgarten and Mayor Molina (5)

Staff: City Manager Irwin, City Attorney Hallinan, Public Works Director Willett, Deputy Public Works Director Andrade, Interim Finance Director Burke, Interim Fire Chief Breasher, Police Chief Dirkse, City Planner Andrews, Public Works Management Analyst Encinas and Basalusalu, City Engineer Ulloa and City Clerk Vela (12)

Excused: Recreation & Community Services Director Flanders (1)

2. Pledge of Allegiance

3. Statements of Conflict – none.

4. Items from the Public

Sandra McDowell, Patterson – addressed the City Council on the item of false, malicious and fabrication of information, assignation of character of Councilmember Lustgarten by City Council and City Attorneys. Mrs. McDowell addressed the City Council speaking in support of Councilmember Lustgarten. Mrs. McDowell addressed the City Council stating she was not in support of what was happening to Mr. Dominic Speno.

Elias Funez, Patterson – addressed the City Council stating a Government Agency had him fired in April 2015. Mr. Funez stated allegations were made against him by a local authoritative agency (Stan. County Sheriff's Dept.). Mr. Funez stated he had been remove from employment like former Police Chief Hughes.

5. Consent Calendar

All items are approved by a single action. Any item may be removed from the Consent Calendar for separate discussion upon request from a member of the Public, Staff and/or Councilmember.

5.1 Motion to Waive Readings - All Readings of Ordinances and Resolutions, Except by Title are hereby waived.

- 5.2 Approve City Department Reports for the Month of November 2015 (Community Development, Fire, Police, Public Works and Recreation & Community Services)
- 5.3 Approve City Commission Reports for the Months of April through November 2015 (Economic Strategic Commission, Parks, Recreation & Beautification Commission and Planning Commission)
- 5.4 Approve Resolution No. 2015-69, Rejecting the Claim of GEICO a/s/o Amanda Alexander in an Amount of \$1,812.48 for Alleged Damages.

Councilmember Novelli moved to approve Consent Calendar Item 5.1 through 5.4. The motion was seconded by Councilmember McCord and unanimously approved by a 5-0 roll call vote.

6. Scheduled Presentations and Public Hearings

- 6.1 Public Hearing:** First Reading of Ordinance No. 787, Amending Chapter 6.12, Garbage Removal, of the Patterson Municipal Code.

Ordinance No. 787, An Ordinance of the City Council of the City of Patterson, Amending Chapter 6.12, Garbage Removal, of Title VI, "Health and Safety" of the Patterson Municipal Code, to Prohibit Individuals from Foraging Through Waste Containers.

City Attorney Hallinan reviewed his staff report.

At 7:35 p.m. Mayor Molina opened the Public Hearing to public comments.

Sandra McDowell, Patterson – addressed the City Council speaking in support of the City bringing item forward.

At 7:36 p.m. there being no further public comments, Mayor Molina closed the Public Hearing.

The City Council addressed the following:

- Fines up to \$100
- Infraction
- Enforcement of Ordinance.

Police Chief Dirkse reviewed his report.

Mayor Molina Read Ordinance No. 787, reading by title only, waiving further reading.

Councilmember Lustgarten moved to approve First Reading and Introduction of Ordinance No. 787, reading by title only, waiving further reading. The motion was seconded by Mayor Pro Tem Farinha and unanimously approved by a 5-0 roll call vote.

6.2 Public Hearing: First Reading and Introduction of Ordinance No. 788, Amending Title 6 by Repealing Chapter 6.52 and Adding Chapter 6.56, Marijuana Cultivation, Delivery and Dispensaries to the Patterson Municipal Code.

Ordinance No. 788, An Ordinance of the City Council of the City of Patterson, Adding Chapter 6.56, Ban on Marijuana Cultivation and Delivery to Title VI “Health and Safety” of the Patterson Municipal Code.

City Attorney Hallinan reviewed his staff report.

At 7:45 p.m. Mayor Molina opened the Public Hearing to public comments.

Henry Rivera, Patterson – addressed the City Council stating he represented 200 patients in Patterson. Mr. Rivera addressed the City Council speaking against the proposed Ordinance. Mr. Rivera addressed the City Council asking to work something out or come to some terms in regards to the proposed ordinance.

Rochael Dougan, Patterson – addressed the City Council stating her survival of four different cancers. Ms. Dougan addressed the City speaking against the proposed Ordinance.

Samuel Kurbal, Patterson (Veteran) – addressed the City Council speaking against the proposed Ordinance. Mr. Kurbal addressed the City Council asking for Council to make an amendment to the proposed ordinance to protect individual rights of medical users.

Luke Myers, Patterson – addressed the City Council stating he was standing up for patient rights. Mr. Myers addressed statements made in the Patterson Irrigator about the proposed Ordinance. Mr. Myers addressed the City Council requesting for Council to implement a code enforcement amendment/change in the ordinance in order to not band everything as proposed in the ordinance.

Heather Nosek, 58 Portrait, Patterson (EMS and ICU) – addressed the City Council stating her interest being what’s best for the community. Mr. Nosek requested for Council to review item further.

Luke Myers, Patterson – addressed the City Council on delivery service of medical marijuana. Mr. Myers stated his support of a delivery service of medical marijuana. Mr. Myers stated he was an advocate for open possibilities.

Rochael Dougan, Patterson – addressed the City Council requesting for City Council to meet with patients and get their input. Mr. Dougan addressed the City Council stating her concerns with the Ordinance as proposed.

At 8:06 p.m. there being no further public comments, Mayor Molina closed the Public Hearing.

The City Council addressed the following:

- What Stanislaus County was doing in regards to this issue.
- What are other cities are doing in regards to this issue.
- Workshop/Forum/to discuss item, invite the public.
- Safe for both parties (community and user) involved.
- Number of delivery services (is there a cap).
- Number of plants a person can grow.
- Major or minor modifications.
- Deadline to adopt Ordinance being March 1, 2016.

Police Chief Dirkse reviewed his report, speaking in support of moving forward with the Ordinance as proposed.

City Attorney Hallinan and Councilmember McCord addressed the item of under 6.56.020 Definitions – staff to add the following:

“Cultivation” means any activity involving the outdoor planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, and indoor planting, growing, harvesting, drying, curing, grading, or trimming of cannabis in excess of six (6) mature plants and twelve (12) immature plants.

Mayor Molina Read Ordinance No. 788, reading by title only, waiving further reading.

Councilmember McCord moved to approve First Reading and Introduction of Ordinance No. 788, with the amendment of adding the following under 6.56.020 Definitions **“Cultivation” means any activity involving the outdoor planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, and indoor planting, growing, harvesting, drying, curing, grading, or trimming of cannabis in excess of six (6) mature plants and twelve (12) immature plants.** The motion was seconded by Mayor Pro Tem Farinha and unanimously approved by a 5-0 roll call vote.

6.3 Public Hearing: Motion to Approve First Reading and Introduction of Ordinance No. 786, Amendment to the Wireless Communications Ordinance.

Ordinance No. 786, An Ordinance of the City Council of the City of Patterson, Amending Chapter 18.84 Entitled “Wireless Communications” of the Patterson Municipal Code.

City Planner Andrews reviewed his staff report – power point presentation.

At 9:35 p.m. Mayor Molina opened the Public Hearing to public comments.

Jeff Lustgarten, Patterson – addressed the City Council suggesting a middle ground (500 ft. instead of 1000 ft.) because such a tower would affect people’s site line, property value, etc. depending on the location of the tower.

At 9:37 p.m. there being no further public comments, Mayor Molina closed the Public Hearing.

Councilmember Lustgarten Read Ordinance No. 786, reading by title only, waiving further reading.

Councilmember Lustgarten moved to approve First Reading and Introduction of Ordinance No. 786 with the amendment of adding the following under 18.84.070 Residential district limitations: **Only those facilities which comply with zone height restrictions and are totally enclosed within a permitted building shall be allowed within ~~one thousand feet of 110~~ 200 percent of the fall zone of the facility to any existing residential district within the city, which use conforms to current city zoning regulations. No facilities are permitted within any residentially zoned district.** The motion was seconded by Mayor Pro Tem Farinha and unanimously approved by a 5-0 roll call vote.

7. City Staff Reports

7.1 Public Works Department

- a. Approve the City’s Sewer System Management Plan (SSMP) Internal Audit.

Deputy Public Works Director Andrade reviewed his staff report – power point presentation.

At 9:58 Mayor Molina opened the item to public comments – there were no public comments.

Mayor Pro Tem Farinha moved to approve the City’s Sewer System Management Plan (SSMP). The motion was seconded by Councilmember Novelli and unanimously approved by a 5-0 roll call vote.

- b. Receive Water Conservation Update Report and Consider Seasonal Revision to Outdoor Water Use Schedule.

The City Council was in consensus to postpone Item 7.1 b. to January 19, 2016 regular City Council meeting.

7.2 City Attorney

Approval or Denial of Dominic Speno’s Offer To Settle Outstanding Transient Occupancy Taxes for the Villa del Lago Best Western In Relation To *City of Patterson v. Patterson Hotel Associates, LLC, et al.*, Stanislaus County Superior Court Case No. 670042.

City Attorney Hallinan reviewed his staff report.

At 10 a.m. Mayor Molina opened the item to public comments.

Dominic Speno, Patterson – addressed the City Council stating his issues regarding the non-payment to the City Transportation Occupancy Tax (TOT) by Villa De Lago. Mr. Speno stated he did not receive notices of default by the City's Finance Dept. Mr. Speno addressed the items of his storm drainage reimbursement, attorney fees, penalty fees. Mr. Speno addressed his proposal to pay the TOT principal of \$90,000 and for the City to waive the penalty fees.

City Attorney Hallinan reviewed his staff report.

City Attorney Hallinan recommendation for the City to get all facts, discuss issue with all the facts, come back with a solution. Meet with City Council, discuss issues separately, Transportation Occupancy Tax and Penalties as of December 15, 2015, (\$133,652.98) request to waive penalty fees, and storm drain reimbursement.

Staff to address Mr. Speno's concerns, what the City's legal options are or what the City can do legally and report back to City Council.

At 10:55 p.m. Mayor Pro Tem Farinha was excused from the Council meeting.

7.3 Fire Department

Approve Resolution (No. 2015-68) to Participate in FEMA AFG (Assistance to Firefighters Grant)

Interim Fire Chief Breasher reviewed his staff report.

Mayor Molina moved to approve Resolution No. 2015-68. The motion was seconded by Councilmember Lustgarten and approved by a 4-0 roll call vote.

7.4 Police Department

Approval of the New School Resource Officer (SRO) Position with Patterson Joint Unified School District (PJUSD) and Adopt a Resolution (No. 2015-70) An Amendment to the General Fund Budget.

Police Chief Dirkse reviewed his staff report.

School Superintendent Shawn Posey reviewed report.

At 11:05 p.m. Mayor Molina opened the item to public comments. There were no public comments.

Mayor Molina moved to approve Resolution No. 2015-70. The motion was seconded by Councilmember McCord and approved by a 4-0 roll call vote.

7.5 Recreation & Community Services Department

Change in Co-Sponsorship Status with Patterson Youth Soccer Association.

City Manager Irwin reviewed his staff report.

Staff to report back in January on costs if City Recreation & Community Development Departments handles program.

At 11:08 p.m. Mayor Molina opened the item to public comments. There were no public comments.

Staff to report back with a more comprehensive report (actual cost report) such as cost of soccer balls, uniforms, trophies, staff time, and impact on current city staff levels, etc.

For the Record, Councilmember Lustgarten asked if the City was considering creating a special district for the City's Recreation Department. City Manager Irwin stated no.

The City Council addressed the item of staff to ask the community, parents to take over the program. Place advertisement in the local paper and City web site to see if anyone would like to take over the program.

8. Council Items

8.1 City Council Reports

Mayor Molina:

- StanCOG (Councilmember McCord Alternate) – meeting December 16, 2015 at 1111 I Street, 3rd Floor, discussing expenditure plan for the ½ cents sales tax county-wide initiative.
- Stanislaus County Mayors Dinner – nothing to report.
- Patterson/West Stanislaus Fire Services Committee – nothing to report. (Councilmember Farinha 1st Alternate, Councilmember Novelli 2nd Alternate)
- Stanislaus County Disaster Council (Councilmember McCord Alternate) – nothing to report.

Mayor Pro Tem Farinha – nothing to report on items.

- San Joaquin Air Pollution Control District – Valley-wide Special City Selection Committee (Councilmember Novelli Alternate)
- Stanislaus County Hazardous Waste Advisory Committee (Councilmember McCord Alternate)

Councilmember Novelli:

- Patterson Representative – League of California Cities (LOCC) - reported the activities centered on the Marijuana bill.
- Stanislaus County Economic Development & Workforce “Alliance” - (Councilmember Novelli Alternate) – nothing to report.

- Economic Development Action Committee (EDAC)
(Councilmember Novelli Alternate) – nothing to report.

Councilmember Lustgarten – nothing to report.

Councilmember McCord – nothing to report.

- Westside Health Care Task Force

8.2 Other Matters

Mayor Molina wished everyone a safe and prosperous new year.

City Manager Irwin addressed the CDBG Funding Review Committee to interview applicants applying for portions of the grants (the consortium is the number of cities in the County). County looking for a Patterson Councilmember to be on the Interview Committee. Councilmember Novelli nominated Councilmember McCord. The City Council was in consensus.

Councilmember Lustgarten addressed the following:

- Interruptions by Councilmember Novelli.
- Wished everyone a Merry Christmas and Happy New Year.

9. Adjournment

There being no further business, the regular meeting of the City Council of the City of Patterson of December 15, 2015 was adjourned at 11:19 p.m.

Maricela Vela, City Clerk of the City of Patterson

City of Patterson
City Council Special Meeting
January 19, 2016
Minutes
(Closed Session)

1. Call to Order

The special (Closed Session) meeting of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, 1 Plaza, Patterson at 6:01 p.m. by Mayor Molina.

Present: Councilmembers Novelli, McCord, Lustgarten and Mayor Molina (4)

Staff: City Manager Irwin, Deputy City Attorney White (2)

Excused: Mayor Pro Tem Farinha, City Attorney Hallinan (2)

At this time, Mayor Molina announced the items listed to be discussed in Closed Session and opened the items to public comments.

The City Council will adjourn to Closed Session to address the following:

- a. Conference with Legal Counsel, Existing Litigation Pursuant to Subdivision (d) of Paragraph (1) of California Government Code Section 54956.9. Name of Case: City of Patterson v. Sheree Lustgarten, Case No. 2015853.
- b. Conference with Legal Counsel, Anticipated Litigation Significant exposure to litigation pursuant to paragraph (2) of subsection (d) of California Government Code Section 54956.9 (1 case)
- c. Conference with Legal Counsel, Existing Litigation, Pursuant to Government Code § 54956.9(d)(1). Name of Case: City of Patterson v. Patterson Hotel Associates, LLC et al. Stanislaus County Superior Court Case No. 670042.
- d. Finance Director Appointment – Pursuant to Government Code Section 54957.
- e. Conference with Real Property Negotiator per Government Code Section 54956.8. Negotiation Parties: City Manager Ken Irwin & Thrust Properties LLC (property owner). Properties: APN No. 0480-048-001 (15349 N. 9th Street, Patterson) and APN No. 048-048-010 (15421 N. 9th Street, Patterson). Under Negotiation: Price and Terms of Payment.

2. Statements of Conflict – none.

3. Items from the Public – there were no public comments.

4. Adjourn to Closed Session

There being no public comments, the Patterson City Council adjourned to Closed Session.

5. Report from Closed Session (if any)

Mayor Molina reported that regarding Item Nos. 1. b. through thru 1. e., the City Council provided direction to staff.

Mayor Molina reported that regarding Item No. 1. a., the City Council would continue discussions later tonight in Closed Session after the regular open City Council meeting.

6. Adjournment

At 8:10 p.m. the City Council adjourned to the regular open City Council meeting.

At 10:23 p.m. the Patterson City Council reconvened to Closed Session to continue discussions in Closed Session regarding Item No. 1. a.

At this time City Attorney White reported that as it relates to Item 1. a. the Council by unanimous vote (3-0 vote) decided first the restraining order and quo warranto actions as it relates to Ms. Lustgarten that she was acting in her individual capacity, and two because Ms. Lustgarten was found by the Council to be acting in her own individual capacity, the Council directed staff to not provide any funding for her defense.

There being no further business, the special (Closed Session) meeting of the City Council of the City of Patterson of January 19, 2016 was adjourned at 10:24 p.m.

Maricela Vela, City Clerk of the City of Patterson

City of Patterson
City Council Regular Meeting
January 19, 2016
Minutes

1. Call to Order

The regular meeting of the City Council of the City of Patterson was called to order in City Hall, City Council Chambers, 1 Plaza, Patterson at 8:17 p.m. by Mayor Molina.

Present: Councilmembers Novelli, McCord, Lustgarten and Mayor Molina (4)

Staff: City Manager Irwin, Deputy City Attorney White, Public Works Director Willett, City Planner Andrews, City Engineer Ulloa, Recreation & Community Services Director Flanders, Interim Fire Chief Gregory, Police Chief Dirkse, Tiffany Rodriguez, Public Works Management Analyst Peni and Encinas, Interim Finance Director Burke and City Clerk Vela (13)

Excused: Mayor Pro Tem Farinha, City Attorney Hallinan (2)

2. Pledge of Allegiance

At this time Mayor Molina called for a Moment of Silence for Jeff Lustgarten who recently passed away.

3. Statements of Conflict – none.

4. Items from the Public

Karen Garcia and Deja Nair (Youth Action Commission) – Patterson High School Sophomores – addressed the City Council inviting them to their event of “FED UP” Wednesday, February 24, 2016 at the Hammon Senior Center from 5:30 to 8 p.m.

Sandra McDowell, Patterson – addressed the City Council speaking about the lack of morality and integrity from the City Council and City Attorneys. Mrs. McDowell stated the City Council and City Attorneys were implicit in the death of Councilmember Sheree Lustgarten husband Jeff Lustgarten. Mrs. McDowell spoke against the City Council and City Attorneys.

Pat Maisetti, Patterson – addressed the City Council updating the City Council on the activities taking place at the Hammon Senior Center.

Elias Funez, Patterson – addressed the City Council on the Recreation Department’s Guide, January thru April 2016, the Hikes and Bikes program. Mr. Funez stated the program was going on its 6th year. Mr. Funez addressed the City Council stating his concerns regarding the death of Jeff Lustgarten.

5. Consent Calendar

All items are approved by a single action. Any item may be removed from the Consent Calendar for separate discussion upon request from a member of the Public, Staff and/or Councilmember.

- 5.1 Motion to Waive Readings - All Readings of Ordinances and Resolutions, Except by Title are hereby waived.
- 5.2 Approve City Department Reports for the Months of April 2015 through December 2015 (Community Development, Fire, Police, Public Works and Recreation & Community Services)
- 5.3 Approve City Commission Reports for the Months of November and December 2015 (Economic Strategic Commission, Parks, Recreation & Beautification Commission and Planning Commission)
- 5.4 Approve (Resolution No. 2016-01) the Recommended Use of the Supplemental Law Enforcement Services Fund (SLESF)
- 5.5 Approve CalPERS Employer Contribution Resolution (No. 2016-02)

Item 5.5 was pulled from the Consent Calendar, to be brought back at a future City Council meeting for review/approval.

- 5.6 Approve Resolution No. 2016-03, Accepting as Complete the Patterson Generator Project, Authorizing Staff to File the Notice of Completion and Commence the One-Year Warranty Period.
- 5.7 Approve Resolution No. 2016-04, Accepting the Safe Routes to School Project as Complete, Authorizing Staff to File the Notice of Completion and Commence the One-Year Warranty Period.
- 5.8 Approve Resolution No. 2016-05, Accepting the Non-Potable Phase III Project as Complete, Authorizing Staff to File the Notice of Completion and Commence the One-Year Warranty Period.

Councilmember Lustgarten moved to approve Consent Calendar Items 5.1 through 5.8 Omitting Item No. 5.5. The motion was seconded by Councilmember Novelli and approved by a 4-0 roll call vote.

6. City Staff Reports

6.1 Public Works Department

Approve Resolution No. 2016-06, Acknowledging the Adoption of Recycling Law AB 1826, Requiring Certain Businesses to Arrange for Organic Waste Recycling Services and Authorizing Staff to Implement a Program by January of 2016.

Public Works Director Willett reviewed his staff report.

Public Works Management Analyst Basalusalu reviewed his staff report – power point presentation.

At 8:46 p.m. Mayor Molina opened the item to public comments.

Pat Maisetti, Patterson – addressed the City Council asking questions about composting, state law and the banning of plastic bags used for purchases.

Councilmember Lustgarten moved to approve Resolution No. 2016-06. The motion was seconded by Councilmember McCord and approved by a 4-0 roll call vote.

6.2 Recreation & Community Services Department

Proposal for the Recreation & Community Services Department to Provide a Patterson Recreation Youth Soccer Program.

Recreation & Community Services Director Flanders reviewed her staff report – power point presentation.

Mayor Molina addressed the item of cost breakdown to sponsor a family.

City Council was in consensus to move forward with program. Staff to report back with an update on the program.

6.3 Ordinances (Second Reading and Adoption)

- a. Ordinance No. 786, An Ordinance of the City Council of the City of Patterson, Amending Chapter 18.84 Entitled “Wireless Communications” of the Patterson Municipal Code.

Mayor Molina Read Ordinance No. 786, reading by title only, waiving further reading.

At 9:20 p.m. Mayor Molina opened the item to public comments – there were no public comments.

Councilmember Lustgarten moved to approve Second Reading of Ordinance No. 786, reading by title only, waiving further reading. The motion was seconded by Mayor Molina and approved by a 4-0 roll call vote.

Councilmember Lustgarten moved to Adopt Ordinance No. 786, reading by title only, waiving further reading. The motion was seconded by Mayor Molina and approved by a 4-0 roll call vote.

- b. Ordinance No. 787, An Ordinance of the City Council of the City of Patterson, Amending Chapter 6.12, Garbage Removal, of Title VI, “Health and Safety” of the Patterson Municipal Code, to Prohibit Individuals from Foraging Through Waste Containers.

Mayor Molina Read Ordinance No. 787, reading by title only, waiving further reading.

At 9:22 p.m. Mayor Molina opened the item to public comments – there were no public comments.

Mayor Molina moved to approve Second Reading of Ordinance No. 787, reading by title only, waiving further reading. The motion was seconded by Councilmember Lustgarten and approved by a 4-0 roll call vote.

Mayor Molina moved to Adopt Ordinance No. 787, reading by title only, waiving further reading. The motion was seconded by Councilmember Lustgarten and approved by a 4-0 roll call vote.

- c. Motion to Approve Second Reading and Adoption of Ordinance No. 788, An Ordinance of the City Council of the City of Patterson, Adding Chapter 6.56, Ban on Marijuana Cultivation and Delivery to Title VI “Health and Safety” of the Patterson Municipal Code.

Mayor Molina Read Ordinance No. 788, reading by title only, waiving further reading.

At 9:23 p.m. Mayor Molina opened the item to public comments.

Alexis Sturick, Patterson – addressed the City Council stating she was a marijuana medical user. Mr. Sturick spoke against the adoption of Ordinance No. 788.

Justin Danner, Patterson – addressed the City Council requesting that the proposed Ordinance No. 788 be repealed. Mr. Danner requested to meet with staff to add language to address the needs of medical marijuana users.

Elias Funez, Patterson – addressed the City Council asking questions about the changes to Ordinance No. 788

At 9:30 p.m. there being no further public comments, Mayor Molina closed the item from further public comments.

Mayor Molina moved to approve Second Reading of Ordinance No. 788, reading by title only, waiving further reading. The motion was seconded by Councilmember McCord and approved by a 4-0 roll call vote.

Mayor Molina moved to Adopt Ordinance No. 788, reading by title only, waiving further reading. The motion was seconded by Councilmember McCord and approved by a 4-0 roll call vote.

7. Council Items

- 7.1 Appoint Councilmember to Interview with Mayor Applicants for the City’s New “Parks, Recreation & Beautification Commission” (Mayor Molina)

Current List

Planning Commission –	Mayor Pro Tem Farinha and Mayor Molina
Senior Center Board of Directors –	Mayor Pro Tem Farinha and Mayor Molina
Economic Strategic Commission –	Councilmember Novelli and Mayor Molina
Beautification Committee –	Mayor Pro Tem Farinha and Mayor Molina
Parks & Recreation Commission –	Councilmember McCord and Mayor Molina

Councilmember Novelli recommended Councilmember McCord to interview with the Mayor applicants for the City’s Parks, Recreation & Beautification Commission. The City Council was in consensus.

7.2 City Council Reports

Mayor Molina:

- StanCOG (Councilmember McCord Alternate) – meeting January 20, 2016 at 1111 I Street, 3rd floor at 6 p.m. discussing countywide sales tax initiative for Nov. 2016 Election.
- Stanislaus County Mayors Dinner – meeting February 10, 2016.
- Patterson/West Stanislaus Fire Services Committee – nothing to report. (Councilmember Farinha 1st Alternate, Councilmember Novelli 2nd Alternate)
- Stanislaus County Disaster Council (Councilmember McCord Alternate) – nothing to report.

Mayor Pro Tem Farinha – nothing to report on items.

- San Joaquin Air Pollution Control District – Valley-wide Special City Selection Committee (Councilmember Novelli Alternate)
- Stanislaus County Hazardous Waste Advisory Committee (Councilmember McCord Alternate)

Councilmember Novelli:

- Patterson Representative – League of California Cities (LOCC) – discussing AB21 regarding Marijuana. More information coming.
- Stanislaus County Economic Development & Workforce “Alliance” - (Councilmember Novelli Alternate) – nothing to report.
- Economic Development Action Committee (EDAC) - (Councilmember Novelli Alternate) – nothing to report.

Councilmember Lustgarten – nothing to report.

Councilmember McCord – nothing to report.

- Westside Health Care Task Force

7.3 Other Matters

Councilmember Lustgarten thanked everyone for all the letters/cards of support from the community regarding the loss of her husband Jeff Lustgarten.

Councilmember Lustgarten addressed Tuesday, January 26, 2016 hearing in court in Stanislaus County, the renew workplace violence restraining order and request to extend to 3-years. Councilmember Lustgarten stated she was flabbergasted by this item.

8. Adjournment

There being no further business, the regular meeting of the City Council of the City of Patterson of January 19, 2016 was adjourned to Closed Session at 9:50 p.m.

Maricela Vela, City Clerk of the City of Patterson



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager 

BY: Di Smith, Interim Human Resources Manager

MEETING DATE: February 2, 2016

ITEM NO: 5.3

SUBJECT: Approval of the Patterson Management and Mid-Management Employees Association (PMMEA) Memorandum of Understanding and Budget Amendment to the Fiscal Year 2015-16 Adopted Budget for the General and Other Funds (Resolution No. 2016-07)

RECOMMENDATION

Staff recommends that the City Council approve the PMMEA Memorandum of Understanding (MOU) effective July 1, 2015 through June 30, 2016 and approve a resolution to amend the Fiscal Year 2015-16 Adopted Budget and authorize the City Manager to appropriate these funds in the salary and benefit accounts in the respective funds.

BACKGROUND

The Mid-Management bargaining unit was created and the PMMEA was recognized as an exclusive representative by Council Resolution No 2015-11 on April 6, 2015.

Thereafter, City representatives and representatives of PMMEA met and conferred until a MOU was reached between both parties. The City was able to secure significant health/retiree medical reforms and all PMMEA employees will be contributing to the pension system. In turn, PMMEA secured benefit and salary enhancements for its members.

ANALYSIS

The following highlights the provisions agreed to by the negotiating parties with a Fiscal Year 2015-16 budget impact:

- Employees hired before January 1, 2013, the effective date of California Public Employees' Pension Reform Act (PEPRA), to pay eight percent (8%) employee CalPERS pension contribution upon approval of the MOU by Council. Nine percent (9%) for Fire personnel.
- Employees hired on or after January 1, 2013 to pay fifty percent (50%) of the normal pension cost under PEPRA.
- Employees receive eight percent (8%) salary increase upon approval of the MOU by Council and acceptance of the adopted MOU by CalPERS.
- Establish salary ranges with five percent (5%) merit step increases.

- Salary survey to be conducted by March 31, 2016. Parties to meet and confer on findings.
- Clarification of current longevity pay at twelve percent (12%).
- Discretionary severance pay.
- New Cafeteria Plan – City pays up to 100% or 80%, depending on date of hire, of the CalPERS Kaiser rate by category.
- Management Development Plan of \$1,000 per position.

The following provisions were negotiated and confirmed but do not have a Fiscal Year 2015-16 budget impact:

- City provided dental coverage of \$2,000 annually.
- Administrative Leave – Same as current program – Cash out unused hours on June 30th.
- Life Insurance of \$100,000.
- Vacation hour cash-out increased to 120 hours from 80 hours.
- City to provide Long Term Disability Coverage.
- Retiree medical stipend based on years of service to the City.
- Inclusion of retirement benefit language based on PEPRA.
- Educational Incentive Program 1.5% (Associates Degree) and 3% (Bachelor's Degree).
- Health Insurance Opt-Out - 80% of Kaiser single premium.
- Optional Insurance for Cafeteria Plan.
- FD On-Call Emergency Response Coverage - Adopt new policy.
- Overtime Provision – Non-Exempt.
- Fire Work Schedule – Same as IFFA.
- Fire Holidays – Same as IFFA.
- Fire Uniforms – Same as IFFA.
- Safety Shoes Allowance - \$75.00 reimbursement for Public Works and Engineering.

The above MOU modifications for Fiscal Year 2015-16 result in a net increase in salaries of \$11,724, of which \$5,557 is General Fund. This includes the proposed salary adjustment in the amount of \$9,937 for the period January 1, 2016 to June 30, 2016 to place employees in their initial step within the newly established salary ranges. The balance of \$1,787 is the net budget impact of the 8% base salary increase effective April 1st (anticipated effective date for CalPERS) offset by savings to the City from the corresponding employee pick-up of 8% (9% for Fire) of the California Public Employees Retirement System (CalPERS) employer contributions. The cost savings to the City for the employee pick-up of CalPERS contributions is \$24,007 for FY 2015-2016, of which \$12,484 is General Fund.

Projected annualized increased costs from the proposed changes, net of savings from CalPERS contribution pick-up, is \$29,980. Anticipated annualized pension cost savings from employee pick-up of contributions is \$96,026.

Various changes were made to the health plan to contain cost increases. The adjustment from plan changes did not result in budget savings for the fiscal year 2015-16 Adopted Budget for the PMMEA unit, due to a combination of changes in actual plan coverage selections by PMMEA employees and premiums that offset these savings.

The Management Development Plan provides for \$1,000 per position per year for conference, seminars, memberships, professional and technical publications tuition or other educational benefits. The budget impact for Fiscal Year 2015-16 the amount is \$7,500, of which \$3,371 is General Fund, with an ongoing annual amount of \$15,000.

FISCAL IMPACT

The salary and benefit costs (net of savings) for PMMEA members are charged to various City funds. Funding for the increased cost is proposed to be appropriated from existing available fund balances in FY 2015-2016 Adopted Budget as follows:

To General Fund	100- XXX-6XXX	\$ 5,557
	100- XXX-6610	3,371
To Other Funds	XXX-XXX-6XXX	6,167
	XXX-XXX-6610	<u>4,129</u>
Total Expenditure Appropriations		<u>\$19,224</u>
From Available Fund Balances		<u>\$19,224</u>

RESOLUTION NO. 2016-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PATTERSON APPROVING A BUDGET AMENDMENT TO THE CITY OF PATTERSON'S ADOPTED BUDGET FOR THE FISCAL YEAR 2015-2016 FOR THE GENERAL FUND

WHEREAS, on October 15, 2015 the City Council approved Resolution No. 2015-58 Adopting the General Fund and All Other Funds Budget for the Fiscal Year 2015-2016; and

WHEREAS, on April 6, 2015 the Mid-Management bargaining unit was created and the Patterson Mid-Management Management Employee Association (PMMEA) was recognized as an exclusively represented group approved by Council Resolution No. 2015-11; and

WHEREAS, the City and the PMMEA have met, negotiated and conferred until a Memorandum of Understanding (MOU) was met; and

WHEREAS, the MOU contains significant health and retiree medical reforms, including PMMEA members contributing to their pension, and allowed salary and benefit enhancements for its members; and

WHEREAS, said MOU has a fiscal impact to the fiscal year 2015-2016 budget in specified areas such as salaries and benefits and management development.

NOW, THEREFORE, BE IT RESOLVED that the following amendments to the adopted budget of the City of Patterson for the fiscal year 2015/16 are hereby authorized:

General Fund	\$ 8,928
Other Funds	<u>10,296</u>
Total Expenditure	
Appropriations	<u>\$19,224</u>
From Available Fund Balance	<u>(\$19,224)</u>

BE IT FURTHER RESOLVED that the City Manager is authorized to process said amendments to the adopted budget of the City of Patterson for fiscal year 2015-2016.

PASSED, APPROVED AND ADOPTED this 2nd day of February 2016, by the City Council of the City of Patterson in the County of Stanislaus, State of California by the following roll call vote:

AYES:

NOES:

EXCUSED:

APPROVED:

Luis I. Molina, Mayor
City of Patterson

ATTEST:

Maricela L. Vela, City Clerk
City of Patterson

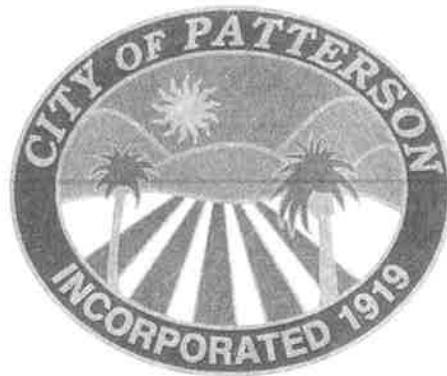
I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, held on the 2nd day of February 2016, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

MEMORANDUM OF UNDERSTANDING

**BETWEEN THE
CITY OF PATTERSON**



**AND THE
PATTERSON MANAGEMENT and
MID-MANAGEMENT EMPLOYEES ASSOCIATION**

July 1, 2015 – June 30, 2016

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
CITY OF PATTERSON
AND THE
PATTERSON MANAGEMENT and
MID-MANAGEMENT EMPLOYEES ASSOCIATION**

MEMORANDUM OF UNDERSTANDING

Between

THE CITY OF PATTERSON

And

PATTERSON MANAGEMENT and MID-MANAGEMENT EMPLOYEES ASSOCIATION

Pursuant to the Personnel Rules and Regulations of the City of Patterson and Section 3500 et seq of the Government Code, the duly authorized representatives for the City and AFSCME Local 10, having met and conferred in good faith concerning the issues of wages, hours, terms and conditions of employment as herein set forth, declare their agreement to the provisions of this Memorandum of Understanding.

FOR THE CITY:

FOR PMMEA:

Ken Irwin, City Manager

Bob Phibbs, PMMEA Association Counsel

Dionysia Smith, RGS Interim
Human Resources Manager

Peni Basalusalu, President

Patrick Clark, Negotiator
Consultant

Sonia Delgado, Secretary/Treasurer

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Attachments

Exhibit A – Page 40

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
CITY OF PATTERSON
AND THE
PATTERSON MANAGEMENT and
MID-MANAGEMENT EMPLOYEES ASSOCIATION**

1. TERM OF AGREEMENT

This Memorandum of Understanding (MOU) shall be in full force and effect for a one year period commencing on July 1, 2015 and ending at midnight on June 30, 2016.

2. RECOGNITION

The City of Patterson (hereinafter "the City") recognizes the Patterson Management and Mid-Management Employees Association (hereinafter "Association") as the exclusive representative for labor relations purposes of all regular and probationary employees in the bargaining unit.

3. BARGAINING UNIT DEFINED

The bargaining unit includes the classifications listed in Appendix B.

4. MANAGEMENT RIGHTS

The City retains the exclusive right, except as expressly stated herein, to operate and direct the affairs of the City in all of its various aspects, including, but not limited to, the right to direct the working forces; to plan, direct and control all of the operations and services of the City; to determine the methods, means, and organizations by which such operations and services are to be conducted; to assign and transfer employees, to hire, promote, demote, suspend, discipline, discharge or relieve employees due to lack of work or other legitimate reasons; and to change or eliminate existing methods, equipment or facilities. The City agrees in the exercise of the management functions to comply with the provisions of this Memorandum of Understanding.

5. SCOPE OF AGREEMENT

A. Complete Agreement

This agreement is the result of the negotiation over all mandatory subjects of bargaining within the Association's scope of representation, is complete and in itself and embodies the parties' entire agreement. This agreement

supersedes and replaces any agreement or letters of understanding executed prior to its effective date.

B. Interim Bargaining

The parties agree that this section shall apply only to matters which are not covered in this contract.

The parties recognize that it may be necessary for the City to propose a change in an area within the scope of bargaining.

The parties shall undertake negotiations regarding the proposed change to the employees, where the subject matter of the change is within the scope of representation pursuant to the MMBA.

Any agreement resulting from such negotiations shall be executed in writing and shall become an addendum to this contract.

C. Personnel Rules

The parties agree that issues concerning the administration of wages and benefits which are not specifically referenced herein are governed by the Personnel Rules. Should the City propose changes to the Personnel Rules, the City will meet and confer with the Association prior to adopting any changes.

6. EMPLOYER-EMPLOYEE RELATIONS

A. Access to Personnel Files

Employees, or Association representatives with written permission from the employee, may inspect their individual personnel files upon request, in writing, to the City Manager or his/her designee, at reasonable intervals during regular business hours of the City. Copies of personnel file contents will be provided without cost to the requesting party. Employees will be notified if a member of the public requests information from the employee's file.

B. Access to Work Sites

The Association representative may access City work sites, following notice to the City Manager or his/her designee, in order to observe working conditions, post materials on bulletin boards, or meet with employees regarding matters within the scope of representation. Such access shall not disrupt the operations of the City. The presence of the representative on a job site shall not be considered a disruption when the representative has given advance notice of his/her intent to be present.

C. Adding/Deleting Classifications

The City agrees to meet and confer with the Association prior to adding or deleting any job classification from the bargaining unit.

D. Contracting Out Work

The City agrees to meet and confer with the Association prior to contracting out any work normally performed by bargaining unit employees, if such contracting out would displace a regular employee of the bargaining unit. The City further agrees that work performed by employees of the bargaining unit will not be performed by non-bargaining unit employees, if such work would displace a regular employee of the bargaining unit.

E. Department Rules

The Association shall receive a copy of all department rules existing as of 7/1/2015. Pursuant to government Code Section 3500, no term or condition of employment will be changed in the future without meeting and conferring with the Association.

F. Association Representatives

Association representatives shall be allowed to meet with an employee(s) on City time to receive and/or investigate alleged grievances or complaints. Such meetings and investigations shall not disrupt the operations of the City. Investigations by the Association representatives shall not be considered a disruption if the Association representatives has notified his/her immediate supervisor of his/her intent to conduct the investigation. Association representatives shall be allowed, on City time, to represent an employee(s) before management at each step of the grievance procedure or when requested by an employee having a meeting with management which could lead to disciplinary action.

G. Negotiators

The bargaining unit is authorized to have three negotiators. The negotiators will be allowed a reasonable amount of paid time off for the purpose of meeting with the Association's professional representative to discuss negotiations and contract issues.

H. No Discrimination

The City will not discriminate or take adverse action against any represented employee because of membership in the Association, participation in lawful Association activity, or exercising the right to Association representation.

I. No Strike/No Lockout

The parties agree there will be no strikes and no lockouts during the term of the MOU.

J. Notice of New Hires

The City agrees to notify the Association of new hires to the bargaining unit, by name, within five days of hire.

K. Posting Association Information

The Association may post information at job site bulletin boards. A copy of posted information shall be forwarded to the City Manager or designee.

L. Representation Rights

Employees will be informed of their right to have an Association representative present prior to being questioned to obtain information which may be used to support a disciplinary action. This right to representation includes an employee being questioned regarding a "reasonable suspicion" or "for cause" drug or alcohol test.

M. Payroll Deduction

The City shall deduct Association dues and other authorized deductions from members' paychecks using an appropriate authorization form and will forward said deductions to the Association within 10 days following each payday. The Association shall also receive a report showing dues paying members listed alphabetically including an itemization of the monies deducted.

The Association agrees to defend, indemnify and hold harmless the City and its employees or agents, other than in cases of City negligence or misconduct, against claims of whatever nature arising out of said deductions or use of the deduction report.

N. Provision of Information to the Association

The City agrees to provide budget-related information to the Association without charge.

O. Paid Time for Association Meetings

Association members shall be allowed to attend Association meetings on paid time under the following conditions: The number of Association meetings cannot exceed six (6) in each year of the MOU. No Association member will be paid for more than one hour of attendance at each meeting. Not more than one meeting can be held in any one week. The Association shall notify the City of the date and time of each meeting. Attendance at Association meetings may be denied to individual Association members if the time off would unduly interrupt the operations of the City.

7. SALARY/COMPENSATION

A. Effective upon approval of this MOU by the City council, or as soon as administratively feasible thereafter, employees will received a base salary increase as follows:

1. All employees designated by PERS as "Miscellaneous" employees will receive an eight percent (8%) base salary increase.

2. All employees designated by PERS as Safety Employees will receive a nine percent (9%) base salary increase or the amount agreed upon between the City and the Patterson Firefighters Association.

B. Salary Survey

The City agrees to contract with an independent firm to complete a comprehensive salary survey for all classification in the bargaining unit. The survey shall be completed by March 31, 2016.

Following the completion of the salary survey, the parties will meet and confer regarding the findings and recommendations.

C. Merit Steps

Effective on approval of this MOU, pursuant to Personnel Policies Rules and Regulations, the City shall establish a merit step compensation plan wherein each salary range consists of a minimum step, maximum step and three intervening steps. The increase from one step to the next step in each range shall be five percent (5%). Merit step increases shall not be automatic, but shall be granted upon an overall satisfactory performance rating as reflected in an annual performance evaluation.

To implement this section, a new salary schedule will be established upon adoption of the MOU that incorporates the base salary increase provided in Section 7.A.1 and 2 above (new base). If an employee's new base is between two steps on the new salary schedule, the employee shall have an initial placement at the next step above their new base within their salary range. The salary adjustments to implement the initial placement shall be effective January 1, 2016. The parties recognize that in order to make this transition, base salary adjustments will vary among employees.

D. Performance Evaluation Based Incentive

The City agrees to maintain a merit plan through which an employee who has reached the top of his/her salary range may receive a special merit pay for exemplary job performance. The Department Head shall submit the name of an eligible employee to the Human Resources Manager and City Manager for approval. The submittal shall contain justification for the special merit pay by including detailed examples of the employee's outstanding job performance and a copy of the employee's current year annual performance evaluation.

The following specific performance goals and objective apply:

1. The employee must have attained a performance rating of 4 (Good) or 5 (Excellent) in all applicable rating categories during his/her current year annual performance evaluation.

2. A special merit pay shall not be paid to an employee who receives a performance rating of less than 4 (Good) or 5 (Excellent) in any rating category, or if a disciplinary action has been sustained against the employee during the previous 24 months.
3. An eligible employee must have at least two (2) years of full-time continuous service with the City.
4. A special merit pay shall be anywhere from one percent (1%) to five percent (5%) of the employee's current base annual salary.
5. A special merit pay shall be paid once, as a lump-sum payment, to an eligible employee on the next regular payroll date following the date that the employee's special merit pay is approved by the Human Resource Manager and the City Manager.
6. An employee must meet the above performance goals and objectives each year during his/her annual performance evaluation in order to qualify for any successive special merit pay. Each merit pay recommendation will be considered and approved separately by the Human Resource Manager and the City Manager each year.

E. Fire Department On-Call Emergency Response Coverage

1. The Duty Chief on-call responsibility will be shared equally by all assigned personnel in order to fulfill Incident Command and administrative support functions 24 hours day. Recognition and compensation for the on-called nature of this responsibility is considered in the salary compensation package. Actual response to an emergency incident will be compensated at time and one half, in minimum 1 hour increments.
2. When it is necessary for an employee to provide on-call coverage for another employee who is on Department authorized leave, she/he will receive fifteen dollars (\$15) per hour for those extra on-call coverage hours beyond the normal work day. In the event that an employee who has the Duty Chief on-call responsibility is unable to fulfill the function and is also unable to use Department authorized leave (due to the day not be in a normal workday), the Fire Chief may authorize the fifteen dollar (\$15) per hour payment to the employee who provides the on-call coverage.
3. In the event an employee is assigned as a strike team leader/overhead for an emergency incident response, the employee will receive their normal compensation for their regularly assigned work hours. Any hours beyond their normally assigned work hours will be compensated at time and a half.

4. The designated Duty Chief's on-call time, after assigned work hours, may be used for personal pursuits and purposes. However, she/he must always exercise a high level of discretion when using the Fire Department command vehicle for personal travel.
5. The Duty Chief shall respond to emergencies. As for arrived in our Operational Policies (EOP's and SOP's). He/she shall respond promptly when notified; clean, sober, and in the proper uniform and or safety equipment.

F. Out-of-Class Compensation

Employees formally designated by the City Manager as performing the duties of a higher class due to vacation, illness, leave, vacancy, or when dictated by the needs of the City, for a period of more than eighty (80) regularly-scheduled working hours, shall receive out-of-class pay equivalent to the minimum salary rate for that position such that the minimum adjustment would be at least five percent (5%) above the employee's current salary. Out-of-class status shall be retroactive to the first day and subject to no additional benefits.

G. Overtime – Non-Exempt Employees

An employee in a classification designated as "non-exempt" shall receive overtime pay at the rate of time and one-half of the employee's regular rate of pay for all hours worked in excess of forty (40) hours in the work week. Overtime shall be paid in accordance with the requirements of the Fair Labor Standards Act. However, at the employee's request and at the City's option, the employee may be granted compensatory time at the rate of time and one-half. Compensatory time off shall not exceed a total of sixty (60) hours without the written approval of the City Manager.

All hours worked shall be counted for the purpose of calculating overtime compensation.

An employee may be required to work more than eight (8) hours each day or more than forty (40) hours each week under the following conditions:

1. The department head shall first determine which employee(s) are qualified to perform the work.
2. The department head shall then offer the work to the qualified employee(s) in order of their seniority.
3. If an insufficient number of employees voluntarily accept the offer of work, the department head may require the employee(s) to work in inverse order of their seniority.

H. Salary on Promotion

Any employee receiving a promotion shall start on the first step of the salary range of the class which provides for a salary increase of at least five (5) percent, provided however, such salary shall not exceed the salary set forth in the top step of the new class. Any employee assigned the responsibility of supervision over other employees shall remain at a higher salary step than all subordinate employees whom they supervise.

I. Salary on Demotion

When an employee is voluntarily demoted, a mutually agreed upon pay step in the designated range shall be assigned. When an employee is demoted as a result of disciplinary action, the step shall be set by the appointing authority imposing the discipline.

J. Salary on Re-employment

Upon re-employment, an employee shall be assigned the same step in the salary range that had been attained prior to layoff. Benefit accruals shall be equal to the benefit level the employee attained prior to layoff, except as precluded by applicable law.

K. Education Incentives

The following incentives are available to employees within this bargaining unit. Those employees who are required through their job description to maintain a listed degree are not eligible for that incentive.

1. Associate's Degree from an accredited college or university: 1.5%
2. Bachelor's Degree from an accredited college or university: 3%

The maximum incentive pay an employee can receive for the qualified degree is 3%.

L. Severance Provisions

The City Manager may provide represented employees with severance benefits not to exceed six (6) months' salary upon termination from employment due to a reduction in force.

M. Bilingual Pay

The City has established a bilingual pay program for employees in in this bargaining unit as determined by the Department Head and City Manager. Under this program, employees who are fluent in both English and Spanish are eligible for a two percent (2%) base pay increase if the following conditions are met:

1. Employee during the course of his/her normal duties is asked to provide translation services to customers on a regular and consistent basis.

2. Employee has successfully passed the Spanish-English oral and written tests administered by Human Resources.
3. Department Head has determined that there is a need for translation services in his/her department and has authorized the employee to take the Spanish-English oral and written test to become eligible for Bilingual Pay.

The City shall reserve the right to conduct new written and oral tests for employees receiving bilingual pay at least once every three years to determine whether their bilingual skills remain adequate to fulfill the purposes of the program.

N. Longevity Pay

Longevity Pay is compensation in addition to the employee's regular base pay. The total longevity pay increase any employee can receive during their term of employment is twelve percent 12%.

Eligibility & Qualifications:

1. An employee is eligible for a two percent (2%) longevity pay increase only if he/she has been with the City ten (10) consecutive years and maintains a satisfactory rating on their annual performance appraisals.
2. An employee is eligible for a five percent (5%) longevity pay increase only if he/she has been with the City fifteen (15) consecutive years and maintains a satisfactory rating on their annual performance appraisals.
3. After 20 years an employee is eligible for a five percent (5%) longevity pay increase only if he/she has been with the city twenty (20) consecutive years and maintains a satisfactory rating on their annual performance appraisals.

A longevity pay increase will only be considered during the employee's annual performance appraisal. If employee receives an unsatisfactory rating he/she will not be eligible for longevity pay until a satisfactory rating is attained.

O. Management Development Plan

Each represented employee may expend a specified amount per year for conferences, seminars, memberships, professional and technical publications, tuition or other educational benefits. The Plan is funded in the budget by position, not by employee, with a maximum annual allowance per position of \$1,000 (one thousand dollars).

8. HEALTH AND WELFARE BENEFITS

A. Health Insurance

The City will continue to provide current health plans to the employee for the life of this MOU. The City's contribution for retired members, who have retired prior to January 1, 2016, will be \$50.00 per month the first year and will increase annually by 5% of the City's contribution for the active employees until such time as the contributions are equal. (City of Patterson Resolution #2001-100, effective December 1, 2001)

All employees in regular positions budgeted for forty (40) hours or more per pay period shall be eligible to participate in the health plans offered by the City.

The City agrees to continue to provide contributions for retired members, in accordance with PEMHCA, as set forth in subpart J of this section, related to retiree medical.

B. Cafeteria Plan

For purposes of this section, a "current employee" is any employee covered by the provisions of this MOU, employed by the City before January 1, 2016.

For purposes of this section, a "new hire" is any employee covered by the provisions of this MOU, employed by the City on or after January 1, 2016.

The City shall establish a Section 125 compliant Cafeteria Plan to provide a vehicle for the payment of health and optional benefit premiums. The City contribution shall be as follows:

1. 2015 Enhanced Benefit (current employees)

- Subscriber Only- Up to 100% of the Northern California Area Kaiser premium family rate.
- Subscriber Plus One- Up to 100% of the Northern California Area Kaiser premium family rate.
- Subscriber Plus Two or more- Up to 100% of the Northern California Area Kaiser premium family rate.

2. 2016 – 2017 Enhanced Benefit (Current Employees)

- Subscriber Only- Up to 100% of the Northern California Area premium rate, by category.
- Subscriber Plus One- Up to 100% of the Northern California Area premium rate, by category.
- Subscriber Plus Two or more- Up to 100% of the Northern California Area premium rate, by category.

For the term of this agreement, the City contribution to the Cafeteria Plan shall be adjusted annually for the January 1 premium payment. In the event of a rate increase, the City contribution shall be increased by a dollar amount equal to 100% of the increased premium for the Northern California Area Kaiser premium, by category. In the event that an employee subscribes to a plan with a lower monthly premium than that of the above-mentioned Northern California Area Kaiser plan, the City will pay 80% of the premium for that plan.

3. 2016 - 2017 Active Standard Benefit (New Hire)

- Subscriber Only- Up to 80% of the Northern California Area Kaiser premium, by category.
- Subscriber Plus One- Up to 80% of the Northern California Area Kaiser premium, by category.
- Subscriber Plus Two or more- Up to 80% of the Northern California Area Kaiser premium, by category.

For the term of this agreement, the City contribution to the Cafeteria Plan shall be adjusted annually for the January 1 premium payment. In the event of a rate increase, the City contribution shall be increased by a dollar amount equal to 80% of the increased premium for the Northern California Area Kaiser premium, by category. In the event that an employee subscribes to a plan with a lower premium than that of the above-mentioned Northern California Area Kaiser plan, the city will pay 80% of the premium for that plan.

4. Employees who are covered by an alternate health insurance provider through spousal coverage acceptable to the City shall have the choice to opt out of the City's health insurance. Upon proof of alternate health insurance, the City agrees to pay to the employee eighty percent (80%) of the premium cost for the Kaiser "employee only" rate. The employee may elect to use these funds to participate in the City's deferred compensation account.

C. Medical

1. City Medical Contributions

For qualifying regular full time employees enrolled in a CalPERS PEMHCA medical plan, the City is obligated to pay the minimum employer contribution to qualifying employees pursuant to PERS resolution and Government Code section 22892. The City contribution required under Section 8, Subsection A above, shall be designated for purposes of determining the minimum employer contribution with respect to retiree medical provided pursuant to PEMHCA.

2. Employee Medical Contributions

The employee shall pay any difference between the City's contribution to the Cafeteria Plan, if applicable and the actual premium of the medical insurance plan selected by the employee.

3. Alternative Insurance Options

The City reserves the right to implement an alternative health plan that provides equal or better benefits. "Equal or Better Benefits" is intended to mean the combination of the following: 1) as good or better access to health care professionals, 2) as good or better insurance coverage, 3) premiums that are equal to or lower than the CalPERS Health plans and 4) equal to or less out-of-pocket cost to the employee.

The City agrees to meet and confer with the Association prior to making any changes to the health plan. This section shall also apply to medical retiree benefits.

D. Dental Insurance

The City will provide Dental coverage of \$2,000.00 per person annually, with Orthodontia care, without premium cost to the employee. Preventative care costs shall be covered 100% by the City.

E. Vision Insurance

The City will provide vision insurance, and pay the family composite premium for Vision Service Plan A, with a \$0 employee co-payment for eye examinations, and a \$20.00 employee co-payment for materials.

F. Optional Insurance Plans

The City shall offer at least two (2) optional insurance plans for employee participation. Optional insurance may include accident, disability or other specialized insurance products. These optional elements shall be offered to employees within the Cafeteria Plan on a pre-tax basis.

G. Life Insurance

The City agrees to provide term life insurance for all represented personnel, in the amount of \$100,000.00, at no cost to the employee.

Dependent life insurance up to a \$5,000 benefit will be provided with no premium cost to the employee.

H. Long Term Disability Plan

The City agrees to provide long-term disability insurance for all represented personnel equivalent to sixty-six and two-thirds ($66 \frac{2}{3}$'s) of pre-tax monthly earnings, not to exceed the plan's maximum monthly benefit amount, less other income sources. Maximum monthly benefit is six thousand dollars (\$6,000.00). Benefit document shall be controlling and is available upon request from the Human Resources Department.

I. Employee Assistance Program

The City will continue to offer an EAP in conjunction with the City's self-insured Worker's Compensation Program. The City reserves the right to change carriers and program design. However, in no case shall the number of visits be less than five for each covered employee. Contact Human Resources Manager for information.

J. State Disability Insurance

SDI is now in force for bargaining unit employees. There is no charge to the employee for the administration of the monthly payroll deduction. The employee is entitled to supplement weekly SDI benefits with accumulated leave time up to the amount of his/her regular monthly salary. In order to do this, the employee must remit to the city the check from SDI. The employee may also choose not to supplement SDI with accumulated leave. An employee may lose benefits if he/she is in unpaid status for more than one (1) month.

K. Worker's Compensation

The City shall continue to cover employees under Worker's Compensation. Employees who receive Worker's Compensation benefits shall be entitled to supplement these benefits with accumulated leave time up to the amount of his/her regular monthly salary. In order to do this, the employee must remit to the City their Worker's Compensation check. An employee may also choose not to supplement Worker's compensation benefits with accumulated leave time.

L. Retiree Medical

The City shall establish a Section 115 compliant plan for the reimbursement of retiree medical expenses subject to the following:

1. Current Retirees

This section in no way affects the rights and benefits of those who have retired or will retire prior to January 1, 2016. These retirees will maintain a dollar benefit equivalent to the dollar value of the current benefits established under the City of Patterson Resolution #2001-100, effective December 1, 2001.

For purposes of this section, the terms “current employee” and a “new hire” are defined as previously established in Section 8, subsection A, of this MOU.

2. Retirees (current employees) – Ages 55-65

Current employees, hired prior to January 1, 2016, who retire from the City with at least ten (10) years of service with the City, between the age 55 and 65, (or Medicare eligibility age, whichever is later), and enroll in the PERS medical insurance program, will be eligible to receive the City Retirement Benefit Stipend until they reach the age of 65 (or Medicare eligibility age, whichever is later), in accordance with the following schedule:

Years of Service	Percentage of Active Standard Benefit
10	50%
11	55%
12	60%
13	65%
14	70%
15	75%
16	80%
17	85%
18	90%
19	95%
20	100%

For current employees who retire under this section, the Active Standard Benefit City contribution is as follows:

- Subscriber only- Up to 80% of the Northern California Area Kaiser premium, by category.
- Subscriber Plus One- Up to 80% of the Northern California Area Kaiser premium, by category.
- Subscriber Plus Two or more- Up to 80% of the Northern California Area Kaiser premium, by category.

For the term of this agreement, the City contribution to the Cafeteria Plan shall be adjusted annually for the January 1 premium payment. In the event of a rate increase, the City contribution shall be increased by a dollar amount equal to 80% of the increased premium for the Northern California Area Kaiser premium, by category.

3. Retirees over age 65 or upon Medicare eligibility (Current Employees)
Current employees hired prior to January 1, 2016, irrespective of their years of service with the City, who retire at age 65 or older (or Medicare eligibility age, whichever is later), are eligible for a stipend of up to five hundred dollars (\$500.00) per month. This stipend shall not be less than the PEMHCA minimum and not greater than the premium for coverage elected on a reimbursement basis.

4. Minimum Employer Contribution
Current employees who retire between ages 50-55 and enroll in a CalPERS PEMHCA medical plan shall be entitled to only the minimum Employer contribution, pursuant to CalPERS PEMHCA resolution.

New hire employees (employees hired on or after January 1, 2016), shall be entitled to only the minimum employer contribution upon retirement, pursuant to CalPERS PEMHCA resolution.

9. RETIREMENT

It is the intent of the parties that these sections be interpreted in accord with PEPRA 2013 and attendant CalPERS regulations.

A. Definitions:

New Member Employees:

- A new hire who is brought into CalPERS membership for the first time on or after January 1, 2013, and who has no prior membership in any California Public Retirement System.
- A new hire who is brought into CalPERS membership for the first time on or after January 1, 2013, and who was a member with another California Public Retirement System prior to January 1, 2013, and is not eligible for reciprocity.
- A member who first established CalPERS membership prior to January 1, 2013, and who is rehired (by a different CalPERS employer) after a break in service of greater than six (6) months.

Classic Member Employees:

- Employee members who do not meet the definition of "New Employee Members" as provided by Government Code section 7522.04(f).

- B. Classic Miscellaneous Members: Classic Miscellaneous Members shall be provided the 2.7% at 55 retirement formula.

Employee Contribution - 2.7% at 55 Pension Plan: Effective upon CalPERS acceptance of contract amendments and as administratively feasible, employees shall contribute through payroll deduction, fifty percent (50%) of the normal employer cost for retirement benefit (rounded to nearest $\frac{1}{4}$ of 1%), up to a maximum of eight percent (8%) according to PEPRRA, based on normal employer cost for PERS Retirement Formula 2.7% @ 55. Amounts shall be treated as Member Contributions and remain subject to portability and withdrawal.

- C. New Miscellaneous Member: New Miscellaneous Members shall be provided the 2% at 62 Pension Plan.

Employee Contribution – 2% @ 62 Pension Plan: Employees, hired after January 1, 2013, currently contribute, through payroll deduction, fifty percent (50%) of the normal employer cost for retirement benefit (rounded to nearest $\frac{1}{4}$ of 1%).,

- D. Safety Members: Classic Safety Members and New Safety Members shall be provided the pension benefits provided in the MOU between the City and the Patterson Firefighters Association.

- E. The following pension benefits are provided to all employees:

1. Disability Retirement: Government Code Section 21298: Improved Non-Industrial Disability Allowance. There is no cost to the employee.
2. Survivor Benefits: Government Code Sections 21380-21387: 1959 Survivor Benefits. The cost to the employee is two dollars (\$2.00) each month.
3. Sick Leave Conversion at Retirement: Government Code Section 20965: Credit for Unused Sick Leave, whereby unused accumulated sick leave, at the time of retirement, is converted to additional service credit at the rate of 0.004 year of service for each day of unused accumulated sick leave. There is no cost to the employee.
4. Final Compensation: For purposes of determining a retirement benefit, the final compensation for an employee member covered by Section 9A, shall mean the highest annual average pensionable compensation during thirty-six (36) consecutive months of service.

10. WORK HOURS

A. Work Day and Work Week

Eight hours, exclusive of lunch periods, shall constitute a day's work for all full-time employees. It shall be the duty of each department head to arrange the work of the department so that each employee therein shall work not more than five (5) consecutive days in each calendar week, except that a department head, with approval of the City Manager, to temporarily perform service in excess of eight (8) hours per day or five (5) days per week when public necessity or convenience so requires.

Department heads will not temporarily change an employee's regular work schedule to avoid payment of overtime.

B. Flex Time

A flexible work schedule may be developed and implemented whereby designated employees may be allowed to work a total of eighty (80) hours within a two-week period regardless of the number of hours worked per day, subject to approval of the department head and City Manager or his/her designee. The flexible work schedule shall be maintained as long as the needs of the public and the City are explicitly met.

C. Lunch and Break Periods

Because of varying work shifts, flex times, and job conditions, lunch and break periods are scheduled with the supervisor. Typically, a one (1) hour or one half (1/2) hour lunch break is provided. Two (2) break periods of fifteen (15) minutes each are also provided. Break periods cannot be accumulated, however the City will respond to situations where employees are required to work through breaks and lunches.

D. Fire Personnel

Work schedules for represented Fire Department employees shall be the same as provided in the MOU between the City and the Patterson Firefighters Association.

11. HOLIDAYS AND LEAVES

A. Holidays

1. Designated Holidays: All City employees shall have the following holidays with pay and shall not be required to work on such holidays except as hereinafter provided.

- a. January 1st (New Year's Day)
- b. Martin Luther King Day
- c. Presidents Day
- d. Last Monday in May (Memorial Day)
- e. July 4th (Independence Day)
- f. First Monday in September (Labor Day)

- g. November 11th (Veteran's Day)
- h. Fourth Thursday in November (Thanksgiving Day)
- i. The day following (Thanksgiving Day)
- j. December 24th (Christmas Eve)
- k. December 25th (Christmas Day)
- l. December 31st (½ Day) (New Year's Eve)

Whenever a holiday falls on a Sunday not scheduled as a regular work day, the following Monday shall be observed as the holiday. Whenever a holiday falls on a Saturday not scheduled as a regular work day, the preceding Friday shall be observed as the holiday.

An employee must have been in paid status, or receiving SDI or Worker's Compensation, for the entire amount of regularly scheduled hours of the days immediately prior to and following a city holiday in order to receive holiday pay.

Regular and probationary employees will be credited with eighteen (18) hours vacation time effective July 1, 2012. New monthly vacation accrual rates will be adjusted effective July 1, 2012.

Holidays for represented Fire Department employees on either the 56-hour schedule or non-shift schedule shall be the same as provided in the MOU between the City and the Patterson Firefighters Association.

B. Vacation

1. Vacation accrual

Vacation benefits begin to accrue from date of hire and are accrued based on the number of months of full-time City service, computed to the nearest month, in accordance with the following schedule:

<u>Length of Service</u>	<u>Vacation Days</u>	<u>Monthly accrual in hours</u>
Hire date thru 5 years	14.25 days	9.5
6 thru 8 years	17.25 days	11.5
9 thru 14 years	20.25 days	13.5
15 thru retirement	22.25 days	14.833

2. Maximum Accrual

Employees may accrue up to a maximum of 338 hours at any one time during the calendar year. When an employee has accumulated 338 hours, vacation accrual will stop until his/her balance falls below 338 hours. Employees will be notified when his/her vacation accrual reaches 280 hours. It shall be the responsibility of the employee and the department head to assure that employees utilize credited vacation leave within the limitations set forth herein. Employees may only accrue more than 338 hours of vacation if the employee and the

manager have made a good faith effort to take/allow time to avoid reaching the accrual maximum.

3. Vacation Usage and Approval

The time during the calendar year at which an employee may take vacation shall be determined by the department head with due consideration given to the wishes of the employee and with particular regard for the needs of the City. Employees may not utilize vacation during the first six months of employment. An employee wishing to schedule a vacation in excess of ten working days must request approval of the City Manager or his/her designee at least ten (10) working days prior to the vacation time requested. The employee will receive a response within 5 working days of submittal. Vacation time, or any requested leave time requiring any combination of vacation, administrative leave, comp time, or holiday time which is in excess of ten consecutive working days, shall be granted based on the City's ability to provide adequate service coverage during the employee's absence. Employees may be approved for vacation requests in amounts less than one working day. Written requests for time off shall be answered in writing, with a stated reason for any vacation request which is denied. Requests for time off will not be unreasonably denied.

4. Holidays During Vacation

When one or more legal municipal holidays fall within a vacation leave, such day or days shall not be charged as vacation leave.

5. Vacation and CTO Cash Out on Termination

Any employee who terminates service with the City shall be entitled to cash payment for all accumulated vacation hours and compensating time off hours (CTO) up to a maximum of 398 hours. Such payment shall be based on the employee's hourly wage at the time of termination. The hourly wage shall be determined by multiplying the employee's monthly salary by 12 and dividing the result by 2080. Termination resulting from the death of an employee shall cause the vacation cash-out to be paid to the estate of the employee.

6. Employees have the elective option to cash out up to one hundred twenty (120) hours of accrued vacation leave twice every twelve (12) months. An employee must have a minimum balance of one hundred sixty (160) hours of accrued vacation at the time of the cash out request. To be eligible for elective cash out an employee must have used at least forty (40) hours of vacation for actual time off from work in the previous twelve (12) month period defined by November 1st. Vacation conversion shall not be unreasonably denied. The date for the request shall be due between November 1st and November 15th and will be paid out last pay period of November, or between June 1st

and June 30th and will be paid out the last pay period of June by separate pay roll document whether traditional paper check or electronic direct deposit. Employees may request a cash out of vacation on an alternative date, subject to approval of the City Manager, so long as vacation cash out does not exceed twice per fiscal year. A safety net of 40 hours minimum balance must be remaining after cash out.

D. Administrative Leave

Represented employees shall be granted 80 hours of paid administrative leave per year. Administrative leave shall be used under the same provisions as vacation. Administrative leave shall be credited to each employee on July 1 of each year. Any unused administrative leave remaining on June 30 shall be paid to the employee at the employee's regular rate of pay. Upon termination, any unused administrative leave shall be paid on a pro-rated basis.

12. SICK LEAVE, BEREAVEMENT LEAVE, FAMILY LEAVE

A. Sick Leave

1. Sick Leave Defined

For the purpose of this provision, family member shall be restricted to the employee member's parent, sibling, spouse, domestic partner, child, parent-in-law, brother-in-law, sister-in-law, grandparent, grandchild, step parents, stepchildren, or step sibling, where there is a child rearing relationship.

Sick leave shall be allowed and used for any of the following purposes:

- a. Diagnosis, care or treatment of an existing health condition of the employee or his/her family member.
- b. Preventive care for the employee or his/her family member.
- c. Other purposes authorized by Labor Code Section 246.5 (leave for victims of domestic violence, sexual assault, or stalking).

Sick Leave may be used as needed and approved, to the point of depletion, at which time the employee will no longer receive pay for sick leave. If the employee's sick leave is depleted, vacation and comp time shall be allowed, upon request of the employee in writing. Sick leave will not be granted for illness, injury, medical condition, or other health related reason during any leave of absence other than sick leave, with one exception: an illness or injury occurring while on vacation leave may be covered by sick leave when such illness or injury causes the employee to be hospitalized, or when a physician has certified the employee's physical disability or illness.

2. Accrual/Eligibility

A regular or probationary employee shall accrue sick leave at the rate of 8 hours per month, following completion of one month of service with the City, provided that the employee was in pay status for not less than 50 percent of the month. Employees who were in pay status for less than 50 percent of the month shall accrue sick leave at a rate of one (1) hour for every thirty (30) hours worked. There is no maximum accrual amount for sick leave. In order to receive compensation while absent on sick leave the employee shall notify his/her supervisor at the beginning of the work day he/she is absent, or as soon as reasonably possible. The employee may be required by the department head, at the time he/she calls in to use sick leave, or as soon as reasonably possible, to provide a physician's certificate of illness, injury, medical condition, or other health-related reason specified in subsections "a" and "b" above. Department heads shall only require a physician's certificate if abuse of sick leave is reasonably suspected.

However, when an employee is absent due to illness or injury for three (3) consecutive work days or longer, a physician's certificate or a personal affidavit may be required by the department head.

3. Accumulated Sick Leave on Retirement

Accumulated sick leave may be used for the purpose of computing an employee's PERS retirement. At retirement, unused accumulated sick leave is converted to additional service credit at the rate specified by the prevailing PERS contract. There is no cost to the employee.

B. Bereavement Leave

Up to five days bereavement leave may be granted to a regular employee by his/her department head in the event of a death in the employee's family. For the purpose of this provision, the immediate family shall be restricted to father, mother, brother, sister, spouse, domestic partner, child, mother-in-law, father-in-law, brother-in-law, sister-in-law, close relative residing in the household of the employee, grandparent, grandchildren, step parents, stepchildren, or step-sibling, where there is a child rearing relationship. Requests for bereavement leave in excess of three days shall be subject to approval of the City Manager and will be charged to accumulated leave for the number of days in excess of the first three days.

C. Family Leave

Each regular full time employee having completed a minimum of one year of continuous employment with the City may request a family care "leave of absence" as provided for in the California Family Rights Act of 1991 and the Federal Family and Medical Leave Act of 1993.

Family is defined as an employee's child (biological, adopted, foster, stepchild or legal ward under the age of eighteen), legal spouse as defined in Civil Code section 4100, or parent.

A serious health condition is defined as an illness, injury, impairment or physical or mental condition of the employee or his/her family member, which warrants the participation of a family member to provide care during a period of treatment or supervision and involves either one of the following:

1. In-patient care in a hospital, hospice or residential care facility; or
2. Continuing treatment or continuing supervision by a health care provider.

The request may be granted, but will not exceed twelve (12) work weeks in a twelve (12) month period. The twelve-month period will commence on the first day the leave begins. The leave will be an unpaid leave. Medical benefits, dental benefits, life insurance benefits and retirement benefits will continue. Other benefits, such as vacation time, sick leave time, etc. will not accrue during the period of leave. For detailed information on Family Leave, see the City's FMLA Policy and/or contact Human Resources.

13. LEAVES

A. Leave of Absence Without Pay

Leave of absence without pay may be granted by the City Manager or his/her designee upon recommendation of the department head. No such leave shall be granted except upon written request of the employee, setting forth the reason for the request. All requests shall be evaluated on the basis of personal need, duration, and work requirements. Any leave of absence without pay lasting more than fourteen (14) calendar days shall preclude an employee from accruing leave time and other benefits after day fourteen (14), except as outlined in the Family Leave policy.

B. Military Leave

Military leave shall be granted in accordance with the provisions of state and federal law. All employees applying for military leave shall give the department head, within the limits of military regulations, an opportunity to determine when such leave shall be taken. Employees may use compensatory time and vacation time for battle assemblies.

C. Jury Duty Leave

Regular and probationary employees who are summoned to serve on jury duty or are subpoenaed as a witness in any court in this State or the United States, or any administrative board or tribunals, shall be entitled to a leave of absence with pay while serving provided the fees, except mileage or substance, are remitted to the City. Employees must return to work if not required to attend jury duty on a particular day.

D. Catastrophic Leave Bank

The City agrees to establish a Catastrophic Leave Bank (CLB) to assist employees who have exhausted accrued leave time due to a serious or catastrophic illness or injury. The (CLB) will allow the bargaining unit employees to donate time to affected employees within and outside the unit, so that he/she can remain in a paid status for a longer period of time, thus partially ameliorating the financial impact of the illness, injury or condition. This donated time will be placed in a CLB and drawn down from the CLB by the eligible employee.

Eligibility

To be eligible for this benefit, the receiving employee must: 1) Be a regular full time employee, 2) Have sustained or have an immediate family member who has sustained a life threatening or debilitating illness, injury or condition which may require confirmation by a physician, 3) Have exhausted all accumulated paid leave. Including vacation, sick leave, and/or compensatory time off, 4) Be unable to return to work for at least 30 days or in the case of the condition affecting the immediate family member, that member must be in need of prolonged and significant personal care; and 5) Conformed with the requirements of the Family Medical Leave Act and/or Worker's Compensation.

Benefits

Accrued sick, vacation and compensatory time off hours donated by employees will be converted to sick leave and credited to the CLB as sick leave time on an hour-for-hour basis and shall be paid at the rate of pay of the receiving employee. For as long as the receiving employee remains in a paid status, seniority, and all other benefits will continue. The total leave credits received by an employee will not normally exceed 6 weeks. However, if approved by the Department head and the Human Resources Manager or his/her designee the total leave credits may be extended on a case by case basis, subject to review by the City Manager or designee.

Guidelines for Donating Leave Credits to the Time Bank

1. Accrued sick leave, vacation leave and compensatory time off may be donated by any regular full-time employee who has completed his/her initial City probationary period.
2. Time donated will be converted from vacation or compensatory time to sick leave hours and credited to the CLB sick leave time on an hour-for-hour basis and shall be paid at the rate of pay of the receiving employee.
3. The total amount of time donated to the CLB shall not exceed forty (40) hours by an employee in a Fiscal Year. The total leave credits

received by the employee shall not exceed 6 weeks or 240 hours; however, the City Manager may approve an extension up to 12 weeks or 480 hours total time.

4. An employee cannot donate leave hours that would reduce his/her sick or vacation balance to less than 120 hours each.
5. Under all circumstances, time donations received for the employee are forfeited once made by the employee making the donation.
6. Taxability of leave donated or received under this program will be governed by Internal Revenue Service Guidelines.
7. For the purpose of the Section, "Immediate family member" as referenced under Bereavement Leave shall be defined as provided for in Section 10 B, Bereavement Leave.
8. Under extenuating and extraordinary circumstances and upon recommendation of the City Manager exceptions may be granted on a case-by-case basis. Such exceptions shall not establish practice or precedence.

14. FILLING VACANCIES

A. Job Announcements

All job announcements, job vacancies and recruitments shall be posted on a bulletin board and shall specify at least the major job responsibilities and desirable qualifications, and the selection process options of the City. Job announcements shall be posted on appropriate bulletin boards in City facilities no less than five (5) working days prior to the final filing date, which date shall be printed on the job announcement. Recruitment methods shall be utilized as necessary to ensure that segments of the labor market available to the City are utilized.

B. Examinations

The selection of techniques used in the examination process shall be impartial and of a practical nature, and shall relate to those subjects which are related to the duties and responsibilities of the position.

The examination may consist of evaluation of personality and background through written tests, oral interviews, performance tests, medical examinations and other job-related tests, or a combination thereof. The methodology of examination shall be included in the job announcement. Examinations may be open or promotional at the discretion of the City Manager or his/her designee, who shall consider the recommendation of the department head.

Employees may take part in the examination process on City time.

C. Notification of Results and Appeal Rights

Employees who are not selected shall have five working days to appeal the non-selection to the City Manager. The City agrees to make no appointment from the eligible list until the City Manager has made a decision on the appeal.

The City will take reasonable steps for notification of applicants, including mailing such notice to the last known address.

Each candidate in an examination shall be given notice of the results within a reasonable amount of time.

D. Eligibility List

Following the examinations, an eligibility list shall be established to determine the names of applicants who have achieved minimum rank. Such applicants shall be deemed as qualified for appointments pending further review by the appointing authority and other qualifying procedures, including reference checks, medical examinations and background investigations. Eligibility lists shall be valid and in effect for a period of six (6) months up to a maximum of one (1) year, at the discretion of the City Manager or his/her designee. Eligibility lists shall be certified by the City Manager or his/her designee.

If a department head does not feel an appointment from the list would be in the best interest of the City, the department head may request the abolishment of the list and establishment of a new list. Eligibility lists may be merged in a continuous or separate recruitment. Names may be dropped from the list if unable to be located, if a request is made by the person on the list to be dropped, or, in the case of a promotional list, if the employee resigns from City employment.

E. Re-Employment

With the approval of the appointing authority and the City Manager or his/her designee, a regular or probationary employee who has completed at least six months of probationary service, and who has resigned with a good record and in good standing, may be reinstated to the former position, if vacant, or to a vacant position in the same or a comparable class within one year from the date of resignation.

No credit for former employment shall be granted in computing salary, vacation, sick leave or other benefits, including seniority, without the specific recommendation of the appointing authority and the approval of the City Manager or his/her designee. Retirement benefits shall be subject to applicable PERS regulations.

F. Transfers

1. Employee Requested Transfers

New employees who have completed their probationary status in their current position may apply for a transfer. All other employees who have worked a minimum of six (6) months in their current position may apply for a transfer. A request may be submitted only when a vacancy exists. Vacancies shall be posted as a "Job Announcement" and shall state that transfer requests will be accepted, along with written filing deadlines. There is a ten (10) working day minimum posting requirement. The employee's request for transfer will be considered on the basis of the employee's qualifications for the vacant position, the employee's best interest, and the best interest of the City.

2. Employer Initiated Transfers

The City reserves the right to transfer its employees from one position to another, one division to another or one department to another, if the transfer is necessary for the purpose of economy or efficiency. The City shall determine the employee chosen based on the employee's qualifications and fit for the new position, division or department. In cases where employees have equal qualifications management will, with seniority playing a role, along with other factors determine the candidate for the transfer. The City agrees to meet with the Association prior to making a decision to initiate a transfer. The City further agrees to notify the employee at least ten (10) calendar days in advance of the effective date of the transfer.

3. Conditions for Transfer

An employee who does not possess the minimum qualifications for an open position shall not be transferred to that position. A qualified employee may be transferred, provided the transfer has been approved by the employee's supervisor, the gaining supervisor and the City Manager or his/her designee.

For more information on Filling Vacancies, see the City's Employee Merit System Rules and Regulations.

15. PERFORMANCE EVALUATIONS

The intent of the performance evaluation is to inform the employee of the rater's opinion of the job done by the employee. The evaluation shall be given to the employee on July 1 of each year, and shall not cover more than one year. The employee will be notified if he/she is to be evaluated for a shorter time period and in advance of when the shorter time period begins. The evaluation must be discussed with the employee by the rater. The rater shall consider any comments made by the employee and may change the evaluation as a result of such discussion. The employee shall

be given the opportunity to sign the evaluation and shall have the right to submit a written rebuttal to the evaluation. It is understood that performance deficiencies will be addressed in a timely manner, with the intent of correcting said deficiencies.

16. PROBATIONARY STATUS

The probationary period shall be regarded as a part of the testing process and shall be utilized for closely observing an employee's work for securing the most effective adjustment of a new employee to his/her position, and for rejecting any probationary employee whose performance does not meet the acceptable standards of work.

A. Original Appointments

Original appointments to a position within the classified service shall be subject to a probationary period of no less than one (1) year. The probationary period may be extended with the approval of the City Manager for a period not to exceed an additional six (6) months. Failure to notify an employee in writing within one (1) year of his/her initial hire date regarding the employee's permanent status or rejection / extension of probation will automatically result in the granting of permanent status.

B. Promotional Appointments

Promotional appointments shall be subject to a probationary period of six (6) months and may be extended by the department head for not more than three (3) months with the approval of the City Manager. Failure to notify an employee in writing, within six (6) months of appointment, of rejection/extension of probation will automatically result in the employee receiving permanent status in the new position.

C. Return Rights

Promoted employees have the right to return to their former position at any time during the first month following appointment to the position.

D. Probation Extension for Absences

In the event of illness or injury requiring absence from work, the number of days absent in excess of ten (10) days may be added to the length of the probationary period for both original and promotional probation.

E. Rejection of Probation

An employee may be rejected at any time during the probationary period by the City Manager without cause and without the right to appeal or to submit a grievance.

An employee rejected during the probationary period following a promotional appointment shall be reinstated to the position from which the employee was promoted or to a comparable position, at no less than the

rate of pay received prior to the promotion, unless charges are filed and he/she is discharged in the manner provided in Chapter 11 of the Personnel Policies.

17. GRIEVANCE PROCEDURE/DEFINITIONS

A. Grievance

A grievance shall be a written notice filed in a timely manner by an employee on his/her own behalf, or by the Association on behalf of one or more employees, contending that the City has violated or misapplied a term or condition of employment as expressed in State law, Federal law, Memorandum of Understanding or expressed and/or written in the Personnel Rules and Regulations of the City.

B. Complaint

A complaint is defined as an employee allegation of a violation, which is not defined as a grievance or subject to the harassment procedure. Complaints shall be handled the same as grievances except that there is no appeal beyond the department level.

C. Representation

At each step of the grievance procedure, the employee(s) may be represented by a representative of his/her choosing.

D. Time Frames

The time frames established in the grievance procedure may be extended by mutual agreement of the employee and the City.

E. Notification

A grievance shall be submitted in writing and shall include at a minimum:

1. Nature of the grievance.
2. Date when the incident occurred.
3. Description of the incident.
4. Rule violated.

F. Steps in the Grievance Procedure

1. First Step- Informal Discussion

Employees are encouraged to discuss and resolve allegations of a grievance with their immediate supervisor within 10 working days of the occurrence causing the alleged grievance. The immediate supervisor shall inform the employee verbally of his/her decision within 5 working days of the initial discussion. If the employee is not satisfied with the verbal response of the immediate supervisor, he/she may proceed to the next step.

2. Second Step-Immediate Supervisor

If the grievance is not satisfactorily resolved in the first step, the grievance may be submitted in writing to the employee's immediate supervisor within five (5) working days of the immediate supervisor's response in the first step. If the grievant's immediate supervisor is the Department Head, the grievance shall be considered at the third step. An attempt shall be made to resolve the grievance between the employee and his/her designated representative, if any, and the immediate supervisor. The supervisor shall deliver a written answer within five (5) working days of submission of the written grievance.

3. Third Step-Department Head

If the grievance is not satisfactorily resolved in the second step, it may be submitted in writing to the employee's department head within five (5) working days after the immediate or intermediate supervisor's answer is received by the employee. The department head shall meet with the employee and his/her designated representative, if any, within ten (10) working days after submission of the grievance to the department head. The department head shall review the grievance and may affirm, reverse or modify the disposition made at the second and/or third step. The department head's answer shall be delivered in writing to the employee within five (5) working days after the aforementioned meeting.

4. Fourth Step-City Manager

If the grievance is not satisfactorily resolved in the fourth step, the employee may appeal the decision of the department head to the City Manager. The appeal must be in writing and submitted within ten (10) working days of receiving the department head's decision. At the option of the employee, the grievance may be submitted directly to the City Manager or to an impartial arbitrator who shall render an advisory opinion to the City Manager. The employee's written appeal shall specify which option is to be utilized.

a. Appeal to City Manager

Within ten (10) working days of submission of the grievance to the City Manager, the City Manager shall meet with the employee and his/her designated representative, if any, and other appropriate person(s) to assess the grievance. The City Manager may affirm, reverse or modify the disposition of the grievance. The City Manager shall deliver a written decision to the employee within five (5) working days after the aforementioned meeting. This decision shall be final and binding on all parties.

- b. **Appeal to Impartial Arbitrator for Advisory Opinion**
If an employee elects to use an impartial arbitrator, the arbitrator shall be selected jointly by the employee and his/her designated representative, if any, and the City. The arbitrator shall hold a hearing on the merits of the grievance and shall consider evidence from all parties concerned. The arbitrator shall submit a written advisory opinion to the City Manager.

Upon receipt of advisory opinion the City Manager shall proceed as stated in "Appeal" to City Manager" above for a final and binding decision. The cost of the arbitrator shall be paid by the City.

18. DISCIPLINARY PROCEDURES

A. Application

The appointing authority shall apply necessary and appropriate disciplinary action whenever an employee fails to meet the required standards of conduct or performance. Discipline is the enforcement of conformity to policies, rules and regulations and other administrative or legal requirements or practices designed to maintain a standard of cooperation and conduct necessary to carry out the service mission of the City organization successfully. The disciplinary action, when taken, shall be documented in such a manner as to be defensible at review and/or upon filing of a grievance by the disciplined employee. The concept of progressive discipline shall govern the imposition of discipline.

B. Types of Disciplinary Action

Disciplinary actions include reprimands, suspensions, demotions and dismissal as defined below:

1. Verbal Reprimands

In the event that the appointing authority determines that a deficiency in performance or conduct is not of sufficient magnitude to warrant a more formal disciplinary action, an oral warning may be given to the employee, which should include examples of corrective actions which should be taken to improve performance or conduct in question. A confidential, written record shall be made of such conferences with a copy provided to the employee. This written record may not be used against an employee to determine the severity of future discipline if the employee has received no further verbal reprimands or written reprimands within three years of the initial verbal reprimand. An employee may request the City Manager to remove the written record from his/her personnel file after the written record has been in the file for one (1) year.

However, any disciplinary action item removed after one year will be maintained in a separate secured file and shall be considered as part of the disciplinary record for further incidents within three years of the date of the first incident.

2. Written Reprimands

An oral or written statement from the appointing authority to a subordinate of an action which meets any of the grounds for disciplinary action listed in these rules. After verbal consultation, an official notification in writing must be given by the appointing authority to the employee stating the cause(s) for dissatisfaction with his/her services and that further disciplinary measures may be taken if the cause is not corrected. Said written record may not be used against an employee to determine the severity of future discipline if no further written reprimands are received within three (3) years of the initial written reprimand. An employee may request the City Manager to remove the written reprimand from his/her personnel file after the written reprimand has been in the file for one (1) year. However, any disciplinary action item removed after one year will be maintained in a separate secured file and shall be considered as part of the disciplinary record for further incidents within three years of the date of the first incident.

3. Suspension

The temporary separation of the employee from City service without pay for disciplinary purposes and not to exceed thirty (30) calendar days in any one calendar year.

4. Demotion

A change in employment status resulting in a lower rate of pay. A demotion may involve movement from one salary step to a lower step or from a position in one class to a position in a lower paid class.

5. Dismissal

The discharge of an employee from City service for disciplinary purposes by the appointing authority.

C. Causes for Disciplinary Action

The causes for disciplinary action include, but are not limited to, the following:

1. Insubordination, which shall consist of violation of any official regulation or order or failure to obey any proper directions made and given by a supervisor in the course of employment.

2. Incompetency, inability or failure to perform the duties required by the position, as well as willful neglect of official duty.
3. Carelessness in the discharge of assigned duties.
4. Substance abuse or consumption of alcoholic beverages during working hours or reporting to work in a state of intoxication.
5. Misconduct in office or employment.
6. Presentation or use of known false information in any manner to commit or attempt to commit fraud, or the falsification or unauthorized alteration of City documents or records.
7. Repeated tardiness, excessive absences, absence without leave, or the improper or unauthorized use of leave privileges or benefits.
8. Gambling for money or articles of value during the working day.
9. Careless, negligent, improper and unauthorized use of City equipment, property or funds for private or personal purposes.
10. Unauthorized discussion or release of confidential informational documents or records.
11. Violation of the Personnel Ordinance or rules and regulations or a promulgated department rule, regulation or policy.
12. Unlawful use, sale, or possession of narcotics or habit-forming drugs, which impair job performance, except as prescribed by a licensed physician.
13. Refusal or failure to promptly or properly report an injury or disability arising from or in the course of employment.
14. Engaging in unauthorized or incompatible employment elsewhere, or engaging in political activities during working hours.
15. Dishonesty.
16. Conviction of a felony or conviction of a misdemeanor involving moral turpitude.
17. Immorality.
18. Discourteous treatment of the public or other employees.

19. Repeated violation of safety procedures.
20. Other failure of good behavior either during or outside of duty hours which is of such a nature as to cause discredit to the City.
21. Refusal to take or subscribe to any oath or affirmation which is required by law in connection with employment.

D. Disciplinary Procedures

When a permanent employee is to be suspended, demoted or dismissed, a written notice of the proposed action is to be prepared by the appointing authority, reviewed by the City Manager or his/her designee, and then delivered to the employee in person or by certified mail, with a timely copy provided to the Association (including notice of positive drug or alcohol tests).

The written notice shall include:

1. The reasons for the proposed action.
2. The charges being considered.
3. The proposed disciplinary action to be taken.
4. A statement advising that before the proposed disciplinary action takes effect the employee may request, in writing, to meet with the department head to respond to the proposed disciplinary action. The employee shall have ten (10) working days from the date the proposed disciplinary action is received to request this meeting.
5. The employee shall be given a copy of all materials upon which the action is based. All charges filed against a permanent employee shall be documented in clear and concise language. The employee is entitled to be represented at any meeting concerned with potential disciplinary action, when the employee's presence is required at said meeting.

E. Notification of Decision

Within ten (10) working days after the employee has had the opportunity to respond, the appointing authority shall notify the employee of any disciplinary action to be taken and the effective date.

F. Appeal of Decision

The employee may appeal the decision within ten (10) working days of receiving the notification of disciplinary action. The appeal may be made directly to the City Manager or an impartial arbitrator may be utilized to provide an advisory opinion to the City Manager. The appeal letter to the City Manager must specify whether the appeal is to be heard by the City Manager or the arbitrator.

Advisory arbitration is an option only if the intended discipline is a suspension of greater than forty (40) hours, a demotion or a termination.

1. Advisory Arbitration

The impartial arbitrator shall be selected by the employee and/or designated representative and the City. The cost of the arbitrator, if any, shall be borne by the City. The arbitrator shall submit a written advisory opinion to the City Manager who shall make the final and binding decision to sustain, revoke or modify the decision of the appointing authority within ten (10) working days of the receipt of the advisory opinion.

2. City Manager

An employee may submit the appeal directly to the City Manager. Within ten (10) working days following conclusion of the hearing as specified hereafter, the City Manager shall make the final and binding decision to sustain, revoke or modify the decision of the appointing authority who took the disciplinary action against the employee.

3. City Council

Pursuant to the opinion of City Council, should the City Manager be disqualified from holding a hearing and/or rendering a final and binding decision, an advisory arbitrator shall be utilized. The arbitrator's advisory written opinion shall be given to the City Council for final decision. The Council shall consider the case at its next regularly scheduled meeting.

G. Hearing

The City Manager or arbitrator shall conduct a hearing on an appeal filed in accordance with Section F. The date for the hearing shall be scheduled within twenty days of receipt of the employee's request, as provided above, to commence as soon as can be expeditiously arranged. Written notice of the time and place of the hearing shall be given to the appellant. The hearing shall be conducted in accordance with the provisions of Section 11513 of the Government Code of California, except that the appellant and other persons may be examined as provided in Section 19580 of said Government Code.

The affected employee (appellant) may be represented by an attorney or other representative of his/her choosing. Each party shall be given a reasonable opportunity to be heard on relevant issues, including the right to cross-examine witness.

Compliance with the technical rules of evidence applied in the courts shall not be required. Oral evidence shall be taken only on oath or affirmation. Hearsay evidence is admissible but shall not be sufficient in itself to

support a finding unless it would be admissible over objection in civil actions. Immaterial, irrelevant, or unduly repetitious evidence may be excluded. The rules of privilege shall apply. If appellant does not testify on his/her own behalf, he/she may be called and examined as if under cross-examination.

- H. Failure of Employee to Appear at Hearing
Failure of the appellant to appear at the hearing without sufficient cause shall be deemed a withdrawal of the appeal and the action of the City Manager or department head shall be final.
- I. Temporary Absence with Pay
Notwithstanding the provisions of this section, upon the recommendation of the appointing authority, the City Manager may approve the temporary assignment of an employee to the status of absent with pay pending conduct or completion of such investigations or hearings as may be required to determine if disciplinary action is to be taken. Such status maybe conditioned such that the employee remain available and in daily telephone contact with the employer.

19. LAYOFF PROCEDURE

- A. Conditions for Layoff
The City Manager, with the concurrence of the City Council, may abolish any position or employment because of material change in duties and organization, or shortage of work or funds. The employee holding such position of employment may be laid off without disciplinary action and without the right of appeal. No regular employee shall be laid off until all temporary and probationary employees holding positions in the same class in the department assigned or the class in which the position is to be abolished have been laid off.
- B. Notice of Layoff
Employees to be laid off shall be given at least twenty-one (21) calendar days' notice in writing. Such notice shall be delivered in person or by certified mail. Employees subject to this notice shall have seven (7) calendar days to respond to their options as listed in this procedure.
- C. Order of Layoff
In an affected class, employees shall be laid off in reverse order of seniority and in consideration of performance as defined below. Seniority is determined by total amount of full-time service with the City. Seniority shall be reduced, for the purpose of the layoff procedure only, by the amount of time for which an employee received a performance evaluation evidencing an over-all performance of less than satisfactory. In the event two (2) or more employees have equal seniority in the affected class, such

ties shall be broken on the basis of the last three (3) performance evaluations reports in that class, as determined by the City Manager.

D. Bumping Rights

An employee who is subject to layoff as a result of this procedure shall have the following rights:

1. Bump an employee with less seniority in a lower class in the same class series.
2. Bump an employee with less seniority in a lower class previously held, this bump right is subject to the employee's last evaluation in the prior class being an overall rating of satisfactory or above. To retain the new position, the employee must bring any single section of the last evaluation in the previous position which was below satisfactory up to satisfactory or above within six (6) months.
3. Demote to a vacant position in a class previously held. This right is subject to the employee's last evaluation in the prior class being an over-all rating of satisfactory or above. To retain the new position, the employee must bring any single section of the last evaluation in the previous position which was below satisfactory up to satisfactory or above within six (6) months.
4. Accept the layoff and be placed on the Re-Employment List.

Any employee subject to layoff as a result of the bumping rights listed herein shall, in turn, be given the same bumping rights.

E. Re-Employment List

The names of persons laid off in accordance with these rules shall be entered on a re-employment list for one (1) year, except that persons appointed to permanent positions shall, upon such appointment, be dropped from the list.

Vacancies which occur within one (1) year of layoff will be offered to employees on the re-employment list in the same order in which the employees were laid off.

Employees who are qualified, pursuant to the same rules by which they were laid off, shall be offered vacancies as they occur.

It shall be the responsibility of the employee on a re-employment list to keep the City informed of his/her current address, telephone number and availability for work. Notice of the opportunity of employment shall be mailed to the employee's last known address. The employee shall have seven (7) calendar days from the date of receipt to respond to the employment opportunity.

20. UNIFORM PROVISION – FIRE DEPARTMENT EMPLOYEES

Fire Department employees represented by the Association shall receive the same uniform provisions as provided to the Patterson Firefighters Association.

21. SAFETY SHOE ALLOWANCE

The City shall reimburse employees in eligible classifications up to seventy-five dollars (\$75) annually for the purchase of safety shoes. The City will reimburse up to one-hundred seventy five dollars (\$175.00) for the purchase of steel toed safety boots, subject to verification the boots are steel toed. Employees must submit a sales receipt to Finance within thirty (30) days of purchase in order to receive reimbursement. It is understood that employees who receive reimbursement for the purchase of safety shoes or steel toed safety boots will actually wear said shoes when working for the City.

Employees in the following classifications are eligible for the safety shoe allowance: Senior Administrative Manager, Capital Projects Manager, Management Analyst, Assistant Engineer, Associate Engineer, Wastewater Manager, Deputy Director Public Works or any classification approved at the discretion of the Director or City Manager.

22. OCCUPATIONAL HEALTH AND SAFETY

Occupational health and safety are the mutual concern of the employer, the Association and employees. To that end, the City shall comply with applicable Federal, State and local safety laws, rules and regulations and ensure that employees will do the same.

23. COMMERCIAL DRIVERS LICENSE

An employee required to obtain and/or maintain a Class A or Class B Commercial Driver License as a condition of employment shall not be terminated from service without first having had the opportunity to pass the written and/or driving test two (2) times. An employee who has failed either test must, however, request a second test within thirty (30) calendar days after receiving notice the first test was failed. The City agrees to provide reasonable assistance to help employees pass the written and driving tests.

24. OUTSIDE EMPLOYMENT

Employees shall not engage in outside employment or business activities which involve such hours of work or physical effort that it would or could be reasonably expected to reduce the quality or quantity of such person's services to the City. Employees shall not be engaged in any outside

employment that involves the performance by them of any work, which will come before them as officers or employees of the City, or under their supervision, for approval or inspection. Employees shall not accept employment that is in conflict with provisions of Government Code Section 97000 (Conflict of Interest). Before accepting outside employment, an employee must first obtain approval from his/her Department Head. The employee shall submit a statement to the Department head naming the prospective employer, his/her address and telephone number, and outlining the proposed duties and the hours of work. Approval may be denied if, in the opinion of the Department head, such outside employment is incompatible with the proper discharge of the employee's official duties and/or constitutes a conflict of interest. All such approvals shall be resubmitted prior to January 10 each year to maintain a valid continuous authorization.

Authorization for outside employment is automatically terminated whenever the outside employer and/or nature of outside employment changes from that specified on the request for outside employment approval. When such a change occurs, employees shall apply for a new approval for outside employment as provided herein.

1. With approval of the City Manager and Department head, employees may be employed or conduct business outside City employment consistent with the limitations above.
2. Employees shall not make decisions nor participate in decisions affecting projects sponsored in whole or in part by people or companies they have contracted or subcontracted with. Employees shall not make decisions or participate in decisions concerning projects sponsored (in whole or in part) by people they have worked for within the past 12 months, are currently working for, or anticipate working for in the future.

25. PATTERSON VOLUNTEER FIREFIGHTERS

Members of the bargaining unit who are also volunteers with the City's Fire Department may, with approval of their supervisor, respond to two-alarm calls within the City limits. Requests will only be granted when the absence of the employee will not negatively affect the operations of the City. Time spent responding to such emergencies shall be considered time worked if such time is within the employee's normal work hours.

26. PAST PRACTICES

The City agrees that practices and policies not changed by this agreement will continue during the term of the contract.

27. FAIR EMPLOYMENT PRACTICE

The City of Patterson assures any technique or procedure used in recruitment and selection of employees shall be designed to measure only the job-related qualifications of applicants. No recruitment or selection technique shall be used which, in the opinion of the City Manager or his/her designee, is not justifiably linked to successful job performance. It is the policy of the City that no technique, procedure or policy in recruitment and selection shall be discriminatory to any group protected by state or federal legislation.

28. NON-DISCRIMINATION POLICY

The City shall offer equal employment to all persons without regard to race, religious creed, color, ancestry, sex, sexual orientation, gender, gender identity, gender expression, age, national origin, religion, physical or mental disability, medical condition, genetic information, marital status, or military or veterans' status. No applicant is to be discriminated against or given preference because of these factors. This policy is intended to apply to recruiting, hiring, promotions, upgrading, layoffs, compensation, benefits, termination and all other privileges, terms and conditions of employment.

29. SEVERABILITY

If any part of this contract is found to be unlawful or invalid, the remainder of the contract will remain in force. The parties agree to meet and confer over substitute language for the invalidated portion.

EXHIBIT A

Classification / Title
Accountant
Assistant Engineer
Associate Engineer
Associate Planner
Capital Projects Manager
City Clerk
City Planner
Confidential Secretary
Deputy Director of Public Works
Fire Administrative Manager
Fire Division Chief
Public Works Management Analyst
Senior Public Works Administrative Manager
Utility Billing and Revenue Manager
Wastewater Manager
Any other management, mid-management, or confidential classification (other than department heads) existing within the City but not identified above.



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager 

BY: Juliene Flanders, Director of Recreation and Community Services
Vanessa Burke, Interim Finance Director

MEETING DATE: February 2, 2016

ITEM NO: 5.4

SUBJECT: Approve Resolution No. 2016-08, A Budget Amendment to the City of Patterson's Adopted Budget for Fiscal Year 2015/16 General Fund for the City's Recreational Youth Soccer Program.

RECOMMENDATION

Staff recommends that the City Council approve a budget Amendment to the City of Patterson's Adopted Budget for the fiscal year 2015/16 General Fund, increasing the existing Recreation & Community Services budget to accommodate the addition of a Recreational Youth Soccer Program, including new revenue projections, staffing costs and supplies, in the amount of \$35,188.

BACKGROUND

On January 19, 2016 the City of Patterson Recreation & Community Services Department presented a report to the City Council regarding hiring approval of a full-time Recreation Coordinator along with the budget cost to run a Patterson Youth Soccer League and to be funded by the City of Patterson general fund,

ANALYSIS

In consideration of the request to oversee a Patterson Youth Recreation Soccer program, recreation staff has reviewed the programming and financial impact that a sports league of this size and caliber, would add to the departments current program schedule and budget. New expense and revenue funds (see attached budget) would need to be added to the current General Fund 2015-2016 budget, as youth soccer program development and registration begins in February – March and the program itself runs in early fall.

With additional staffing and budgetary support, the Recreation Department is confident that we could provide a successful youth recreational soccer program, keeping in mind, that we would provide recreation soccer only and not a competitive, traveling youth soccer program.

FISCAL IMPACT

Fiscal Impact: Associated Revenue and expenditures incurred to the 2015-2016 General Fund in the amount of \$35,188. This will be an ongoing annual subsidy and will be included in the proposed 2016/17 General Fund Budget. The program and position will be funded through Program Revenue, and General Fund subsidy.

City's General Fund Budget:		Increase/(Decrease)
Revenue	100—XXX-54XX	\$46,750
Expenses		
*Full Time Recreation Coordinator (Pay for 5 months remaining)	100-605-6001	\$26,200 benefits included
Part time Recreation employee's	100-605-6002	\$16,416 benefits included
Recreation Soccer Program Supplies	100-605-69XX	<u>\$39,322</u>
		\$81,938
Program support from General Fund available fund balance		
	Budget fiscal year 2015/16	\$35,188

*Full Time salary is based on Family Health Care @ 80% and a new/PEPRA Pers employee.

I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 2nd day of February 2016, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager 

BY: Juliene Flanders, Recreation & Community Services Director

MEETING DATE: February 2, 2016

ITEM NO: 5.5

SUBJECT: Consider and Approve the Patterson Youth Softball and Baseball Association Co-Sponsored Agreement for the 2016 Season

RECOMMENDATION

Consider and Approve the Patterson Youth Softball and Baseball Association Co-Sponsored Agreement for the 2016 Season.

BACKGROUND

The Patterson Youth Softball and Baseball Association are requesting that the City consider their organization to be classified as a co-sponsored program for the 2016 season. They have provided youth softball and baseball as a co-sponsored program for seven years. They will provide a recreational softball and baseball league for the City of Patterson. In exchange, the City allows them to use the fields for their program, at no charge. City staff feels that they have been a good partner for the City and meet the needs of our youth.

They have grown the program to over 250 youth last season. The Patterson Youth Softball and Baseball Association have had a great impact on the quality of youth sports in Patterson and is a lead feeder program to the Patterson High School baseball program.

Attached is the contract for your review and approval.

ANALYSIS

The applicant must meet the following requirements:

- Letter of request - complete
- Insurance and endorsement - complete
- Signed Hold Harmless waivers - complete
- ServeSafe Food Certification & Food Handlers Safety Course– complete

- Business License – complete
- Mission statement – complete
- Non-profit status – complete
- List of coaches and background check – pending LiveScan appointments
- Budget Estimate – completed
- 2015 Board Members – complete
- National Youth Sport Administrator certification – completed

FISCAL IMPACT

The value of this contract is valued at \$10,000 and includes use of facilities for the 2016 season, based on fees approved in the Parks Reservation Fee Schedule. As a co-sponsored program these fees are waived.



**Patterson Youth Softball
And Baseball**

**Co-Sponsorship Application
2016**

CO-SPONSORSHIP APPLICATION

Please print or type the information below and answer all areas as thoroughly as possible. If the information does not pertain to your activity, indicate *not applicable (N/A)*.

Name of Tournament/League: Patterson Youth Softball and Baseball
 Type of League: Youth Softball / Baseball Affiliation: City / StanCo
 Is this League/Tournament: Private or Non-Profit
 Is this League/Tournament for Youth or Adults
 Start Date of League: March New League Returning League; # of years offered: 7
 Proposed Starting Date: April 4th Proposed Ending Date: June 31
 Set Up Time: see attached Tear Down Time: _____
 Requested Location (s): Sports Parks / Garza

Name of City Department/Division, Sponsor or Hosting Organizations:
Patterson Youth Softball and Baseball
 Contact Person: Mario Maese
 Address: 621 Periwinkle Dr
 Phone: 818-3530 Cell Phone: 818-3530 Fax: _____
 Email Address: ptcountyball@yahoo.com
 Onsite Supervisor (Required) _____ Contact Number _____
 Liaison to the City Mario Maese Contact Number 818-3530
 Who is the target audience for the activity? Youth 6-14 yrs
 Estimated Attendance: 250 Estimated Number of Volunteers/Staff: 25
 Will any fees be charged? YES NO If so, what fees will be charged? 85. -100
 Will fees be collected on site? YES NO Who will the proceeds benefit? Program



City of Patterson
Co-Sponsorship Application

MUSIC / LOUD SPEAKERS

Will your Event have music? Yes No
If yes, a Loud Speaker permit is required.

If yes, what type of music? Live Music Disc Jockey Stereo/CD Player

Please describe Music + Announcement at Basketball/Soccer Event. Opening Day

FIELD PREP

Will your organization be prepping the fields for your league/tournament? Yes No

Will you need the City to prep the fields? Yes No
If yes, please see attached fee schedule.

Will you need lights for your games? Yes No
If yes, please see attached fee schedule. What days & times? _____

A Security Deposit will be required. Please see attached fee schedule.

TRAFFIC CONTROL/BARRICADES

A traffic control plan may be required for events which require barricades or traffic control signage. An approved traffic control plan will be required prior to implementing any closures. Plan should specify pedestrian management, traffic signal modification, etc. Barricades can be rented from SafeTLite in Modesto.

Please list your traffic control plan if applicable or attach a separate sheet of paper:

N/A

VEHICLES ON PARK GROUNDS

Vehicles, including catering vehicles, are not normally permitted to drive or park randomly on the turf of public park grounds due to extensive underground irrigation systems that sustain damage when vehicles drive across control boxes and heads.

Are you requesting that vehicles be permitted to drive or park on public grounds?
If YES, please indicate the type (s) of vehicles and the locations and times they would be driven:

PORTABLE RESTROOMS

Will additional portable restrooms be brought to the event site? YES NO

If YES, please name the company supplying the portable restrooms:

Company Name: Salinas Portables Phone #: 892-5441
Number of Restrooms: 2 ADA: _____

CLEAN UP AND TRASH REMOVAL

Clean up of the event area immediately following the event, including trash removal from the site, is the responsibility of the applicant.

PLEASE NAME THE CONTACT PERSON OR ORGANIZATION RESPONSIBLE FOR:

Clean Up: Mario Maese Phone #: 818-3530
Trash Removal: _____ Phone #: _____

INSURANCE REQUIREMENTS

A Certificate of Insurance in the amount of \$2 million with an endorsement naming the City of Patterson, its officers, employees, agents and volunteers as an additional insured is required.

Insurance Certificate is attached: YES NO

Are there any caterers, vendors, concessionaires, exhibitors, entertainers, promoters or sponsors which are included as an Insured under your insurance policy?

Yes No If yes, provide their name, mailing address and type of service to your Event. Add additional pages as necessary.

BUSINESS LICENSE

Does your organization have a current Business License ? Yes No

If yes, what is the business license number: _____
If no, please complete the attached Business License forms.

FOOD SALES/CONCESSIONS

(County Food Permit, Business License and Inspections Required)

Event will include Food? Yes No

If yes, a County Food Permit is Required. Please complete the attached application and submit it to the County Health Department.

Is the food being: Served Sold If Sold? For Profit Non-profit

On site cooking and food prep? Yes No

Being cooked on an open fire (Barbecue)? Yes No

Additional cooking trailers / tents Yes No # ESTIMATED: _____

Additional food service trailers / tents Yes No # ESTIMATED: 1

Do the booths need electrical connection or generator to operate? Yes No

**(Separate license application required for each participating business, provide a separate list)
Your Food Booth will need to be inspected.**

Please let us know when you will be complete with set up so that we can schedule your appointment promptly:
Time: 9 AM PM

NO ALCOHOL IS PERMITTED AT ANY LEAGUE OR TOURNAMENT. FAILURE TO ABIDE BY THIS REQUIREMENT WILL MEAN A LOSS OF ALL FEES AND DEPOSITS.



Please Note: All applicants will be notified by the Parks and Recreation Department regarding the status of the application upon the conclusion of the review period by City Departments.

FACILITY HOLD HARMLESS WAIVER

The undersigned agrees to indemnify and hold harmless and defend, the City of Patterson, its officials, employees, volunteers, agents and representatives against any and all claims or liabilities of any injury or death to any person or damage to property in any manner arising out of or incident to the performance of this agreement, including without limitations all consequential damage, whether or not resulting from the negligence of the undersigned or their agents or guests.


Applicant Signature


Date

KNOWING AND VOLUNTARY EXECUTION

I have carefully read this application and fully understand its contents. I am aware that this is a contract between myself and the City of Patterson and I sign this application of my own free will.


Applicant Signature


Date

The City of Patterson, Parks & Recreation Dept. hopes you enjoy using our facilities. If you have any questions or problems please call the Patterson Parks and Recreation Dept. at 209-895-8080 during regular business hours, M-F 8:30a.m. to 5:00 p.m. or 911 in case of an emergency.

If you need assistance please call the following numbers:

Weekday Evenings:

Weekends:

Weekends



Patterson Youth Softball And Baseball

Letter of Intent

To: City of Patterson
Recreations & Community Service
1003 W. Las Palmas
Patterson, CA. 95363

From: Patterson Youth Softball and Baseball
P.O. Box 1343
Patterson, CA. 95363

This letter is to acknowledge that the Patterson Youth Softball and Baseball Program wishes to be considered for Co-Sponsorship from the City of Patterson. The 2016 season will be our seventh consecutive season as a City Co-Sponsored program. We wish to once again use the City of Patterson's facilities to represent our program as we play the surrounding communities youth programs. As a representative of the City Patterson, we will obey all rules and regulations set forth by the Recreations Department, including all rules and regulations of our parent program the Stanislaus County Baseball for Youth, NAYS, and BPA./NSA./NFHS.

Our season will run from February 20, 2016 through June 31, 2016.

Mission Statement: Our mission is to serve the youth of the communities by teaching them team work and the fundamentals of Softball or Baseball through a structured and safe goal oriented environment. Our goal is to remain a part of the City of Patterson's ongoing effort to provide recreational sports to the youth of our community.

Thank You.

Mario Maese
President/Liaison

Attached with this letter is a completed Co-Sponsored Sports League packet and documents required.

Contact: PYSB President/Liaison; Mario Maese 209-818-3530, ptcountyball@yahoo.com, P.O.Box 1343

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, January 05, 2016. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	PAPERSON YOUTH SOFTBALL AND BASEBALL
Entity Number:	11042770
Date Filed:	01/01/2011
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	517 W GRAND AVE
Entity City, State, Zip:	OAKLAND CA 94611
Agent For Service of Process:	SAMSON RYAN
Agent Address:	1115 GARDEN WAY
Agent City, State, Zip:	DALLAS TX 75246

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Help: Descriptions of Statuses](#).

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Patterson Youth Softball and Baseball
2016 Projected Budget Report.

ID#	TYPE	CAT	DESCRIPTION	UNIT	UNIT PRICE	PRICE TOTAL
E12	Exp.	Team	STAN-CO League Fees per Team	18	\$ (25.00)	\$ (450.00)
E4	Exp.	Plyr.	Insurance per Player	250	\$ (10.00)	\$ (2,500.00)
E13	Exp.	Prog.	CITY-STATE Fees and Deposits. Business License. \$35 Concessions Health Insp. \$214 Co-Sponsor deposit \$400 Fireworks booth \$111	1	\$ (725.00)	\$ (725.00)
E2	Exp.	Plyr.	Uniforms Per Player	250	\$ (30.00)	\$ (7,500.00)
E6	Exp.	Team.	Equipment Yearly. New/Replace: Balls Game 18 Teams 1 case each at \$40.00, Practice Balls 18 x 6 at \$2.00 Score Books, Line-up cards rule books 18 at \$21.00 Bases 18 at \$25.00, Equipment Bags 18 at \$10.00	1	\$ (2,100.00)	\$ (2,100.00)
E17	Exp.	Prog.	Equipment Program. Upgrades at 4 years: Quad \$1000.00 Pitching machine 2@ \$800 Screens 6 @ \$150	1	\$ (3,500.00)	\$ (3,500.00)
11	Exp.	Prog.	Field Maintenance/ Chalk, Tools, Field Dragging (\$10x56)	1	\$ (1,000.00)	\$ (1,000.00)
E16	Exp.	Prog.	Advertisement: Irrigator 3x \$127, Flyers \$280, Apps \$50	1	\$ (725.00)	\$ (725.00)
E8	Exp.	Prog.	Entertainment Opening Ceremonies	1	\$ (800.00)	\$ (800.00)
E7	Exp.	Prog.	Concessions Yearly Stocking	1	\$ (1,800.00)	\$ (1,800.00)
E3	Exp.	Team	Umpire Cost for 18 Teams at 8 Home Games Ea.	144	\$ (35.00)	\$ (5,040.00)
E13	Exp.	Team	Coaching-Staff Training	36	\$ (20.00)	\$ (720.00)
E5	Exp.	Plyr.	Awards Trophies	250	\$ (8.00)	\$ (2,000.00)
E17	Exp.	Prog.	Additional Expenditures	1	\$ (750.00)	\$ (750.00)
I3	Inc.	Prog.	Fundraising-Donations Yearly	1	\$ 4,500.00	\$ 4,500.00
I5	Inc.	Prog.	Concessions Yearly Profit-Umpires	1	\$ 3600.00	\$ 3600.00
E B	Exp.	Prog.	TOTAL EXPENDITURES			\$ (30,960.00)
I1	Inc.	Plyr.	TOTAL SIGN-UP FEES Early Bird	100	\$ 85.00	\$ 8,500.00
I2	Inc.	Plyr.	TOTAL SIGN-UP FEES Regular	150	\$ 100.00	\$ 15,000.00
I B	Bal.	Prog.	TOTAL INCOME YEARLY PROJECTED	1	\$ 31,600.00	\$ 31,600.00
EB	Bal.	Prog.	TOTAL EXPEDITURES YEARLY PROJECTED	1	\$ 30,960.00	\$ 30,960.00
	Bal.	Prog.	BALANCE YEAR END	1	\$ 640.00	\$ 640.00

Contact: PYSB President/Liaison; Mario Maese 209-818-3530, ptcountyball@yahoo.com, P.O.Box 1343



Patterson Youth Softball And Baseball

Board of Directors 2016

President/Liaison	Mario Maese	209-818-3530	mariom164@yahoo.com
Vice President			
Secretary	Trina Heusler	209-735-8130	strlite86@aol.com
Treasurer	Charlene Robles	209-678-1205	charlenerobles790@yahoo.com
Player Agent	Rob DeLeon	925-989-7348	cobiglion@gmail.com
Equipment Manager	Fernando Lucero	408-469-9727	Fernando.Lucero@dla.mil
Coaches Coordinator	Eric Musson	209-988-1213	ejmusson@yahoo.com
Safety Coordinator	A'lan Fernandez	510-299-6515	
Fundraising Coordinator	Nina Gregoris	510-921-8870	ninagregoris@gmail.com
Concessions Coordinator	Angelina Ortiz	510-579-4062	angelortiz1978@yahoo.com
Information Officer	Amy Holloway	209-606-0749	kruisin_for_a_brusin@hotmail.com



Patterson Youth Softball And Baseball

Coaches List 2016

7/8 Boys	Rob DeLeon	925-989-7348
	Lolita Garcia	209-534-0232
7/8 Girls	Eric Musson	209-988-1213
	Ben Hernandez	209-496-6962
9/10 Boys	Tony Lomeli	209-505-5926
	Ben Hernandez	209-496-6962
9/10 Girls	Aaron Wheeland	209-581-3821
	Amy Holloway	209-606-0749
11/12 Boys	John Garcia	209-402-6074
11/12 Girls	Mario Maese	209-818-3530
	Fernando Lucero	408-469-9727
13/14 Boys	Joe Robles	209-678-1204
	Joe Martin	209-740-2939
13/14 Girls	Jeff Heusler	510-688-9084
	Michele Lozano	209-380-9488

Note: If additional coaches are added an updated list will follow.



Patterson Youth Softball And Baseball

Facility Reservation Request 2016 season

Special Request: Skill Evaluation/Tryouts Saturday February 20, 2016 9:30 am – 3:30 pm and Sunday, February 21, 2016 12:00pm – 3:30 pm. Patterson Sports Complex Ball Diamond 1 and 2

City Fields

Sports Complex; Ball Diamonds 1 and 2, Concession Stand and Storage Container

March 1, 2016 thru June 31, 2016

Mondays, Tuesdays, Wednesdays, Thursdays, Fridays. 3:00 pm - 9:45 pm

Saturday, Sunday. 9:00 am – 9:45 pm

Note: Lighting to be on an as needed basis. Request to be made during business hours, with one week notice. Lighting request made to Mayra at 895-8081

Garza Park; Ball Diamond, Concession Stand

March 1, 2016 thru June 31, 2016

Mondays, Tuesdays, Wednesdays, Thursdays, Fridays. 3:00 pm - 9:45 pm

Saturday, Sunday. 9:00 am – 9:45 pm

Note: Lighting to be on an as needed basis. Request to be made during business hours, with one week notice. Lighting request made to Mayra at 895-8081

Garza Park; Ball Diamond, Concession Stand

March 1, 2016 thru June 31, 2016

Mondays, Tuesdays, Wednesdays, Thursdays, Fridays. 3:00 pm - 9:45 pm

Saturday, Sunday. 9:00 am – 9:45 pm

PUSD Fields

PHS JV Field

March 1, 2016 thru June 31, 2016

Mondays, Tuesdays, Wednesdays, Thursdays, Fridays. 3:00 pm – 8:30 pm

Saturday, Sunday. 9:00 am – 6:00 pm

Creekside Middle School Field

March 1, 2016 thru June 31, 2016

Mondays, Tuesdays, Wednesdays, Thursdays, Fridays. 3:00 pm – 8:30 pm

Saturday, Sunday. 9:00 am – 6:00 pm

Walnut Grove Field

March 1, 2016 thru June 31, 2016

Mondays, Tuesdays, Wednesdays, Thursdays, Fridays. 3:00 pm – 8:30 pm

Saturday, Sunday. 9:00 am – 6:00 pm

Contact: PYSB President/Liaison; Mario Maese 209-818-3530, ptcountyball@yahoo.com, P.O.Box 1343

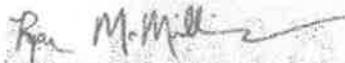
Certified Professional Food Manager

designation has been conferred upon

ANGELINA ORTIZ

who has met all the professional requirements for certification
in food service safety and sanitation.

Exam 9001 Recognized By Conference For Food Protection



Ryan McMillion, Client Services Manager

Certificate No: 1802863

Exam Date: 04/08/14

Test Code: 6203069001

Certificate expires no later than: 04/08/19



**Congratulations! You have passed the National
Certified Professional Food Manager examination.
Your name has been added to the National database
of Food Managers.**

Prometric Score Report

Congratulations! You passed the Certified
Professional Food Manager examination.

Your Score is as follows:

Score	Status	Exam Date
86	PASS	04/08/2014

This is to certify that

ANGELINA ORTIZ

*has met the necessary requirements for
Food Manager Certification.*

Exam 9001 Recognized By Conference For Food Protection

#:
Prometric

Exam Date: 04/08/14
800.624.2736

FOCUS FOOD SAFETY

Maria Guadalupe
Instructor

206 Water Edge Dr.
Waterford, CA
95386

(209)777-1619
lupebel58@gmail.com



**ANGELINA ORTIZ
1414 WOOD CREEK DR
PATTERSON, CA 95363**

7941 Corporate Drive
Nottingham, MD 21236 800.624.2736

K&K Insurance Group, Inc.
1712 Magnavox Way
Fort Wayne, IN 46804
Phone 1-800-426-2889
Fax 1-260-459-5105
Claims 1-800-237-2917

Application Date: 2/4/2015

Are you an insurance agent or broker: **Yes**

Named insured (as it should appear on the policy): **Patterson Tigers Youth Softball & Baseball**

Doing business as (DBA):

Contact first name: **Robert**

Contact last name: **DeLeon**

Mailing address: **328 Summer Phlox Lane**

City: **Patterson** State: **California** Zip: **95363**

Phone: **209-895-0088** Fax: Cell: **209-944-6367**

E-mail: **mrulla@trilogy-insurance.com**

Web site:

This is a renewal of coverage

Agency name: **Trilogy Insurance Brokers, Inc.**

Agency mailing address: **575 Anton Blvd., 3rd Floor**

City: **Costa Mesa** State: **California** Zip: **92626**

Agent/contact first name: **Melody**

Agent/contact last name: **Rulla**

Agency phone: **714-277-4488** Agency Fax: **800-793-8214**

Agent/contact e-mail: **mrulla@trilogy-insurance.com**

I do NOT wish to receive a commission

Selected operations: **Baseball, Softball**
Coverage effective date: **2/26/2015 to 2/26/2016**
Is the organization a/an: **League and/or club**
What is the total number of teams in the league?: **8**
Is the insured a member of any of the following organizations?

American Youth Football, American Amateur Baseball Congress, Babe Ruth/Cal Ripken Baseball, Babe Ruth Softball, Dixie Boys Baseball, Dixie Softball, Dixie Youth Baseball, U.S. Youth Soccer Association, World Adult Kickball Association (WAKA®), Soccer Association for Youth, USA (SAY Soccer), Pop Warner **None**

Do you need to request any additional Certificate(s) of Insurance to present to a third party? Yes

Entity Name: City of Patterson
Mailing Address: One Plaza
City: Patterson State: California Zip: 95363
Relationship: Owner, manager or lessor of the premises where you conduct practices or games
Entity Name: Patterson Unified School District
Mailing Address: 510 Keystone Boulevard
City: Patterson State: California Zip: 95363
Relationship: Owner, manager or lessor of the premises where you conduct practices or games

I accept, on behalf of the Insured

I understand that the insurance company, in determining whether to provide insurance coverage, will rely on the information contained in this form and all other information being submitted. I hereby warrant, represent and confirm that, to the best of my knowledge, all information provided is complete, true and correct.

I am aware that the insurance company expects accurate reporting for my premium calculation, and should my figures exceed my estimates during the coverage term I will make arrangements to pay the additional premium. I understand that my book and records may be examined or audited by the insurance company at any time during the coverage period and up to three years thereafter. Intentional misrepresentation or misreporting may jeopardize coverage. K&K reserves the right to decline/void any ineligible coverage.

I accept, on behalf of the Insured

I further acknowledge that, I have reviewed all information provided with this enrollment form and understand the exclusions which apply, as well as the activities and operations for which coverage is not provided. The information I provided on this enrollment form becomes a part of the insurance contract.

I accept, on behalf of the Insured

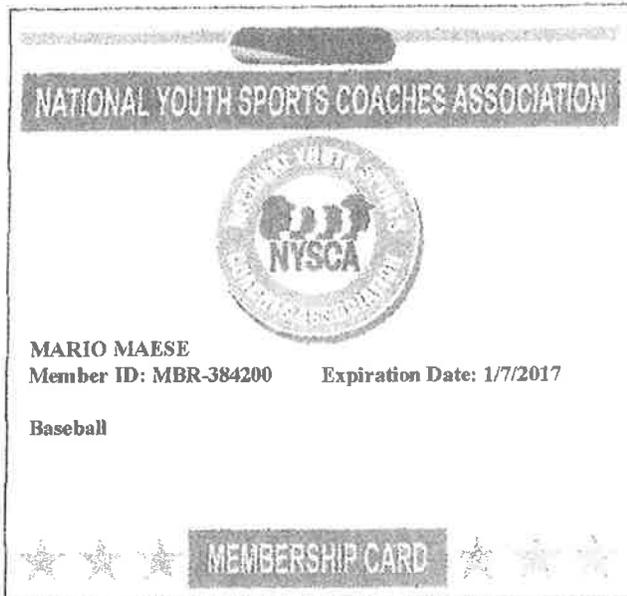
I represent and warrant as an insurance producer that I currently maintain, and will maintain, all individual, corporate or agency licenses or permits required in order to conduct insurance business in the state coverage for this insured is being written. I further represent and warrant that I currently maintain, and will maintain, errors and omissions insurance for myself, my officers and employees. If requested by K&K, I will provide K&K with reasonably satisfactory evidence of all of the above mentioned items.

I accept

Name of the person completing this form: First name: **Melody** Last name: **Rulla**

Temp Membership Card

CUT BADGE ON THE SOLID LINE





CITY OF PATTERSON

1 Plaza Circle

P.O. Box 667

Patterson, CA 95363

BUSINESS LICENSE

License #: 2568
Expires: 06/30/2016

Application Date 01/27/2010
Date Current Issued 01/28/2010

The applicant named below is hereby granted license to transact business within the City of Patterson in conformity with provisions of the License Ordinance and all ordinances amendatory thereto.

City Clerk

This license must be placed in a conspicuous place. If licensee's place of business is not in Patterson, this license must be carried on person of licensee or its employee(s)

Business Location In Patterson (if applicable):

License Issued To:

PATTERSON YOUTH SOFTBALL &
BASEBALL
PO BOX 1343
PATTERSON CA 95363



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager *KI*

BY: Tiffany Rodriguez, Capital Projects Manager, Engineering, Building and Capital Projects

MEETING DATE: February 2, 2016

ITEM NO: 5.6

SUBJECT: Approve Resolution No. 2016-09, Accepting the Two 10' Storm Drain Easements from Keystone Pacific Business Park, LLC

RECOMMENDATION

Approve Resolution No. 2016-09, Accepting the two 10' Storm Drain Easements from Keystone Pacific Business Park, LLC, A North Carolina Limited Liability Company.

BACKGROUND

For review and approval a resolution accepting dedications from Keystone Pacific Business Park, LLC. These dedications are necessary for the purpose of maintenance and upkeep of City owned storm drain lines that run through the property. These easements are a part of the approved set of improvement plans for the Keystone Warehouse Lot G.

Keystone Pacific Business Park, LLC has granted the easements and has executed the attached legal documents (see attached). However, in order for this process to be finalized, the City must accept the dedications granted as well as record them with the approved resolutions.

ANALYSIS

Once the easements have been accepted by the City Council, the easements can be properly recorded and finalized.

FISCAL IMPACT

There is no fiscal impact associated with this item.

RESOLUTION NO. 2016-09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PATTERSON,
ACCEPTING TWO 10' STORM DRAIN EASEMENTS FROM KEYSTONE PACIFIC
BUSINESS PARK, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
FOR STORM DRAIN PURPOSES, AND AUTHORIZING THE CITY CLERK TO
RECORD THE SAME ON BEHALF OF THE CITY OF PATTERSON**

WHEREAS, this Agreement is entered into by and between the City of Patterson, a municipal corporation "City" and Keystone Pacific Business Park, LLC, A North Carolina Limited Liability Company, "Property Owner(s)"; and,

WHEREAS, the City seeks to acquire, for the City of Patterson, from these "Property Owner(s)" two 10' Storm Drain Easements for storm drain purposes located in the Keystone Business Park area, as described in the form of Legal Descriptions attached hereto as Exhibit "A" and Exhibit "B"; and,

WHEREAS, the "Property Owner(s)" is prepared to grant such Easements to the City of Patterson in the form attached hereto as Exhibit "A" and Exhibit "B" under the terms and conditions set forth in this Agreement and in the attached form of Easements; and,

WHEREAS, said Storm Drain Easements and said Agreement for Storm Drain Easements have been examined by the City Council of the City of Patterson.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Patterson hereby approves the Agreement for Storm Drain Easements, and Authorizes the City Manager to execute the same on behalf of the City of Patterson; and,

NOW THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Patterson hereby accepts said Storm Drain Easements from the "Property Owner(s)", conveying to the City of Patterson that certain real property described in the attached "Exhibits", and the City Clerk of the City of Patterson is hereby authorized and directed to record said Grant of Easements on Behalf of the City of Patterson.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Patterson held on the 2nd day of February 2016 by Councilmember _____, who moved its adoption, which motion was duly seconded by Councilmember _____, and it was upon roll call carried and the resolution adopted by the following vote:

AYES:

NOES:

EXCUSED:

APPROVED:

Luis I. Molina, Mayor
City of Patterson

ATTEST:

Maricela L. Vela, City Clerk
City of Patterson

I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 2nd day of February 2016, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

RECORDING REQUESTED BY:

**When Recorded Mail Document
and Tax Statement To:**

City of Patterson
City Clerk's Office
P.O. Box 667
Patterson, CA 95363

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 021-085-020

EASEMENT DEED

The undersigned grantor(s) declare(s)

Documentary Transfer Tax is \$-0-

City Transfer Tax is \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- City of Patterson

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KEYSTONE PACIFIC BUSINESS PARK, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Hereby GRANT(S) to CITY OF PATTERSON, A MUNICIPAL CORPORATION

**the following described real property in the City of Patterson
County of Stanislaus, State of California:**

**SEE LEGAL DESCRIPTION AND MAP ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A" & EXHIBIT "B".**

THIS DEED IS BEING RECORDED FOR STORM DRAINAGE PIPELINE PURPOSES.

Keystone Pacific Business Park, LLC, a North Carolina limited liability
Company By: Keystone Corporation, a North Carolina corporation, Its Manager

By:


James C. Little, CFO

Dated

12/3/2015

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ACKNOWLEDGEMENT

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

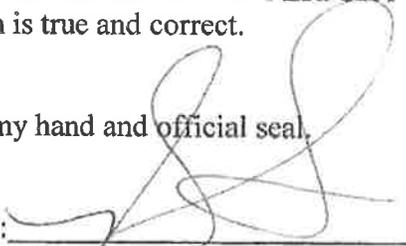
STATE OF CALIFORNIA)
COUNTY OF Wake)

ON December 3, 2015 before me, Deborah Dorsett,
personally appeared James C. Little

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

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

Witness my hand and official seal.

Signature: 
Deborah Dorsett

(Seal)



EXHIBIT 'A'

**Legal Description for
10' Wide Storm Drainage Easement**

A portion of Lot "G" as shown on the Parcel Map for Keystone Pacific Business Park Phase 5, recorded in Book 53 of Parcel Maps, Page 90, Stanislaus County Records, lying in the north half of Section 26, Township 5 South, Range 7 East, Mount Diablo Meridian, situate in the City of Patterson, County of Stanislaus, State of California, more particularly described as follows:

Easement No. 1:

A strip of land 10.00 feet wide, the center line of which is described as follows:

Beginning at a point on the southwesterly line of said Lot "G" that bears South 32°30'14" East, 414.21 feet from the most northerly corner of said Lot "G"; thence South 86°37'16" East, 135.66 feet; thence South 82°41'03" East, 112.29 feet to the east line of said Lot "G" and the termination of said strip of land.

The sidelines of said strip of land to be lengthened or shortened as needed to terminate at said southwesterly and easterly lines of Lot "G".

Easement No. 2:

A strip of land 10.00 feet wide, the center line of which is described as follows:

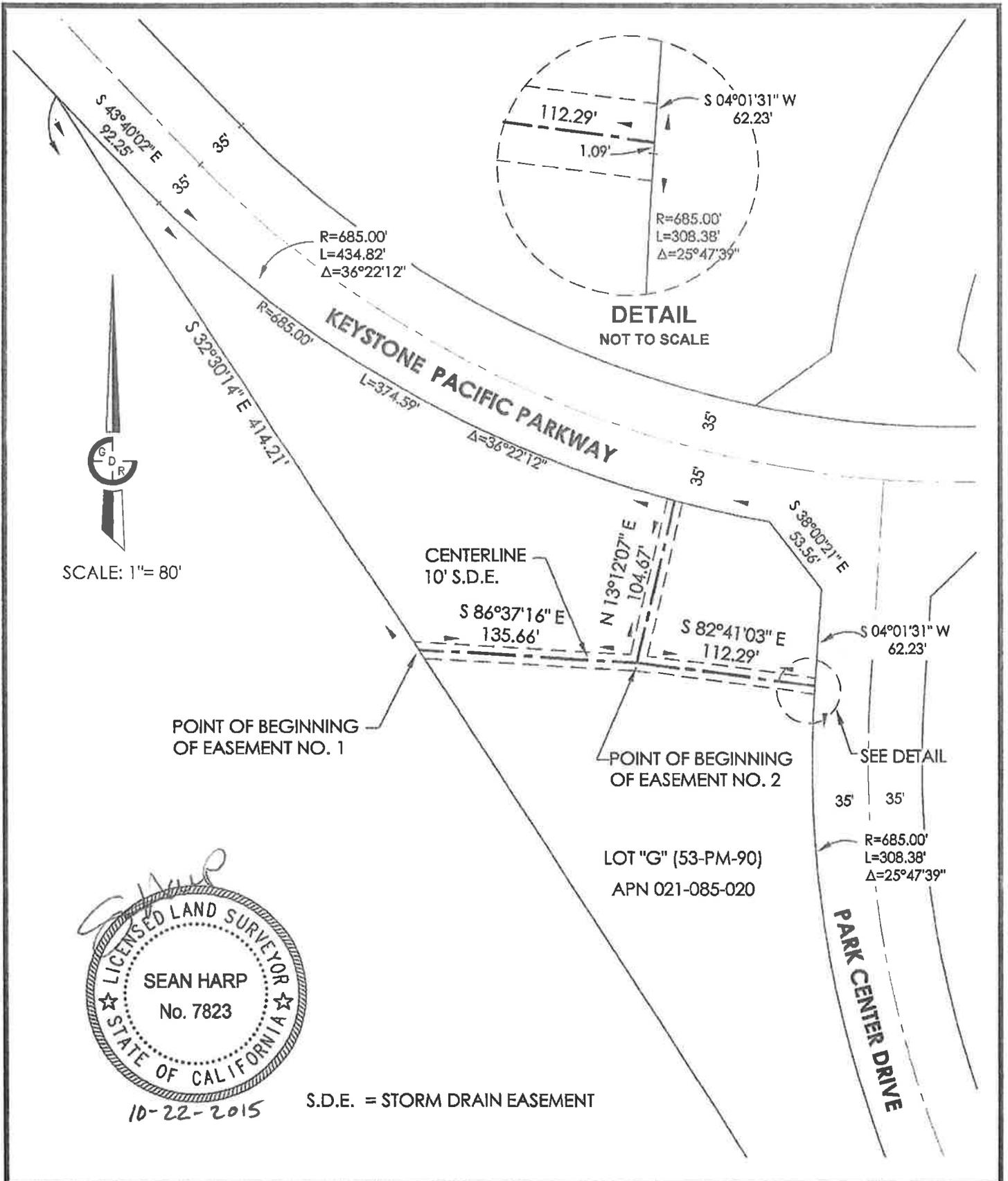
Beginning at a point that bears South 32°30'14" East, 414.21 feet and South 86°37'16" East, 135.66 feet from the most northerly corner of said Lot "G"; thence North 13°12'07" East, 104.67 feet to the northerly line of said Lot "G" and the termination of said strip of land.

The sidelines of said strip of land to be lengthened or shortened as needed to terminate at said northerly line of Lot "G" and said northerly line of the above Easement No. 1.

This real property description was prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.



Sean Harp 10-22-2015
Sean Harp, P.L.S. 7823 Date



S.D.E. = STORM DRAIN EASEMENT



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370

EXHIBIT "B"
10' STORM DRAINAGE EASEMENT

CITY OF PATTERSON STANISLAUS COUNTY CALIFORNIA

JOB NO.
15050
DATE:
10/22/2015



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager *KI*

BY: Maricela Vela, City Clerk

MEETING DATE: February 2, 2016

ITEM NO: 5.7

SUBJECT: Approve Resolution No. 2016-10, Rejecting the Claim of America Lee in an Amount of \$5,577.49 for Alleged Damages.

RECOMMENDATION

Motion to approve Resolution No. 2016-10, rejecting the Claim of America Lee in an Amount of \$5,577.49 for Alleged Damages.

FISCAL IMPACT

None.

1 **RESOLUTION NO. 2016-10**

2
3 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF**
4 **PATTERSON, CALIFORNIA, REJECTING THE CLAIM OF**
5 **AMERICA LEE IN AN AMOUNT OF \$5,577.49**
6 **FOR ALLEGED DAMAGES**

7 **WHEREAS**, a claim submitted by America Lee in an amount of \$5,577.49 was received
8 against the City of Patterson on November 4, 2015 for alleged damages.

9 **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Patterson
10 that it hereby rejects the claim for damages in an amount of \$5,577.49 against the City of Patterson
11 for alleged damages.

12 The foregoing resolution was introduced at a regular meeting of the City Council of the City
13 of Patterson held on the 2nd day of February 2016, by _____, who moved its adoption, which
14 motion was duly seconded by _____, and it was upon roll call carried and the resolution
15 adopted by the following roll call vote:

16 **AYES:**

17 **NOES:**

18 **EXCUSED:**

19 **ABSTAINED:**

20 **APPROVED:**

21
22 _____
23 Luis I. Molina, Mayor of the City of Patterson

24 **ATTEST:**

25
26 _____
27 Maricela L. Vela, City Clerk of the City of Patterson

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I hereby certify that the foregoing is a full, correct, and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 2nd day of February 2016, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

CLAIM FORM

(Please Type Or Print)



CLAIM AGAINST City of Patterson
(Name of Entity)

Claimant's name: America Lee

DOB: 6/27/70 Gender: Male _____ Female

Claimant's address: 275 K Street, Patterson CA Telephone: 209-300-3304

Address where notices about claim are to be sent, if different from above: _____

Date of incident/accident October 29, 2015

Date injuries, damages, or losses were discovered: October 29, 2015

Location of incident/accident 275 K Street

What did entity or employee do to cause this loss, damage, or injury? A city tree fell on to the roof of my car. I have already put in a ...
(Use back of this form or separate sheet if necessary to answer this question in detail.)

What are the names of the entity's employees who caused this injury, damage, or loss (if known)? _____

What specific injuries, damages, or losses did claimant receive? _____

(Use back of this form or separate sheet if necessary to answer this question in detail.)

What amount of money is claimant seeking or, if the amount is in excess of \$10,000, which is the appropriate court of jurisdiction. Note: If Superior and Municipal Courts are consolidated, you must represent whether it is a "limited civil case" [see Government Code 910(f)]

I am seeking the cost of the damages to repair the vehicle

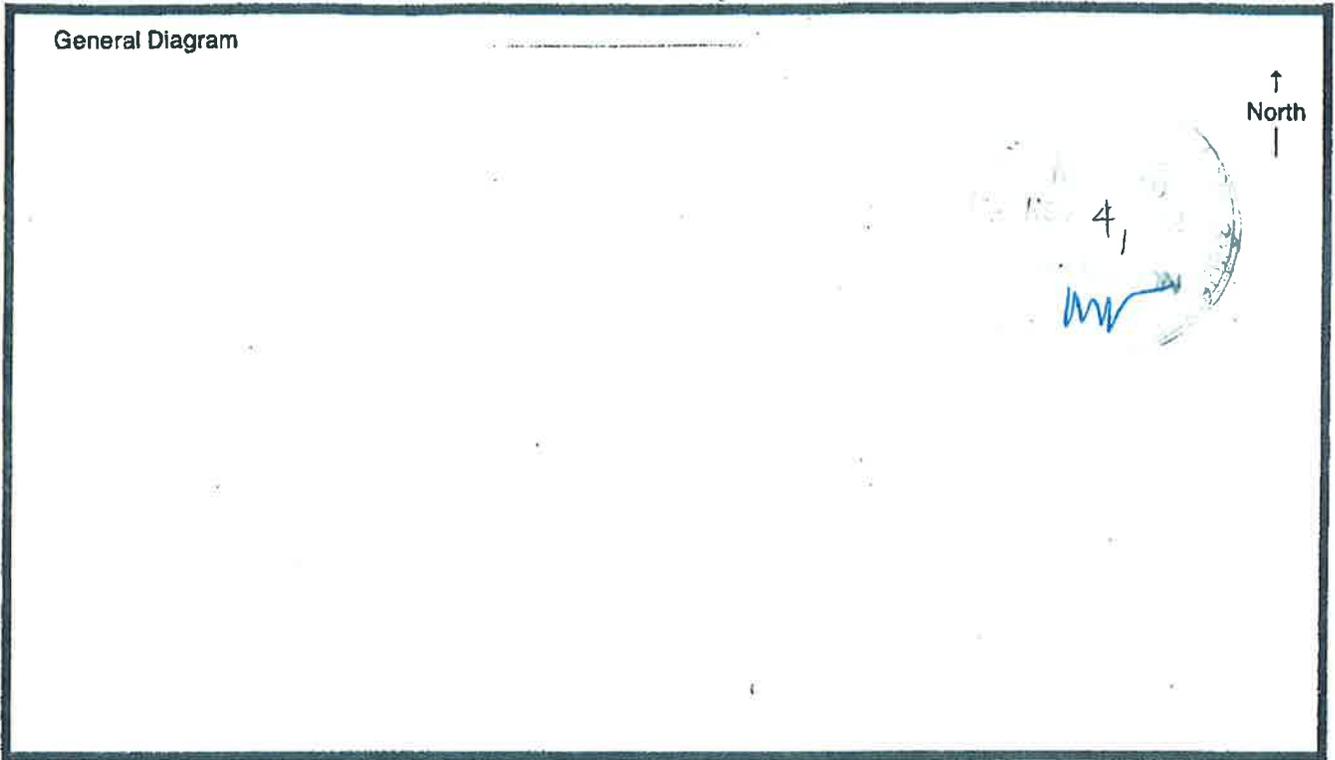
How was this amount calculated (please itemize)? quote attached

(Use back of this form or separate sheet if necessary to answer this question in detail.)

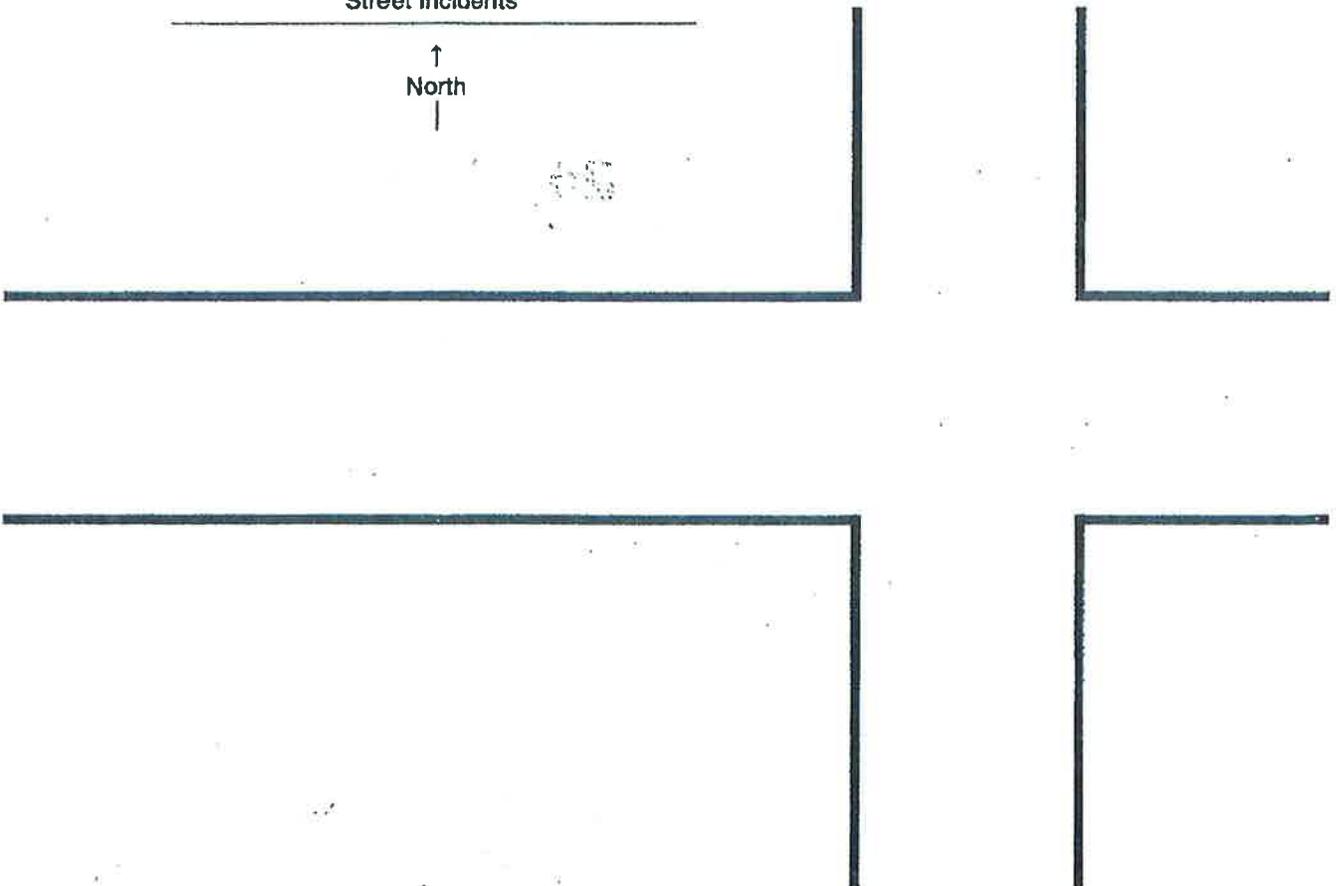
Date Signed 11/2/15 Signature: America Lee

If signed by representative:
Representative's Name _____ Address _____
Telephone # _____
Relationship to Claimant _____

DIAGRAMS



Street Incidents





PLEASE READ — IMPORTANT!

Your claim must be filed within 6 months of the incident (Government code 911.2)

Your claim will be forwarded to the City's Risk Manager for investigation. Following that, your claim will be either settled or denied. You will be notified by mail.

If your claim is denied, you will have 6 months from date of denial to initiate an action against the city (Government code 945.6) Our hope is that you will be treated fairly. If you have any questions please call.

2011

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JANUARY

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MAY

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JUNE

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... Work order to have these old trees taken care of by the city. I put in the work order on August 7th 2015 because a branch had fallen and scratched the paint on my car. This time the damage is far worse. The entire roof of my car is caved in. I am unable to open the door and it is not driveable. I am currently recovering from surgery but will need my vehicle to return to work this week. I have 2 neighbors as witnesses and officer Briggs was a witness as well. Officer Briggs was directing traffic due to the tree blocking the road.

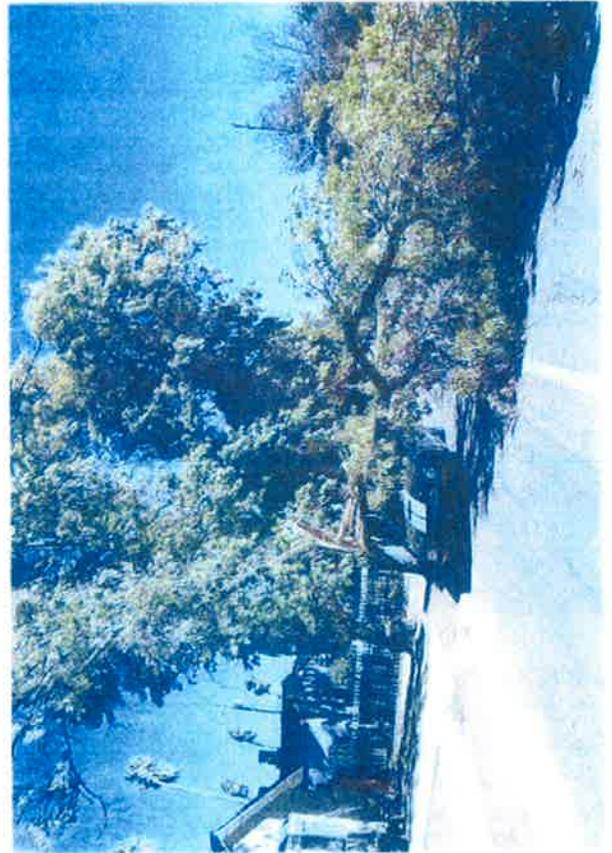
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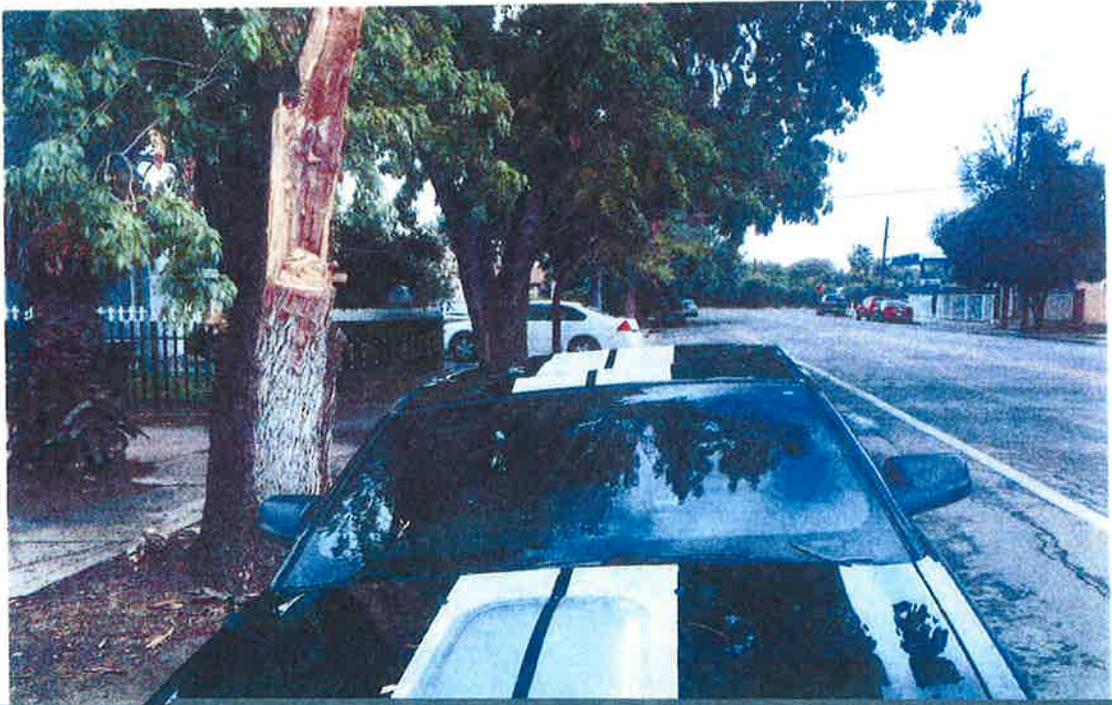
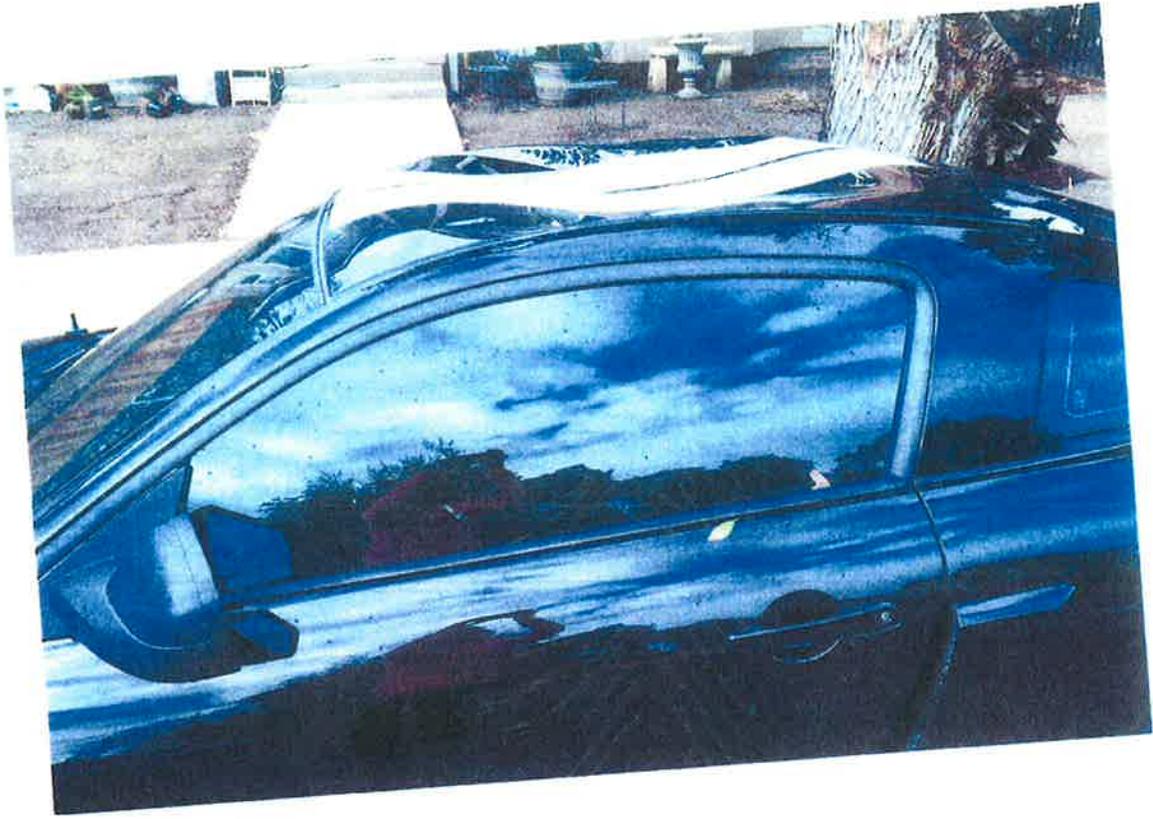
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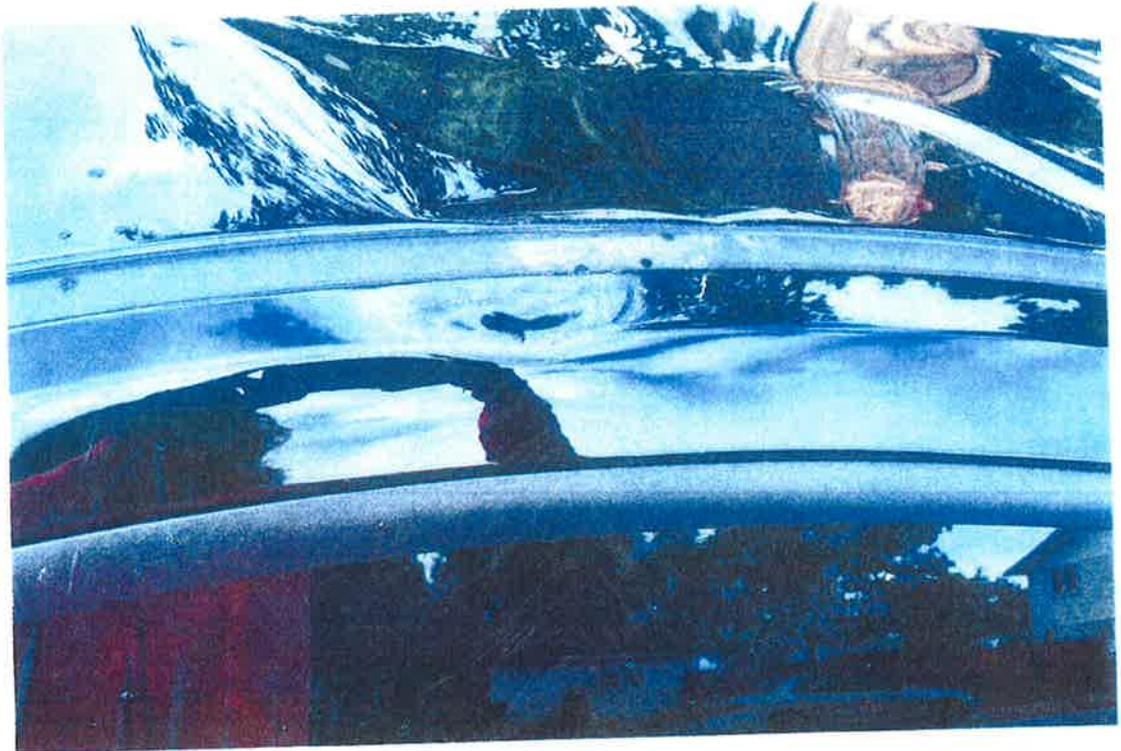


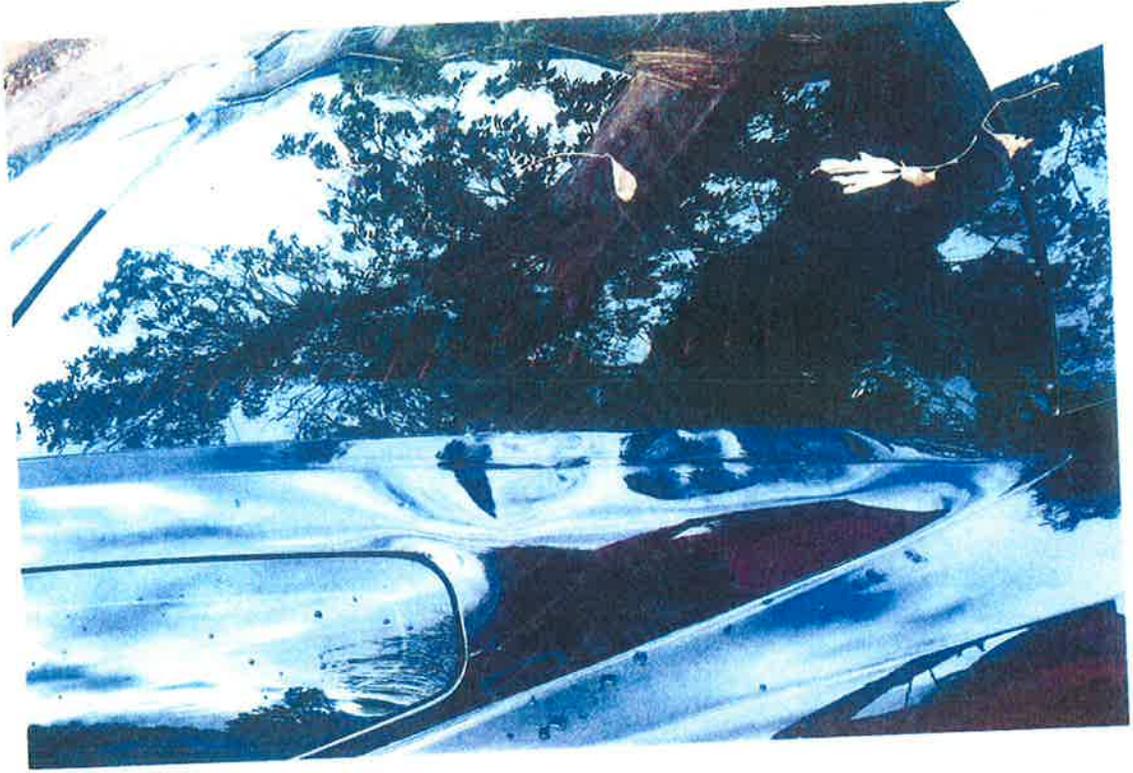
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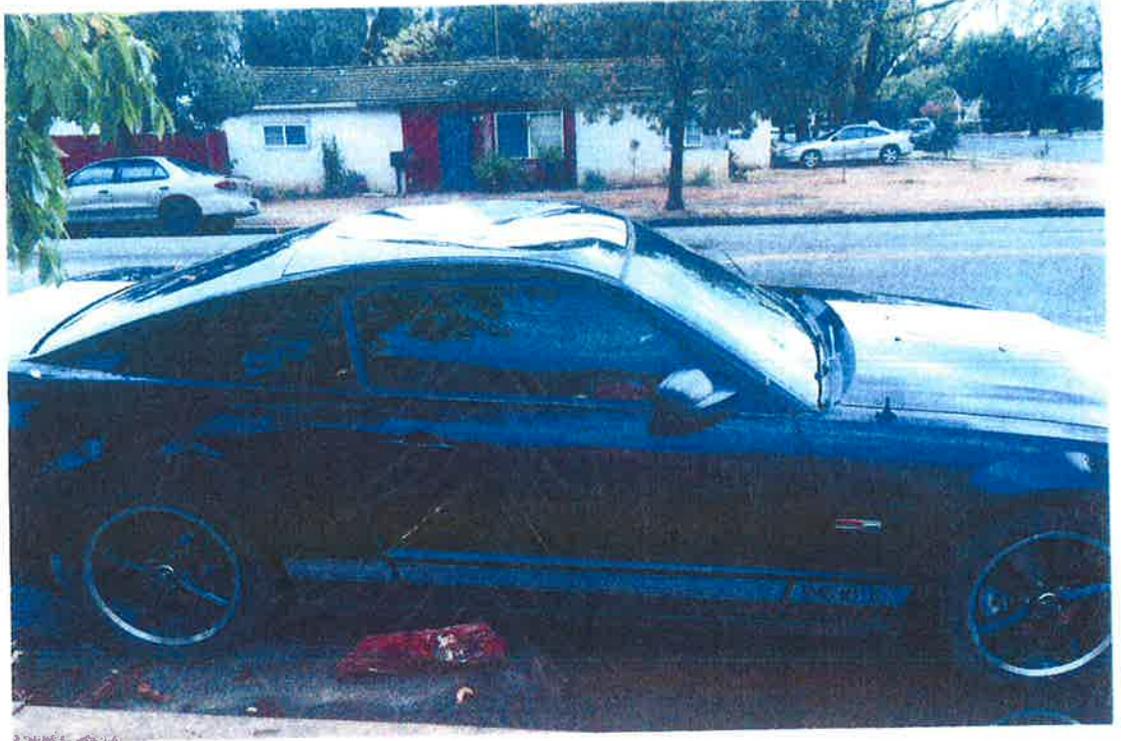












BodyLine Auto Body & Paint

BodyLine Auto Body & Paint

500 S 3rd St.

Patterson, CA 95363

Business Phone: 209-892-7333

Cell Phone: 209-988-5558

bodylineautobody@gvni.com

Estimate

Est #337, ID #3484821

Vehicle Info	VIN	Color Ext. / Int	License (St.)	Miles In / Out
2007 Ford Mustang GT Premium 2 Door Coupe RWD 4.6L 8 Cyl Gas Injected 5 Speed Man Trans ,PC -6519,Point of Impact - Roof	1ZVHT82H075361797	/	6BMR259 (CA)	112673 / 112673

Vehicle Accessories

Power Brakes,Power Steering,Power Windows,Power Locks,Power Mirrors,Heated Mirrors,Cruise Control,Rear Defroster,Air Conditioning,Anti-Lock Brakes,Air Bag-Driver,Air Bag-Passenger,Air Bag Other,CD Player,Alarm System,Center Console,Power Seat,Dual Power Seats,Leather Seats,Graphics,Privacy Glass,Tilt Steering Wheel,Bucket Seats,Alloy Wheels,Fog Lights,Automatic Transmission

Owner

AMERICA R LEE
275 K ST
PATTERSON, CA 95363
Cell Phone: 209 300 3304



Description	Part #	Price	Qty	Labor	Paint	Other
STRIPE TAPE						
Refinish STRIPE TAPE SET 0.6hrs. Clearcoat	7R3Z 6320000 AV			2.5 Body hrs.	1.5 hrs. 0.6 hrs.	
ROOF						
Replace ROOF PANEL 1.0hrs. Clearcoat	5R3Z 6350202 AA	\$465.52	1	17.5 Body hrs.	2.6 hrs. 1.0 hrs.	
Replace L ROOF MOULDING	5R3Z 6351728 AAA	\$113.08	1	0.3 Body hrs.		
Replace R ROOF MOULDING	5R3Z 6351728 AAA	\$113.28	1	0.3 Body hrs.		
Replace ROOF HEADLINER	6R3Z 6351916 BA	\$915.98	1	2.0 Body hrs.		
Repair LF ROOF RAIL 0.6hrs. Clearcoat				4.0 Body hrs.	1.5 hrs. 0.6 hrs.	
<i>REPAIR OUTER LFT ROOF RAIL AND BLEND LFT QRT PANEL</i>						
Repair RT ROOF RAIL 0.6hrs. Clearcoat				2.0 Body hrs.	1.5 hrs. 0.6 hrs.	
<i>REPAIR RT ROOF RAIL AND SPOT PAINT AND FULL CLEAR COAT</i>						
QUARTER PANEL						
Refinish R QUARTER PANEL OUTSIDE 1.0hrs. Clearcoat					2.4 hrs. 1.0 hrs.	
Other COVER VEHICAL				0.5 Body hrs.		\$10.00 Nontaxed
Other COVER VEHICAL				0.5 Body hrs.		\$10.00 Nontaxed
Replace COLOR TINT 0.2hrs. Clearcoat					0.5 hrs. 0.2 hrs.	
Replace COLOR SAND & BUFF					1.0 hrs.	
FRONT SEAT						
R&I ALL SEATS				2.0 Body hrs.		
<i>THIS TIME IS TO R/I ALL SEATS FRT AND BACK BEFORE WELDING SO WE GET NO BURNS OR FIRES ...</i>						

BodyLine Auto Body & Paint

BodyLine Auto Body & Paint
500 S 3rd St.
Patterson, CA 95363
Business Phone: 209-892-7333
Cell Phone: 209-988-5558
bodylineautobody@gvni.com

Estimate
Est #337, ID #3484821

Totals

Type	Hours	Rate/hr	Total	Taxable
OEM Parts			\$1,607.86	✓
Nontaxed			\$20.00	
Body Labor	31.6	\$70.00	\$2,212.00	
Paint Labor	15.0	\$70.00	\$1,050.00	
Paint Supplies	15.0	\$35.00	\$525.00	✓
Taxable Amount			\$2,132.86	
Tax 7.625%			\$162.63	
Nontaxable Amount			\$3,282.00	
Grand Total			\$5,577.49	
Net Total			\$5,577.49	





CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager

BY: Maricela Vela, City Clerk

MEETING DATE: February 2, 2016

ITEM NO: 5.8

SUBJECT: Approve Resolution No. 2016-11, Rejecting the Claim of Irma England in an Amount of \$130.00 for Alleged Damages.

RECOMMENDATION

Motion to approve Resolution No. 2016-11, rejecting the Claim of Irma England in an Amount of \$130.00 for Alleged Damages.

FISCAL IMPACT

None.

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I hereby certify that the foregoing is a full, correct, and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 2nd day of February 2016, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

CLAIM FORM

(Please Type Or Print)

RECEIVED
NOV 23, 2015
BY: CM

CLAIM AGAINST City of Patterson
(Name of Entity)

Claimant's name Irma England

DOB 01-12-1950 Gender Male Female

Claimant's address 404 South 3rd St. Patterson, CA 95313 Telephone: 209-892-6537

Address where notices about claim are to be sent, if different from above P.O. Box 1673
Patterson, CA 95313

Date of incident/accident: 11-16-2015

Date injuries, damages, or losses were discovered 11-16-2015

Location of incident/accident East Las Palmas Patterson between Sycamore and Hartley

What did entity or employee do to cause this loss, damage, or injury? A big piece of Palm tree that broke off. Severe wind
(Use back of this form or separate sheet if necessary to answer this question in detail)

What are the names of the entity's employees who caused this injury, damage, or loss (if known)? Palm tree

What specific injuries, damages, or losses did claimant receive? Broken windshield on a 2010 Impala
(Use back of this form or separate sheet if necessary to answer this question in detail)

What amount of money is claimant seeking or, if the amount is in excess of \$10,000, which is the appropriate court of jurisdiction. Note: If Superior and Municipal Courts are consolidated, you must represent whether it is a "limited civil case" [see Government Code 910(f)]
130⁰⁰ dollars

How was this amount calculated (please itemize)? Was the charge the glass Co charged
(Use back of this form or separate sheet if necessary to answer this question in detail)

Date Signed _____ Signature Irma England

If signed by representative
Representative's Name _____ Address 11-23-15

Telephone # _____

Relationship to Claimant _____



Gold Star Auto Glass
1025 Kansas Ave. Suite C
Modesto, CA 95351

269848

ESTIMATE (VALID FOR 30 DAYS)

DATE	11/17/2015	<input type="checkbox"/> SERVICE	<input type="checkbox"/> WILL CALL	PHONE	209 8926537
NAME	Irma England	<input checked="" type="checkbox"/> INSTALL	<input type="checkbox"/> DELIVER	MAKE	CHEVY 2010
ADDRESS	404 South 3rd St Patterson, CA. 95363			MODEL	IMPALA
				SERIAL	
ITEM TO BE SERVICED			NATURE OF SERVICE REQUEST		

QTY.	PART #	DESCRIPTION OF PARTS OR MATERIALS	PRICE	AMOUNT
1		NEW WINDSHIELD		
LABOR PERFORMED			TOTAL MATERIALS	50.00
PAID			TAX	
BY CHECK #1629			TOTAL LABOR	80.00
			TOTAL AMOUNT	130.00

DATE WANTED	DEPOSIT	RECEIVED BY
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ESTIMATES ARE FOR LABOR ONLY, MATERIALS ADDITIONAL. WE WILL NOT BE RESPONSIBLE FOR LOSS OR DAMAGE CAUSED BY FIRE, THEFT, TESTING, OR ANY OTHER CAUSES BEYOND OUR CONTROL.

269848

AUTHORIZED BY: *Irma England*

Repair Order
DUPLICATE

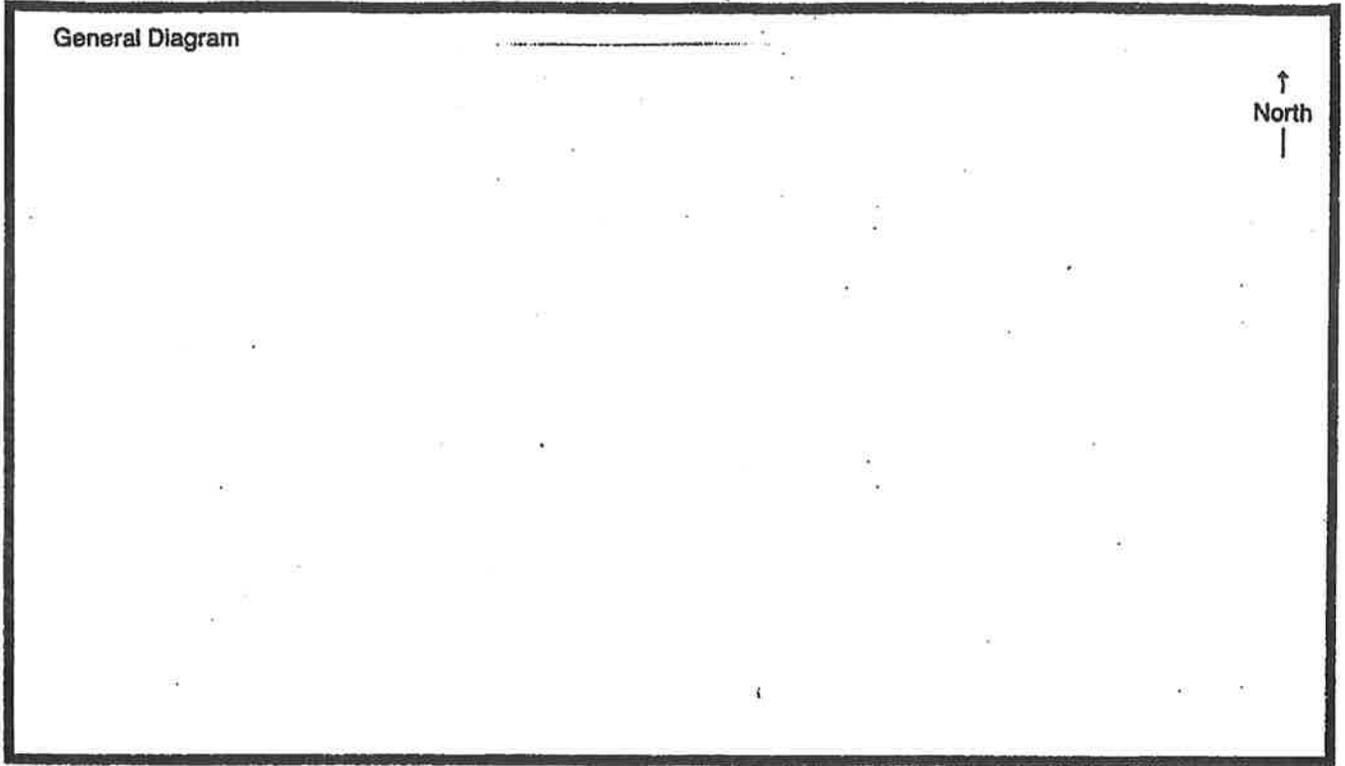
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09-11

TERMS - NET CASH
NO GOODS HELD OVER 30 DAYS

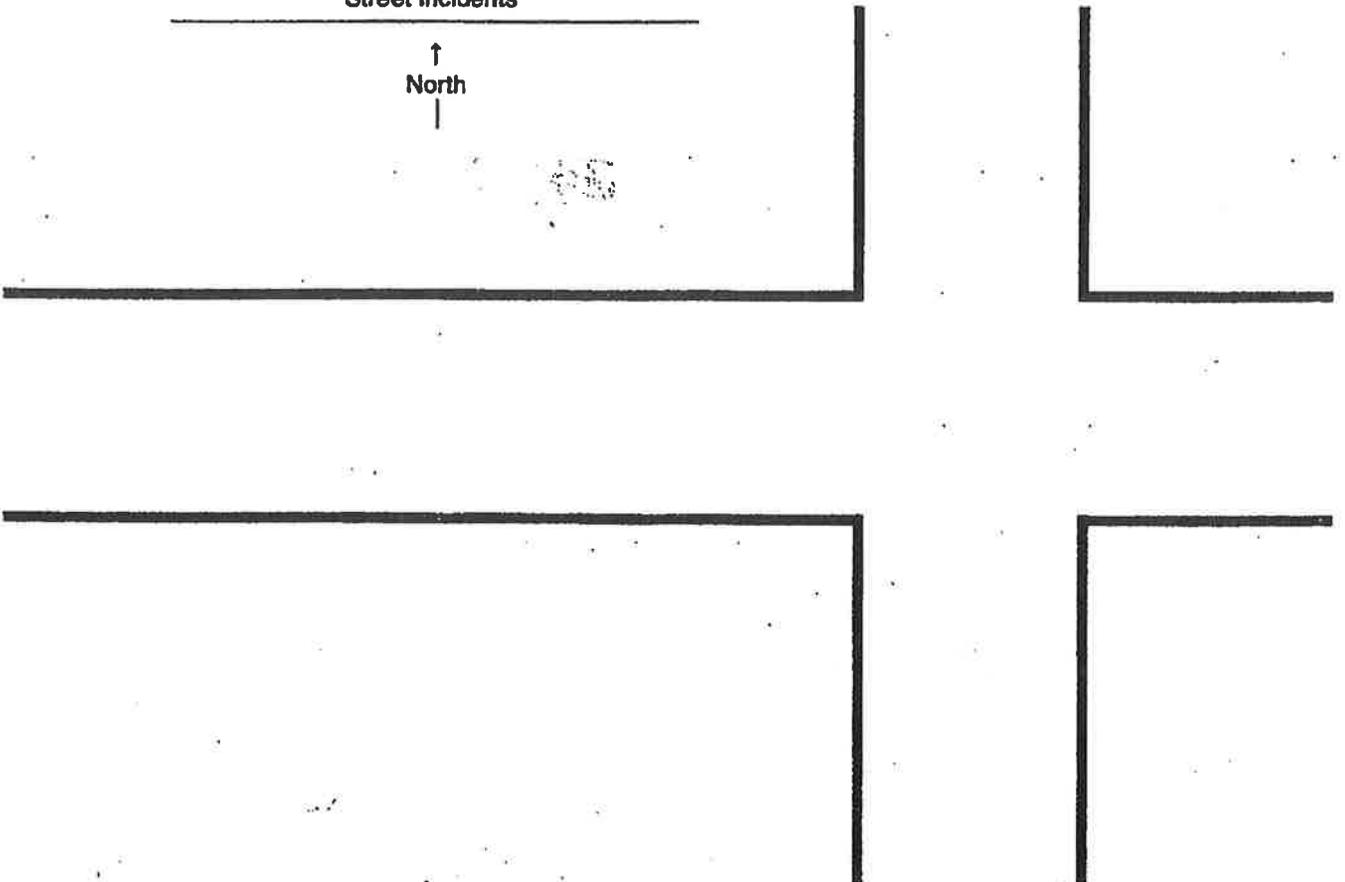
DIAGRAMS

General Diagram



↑
North
|

Street Incidents

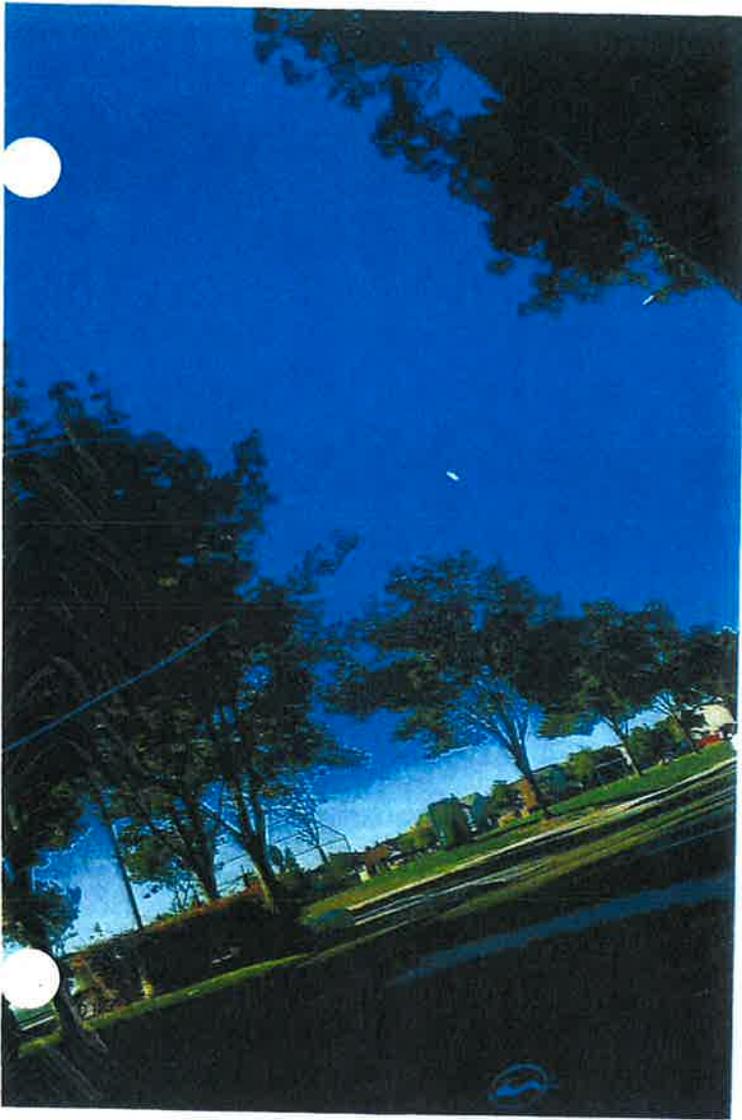


PLEASE READ — IMPORTANT!

Your claim must be filed within 6 months of the incident (Government code 911.2)

Your claim will be forwarded to the City's Risk Manager for investigation. Following that, your claim will be either settled or denied. You will be notified by mail.

If your claim is denied, you will have 6 months from date of denial to initiate an action against the city (Government code 945.6) Our hope is that you will be treated fairly. If you have any questions please call.





CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager *KI*

BY: Maricela Vela, City Clerk

MEETING DATE: February 2, 2016

ITEM NO: 5.9

SUBJECT: Approve Resolution No. 2016-12, Rejecting the Claim of Cynthia Rae Homen (Represented by Curtis Legal Group) In An Unknown Amount for Alleged Damages.

RECOMMENDATION

Motion to approve Resolution No. 2016-12, rejecting the claim of Cynthia Rae Homen (Represented by Curtis Legal Group) in an unknown amount for alleged damages.

FISCAL IMPACT

None.

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I hereby certify that the foregoing is a full, correct, and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 2nd day of February 2016, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

CURTIS LEGAL GROUP

A PROFESSIONAL LAW CORPORATION
ATTORNEYS & COUNSELORS AT LAW

RALPH S. CURTIS
KATHERINE R. BOYD*

ANDREW S. MENDLIN

MARIA C. JAIME
PAUL R. SCHEELE
ERIC I. GUTIERREZ

PETER B. FISHER
WILLIAM BRODERICK-VILLA
PAMELA R. REYNOLDS

A. A. CARDOZO
(1909-1985)

www.CurtisLegalGroup.com

Please Reply to:
Modesto Office

*Also admitted in Tennessee

RECEIVED
OCT 23 2015

BY: _____
SACRAMENTO OFFICE

601 UNIVERSITY AVENUE, SUITE 181
SACRAMENTO, CALIFORNIA 95825
TEL (916) 379-5895 FAX (209) 572-3501

STOCKTON OFFICE

5250 CLAREMONT AVENUE
STOCKTON, CALIFORNIA 95207
TEL (209) 521-1800 FAX (209) 572-3501

MODESTO OFFICE

1300 K STREET, SECOND FLOOR
POST OFFICE BOX 3030
MODESTO, CALIFORNIA 95353
TEL (209) 521-1800 FAX (209) 572-3501

October 19, 2015

City Hall 2nd Floor
Attn: City Clerk
1 Plaza
Patterson, CA 95363

Re:
Date of Loss : 9/5/2015
Our Client : Cynthia Rae Homen
Our File No. : 9463.10687

Dear Sir/Madam:

This letter serves to notify you that our office represents Cynthia Rae Homen regarding the injuries she sustained in an accident which occurred on September 5, 2015. A copy of a signed Designation of Representative is enclosed for your file. All communication regarding the injuries sustained by Ms. Homen in this matter, and the losses sustained as a result of those injuries, should be directed to our office.

Sincerely,

Curtis Legal Group
A Professional Law Corporation


Peter Fisher
PFisher@curtislegalgroup.com

PBF/kmr
Enclosure

RECEIVED
OCT 23 2015

BY: _____

DESIGNATION OF REPRESENTATIVE

I, Cynthia Homen, am making a claim against City of Patterson, et al, hereby designate the following law firm to represent my interests with respect to the handling of the claim regarding the injury/accident that occurred on or about September 5, 2015.

Curtis Legal Group
A Professional Law Corporation
Modesto Office:
1300 K Street
P.O. Box 3030
Modesto, CA 95353
Phone: (800) 529-3080
Fax: (209) 572-3501

The firm designated above shall have full authority to act on my behalf in connection with such claim, including, but not limited to, the furnishing of necessary information and the negotiation of such claim. The insurer and its agents may rely upon all statements and information furnished by my designee, and any communication to such designee shall have the same force and effect as if made to me personally. Unless otherwise directed by me in writing, my designee shall not have the power to execute any legally binding documents on my behalf, nor to negotiate any funds on my behalf.

I understand that, pursuant to the California Code of Regulations, this designation is valid for a period of one (1) year from the date of its execution, unless earlier revoked or renewed by me. I understand that any such revocation or renewal must be made by way of a written document, signed and dated, and communicated to the insurer at its customary place of business within the State of California.

I declare under penalty of perjury under the laws of the State of California that the statements made in this designation are true and correct, and that this designation was personally executed by me on 10-7-15 at Modesto, California.
(Date) (Location)


Cynthia Homen

CURTIS
LEGAL GROUP
A PROFESSIONAL LAW CORPORATION
POST OFFICE BOX 3030
MADISON, CALIFORNIA 95354-3030

SACRAMENTO
CA 957
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ZIP 95354
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RECEIVED
OCT 20 2015
BY: _____

City Hall 2nd Floor
Attn: City Clerk
1 Plaza
Patterson, CA 95363

95363252301 



6. PRESENTATIONS AND PUBLIC HEARINGS



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager 

BY: Joel Andrews, City Planner
Teresa Rodriguez, Associate Planner
Ted Holzem, Mintier Harnish

MEETING DATE: February 2, 2016

ITEM NO: 6.3

SUBJECT: Approve the 2015-2023 HCD Draft City of Patterson Housing Element

RECOMMENDATION

Staff recommends that the City Council review the HCD approved draft of the 2015-2023 Patterson Housing Element, and motion its adoption.

PROJECT DESCRIPTION/BACKGROUND

The Housing Element is one of seven elements of the General Plan required under California State law. The Housing Element is coming before the City Council and Planning Commission, because State law requires that the Housing Element be updated every eight years and be reviewed and certified by the State Department of Housing and Community Development (HCD). The last update of Patterson's Housing Element was completed in 2010. The Housing Element was required to be adopted by December 31, 2015; however, State law provides a 120 day time period following the deadline to adopt the Housing Element (i.e., April 29, 2016).

The purpose of the Housing Element is to identify and analyze existing and projected housing needs and outline goals, policies, and programs for the preservation, improvement and development of housing for households of all income levels. The law requires the following:

- An analysis of population and employment trends
- An analysis of the City's fair share of the regional housing needs
- An analysis of household characteristics
- A parcel by parcel inventory of land suitable for residential development at all densities
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance, and development of housing
- An analysis of local requirements for special needs housing
- An analysis of opportunities for energy conservation

- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

City staff conducted a community workshop on April 29, 2015, to collect input regarding the Housing Element. The Planning Commission and City Council each held study sessions on the Draft Housing Element on June 25, 2015 and September 15, 2015, respectively, prior to submitting the document to HCD.

HOUSING ELEMENT FRAMEWORK

Patterson's Housing Element is organized into four primary sections:

Housing Needs Assessment: This section summarizes demographic, employment, and housing characteristics for the City of Patterson. This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs.

Opportunities: This section provides an inventory of adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Constraints: The purpose of this section is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement, and development of housing in the city of Patterson. A discussion of Patterson's efforts to remove constraints is included.

Goals, Policies, and Implementation Programs: The purpose of this section is set a policy course that will guide the City of Patterson toward the development, improvement, and preservation of housing for all economic levels.

PROCESS

Since the City Council and Planning Commission study sessions, City staff and consultants revised the document based on Council and Commission comments and submitted the new draft to the California Department of Housing and Community Development (HCD) for review. City staff and Consultants had a meeting with HCD and addressed all HCD comments (see list below), which finalized the review process. On November 30, 2015 HCD issued to the City a pre-approval letter, which indicates HCD will certify the Housing Element, provided the document is not changed prior to adoption. The 2015-2023 Patterson Housing Element was presented to the Planning Commission on January 14, 2016, and no comments were received by the commission.

KEY UPDATES

Updated the Housing Element to highlight community outreach, demand for farmworker housing, and residential uses permitted by zone. The majority of the revisions were to programs in Section 5: Housing Goals, Policies, and Programs.

Added new programs: Lot Consolidation (H-4.C), Second Units (H-1.E), City Incentives (H-2.E), Employee Housing Act (H-3.G), Farmworker Housing (H-3.H), Single Room Occupancy (SRO) Units (H-3.I), and Design Review (H-4.C).

Added quantified objectives to programs: New Funding Sources (H-2.A), First Time Homebuyer Down Payment Assistance (H-2.C), Regulatory and Financial Incentives (H-2.D), City Incentives (H-2.E), Development Fees for Low-Income Housing (H-4.B), and At-Risk Units (H-5.E).

Revised quantified objective for Rezone Program (H-1.A) from 424 to 496 lower-income units based on analysis of commercial sites.

Revised program timeframes: City-Owned Land (H-1.D), New Funding Sources (H-2.A), Energy Efficiency and Water Conservation Awareness (H-6.A), and Fair Housing Materials (H-7.A).

ENVIRONMENTAL REVIEW

The 2015-2023 City of Patterson Housing Element is part of the 2010 General Plan. Adoption of the updated Housing Element will be processed as a General Plan Amendment, which is a project under the California Environmental Quality Act (CEQA).

PLANNING COMMISSION RECOMMENDATION

At the January 14, 2016, Planning Commission meeting, the Commission motioned to recommend the adoption of the 2015-2023 Patterson Housing Element to the City Council.

ATTACHMENTS

- HCD Compliance Letter
- HCD Approved Draft 2015 – 2023 City of Patterson Housing Element

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 30, 2015

Mr. Ken Irwin, City Manager
City of Patterson
P. O. Box 667
Patterson, CA 95363

Dear Mr. Irwin:

RE: Review of the City of Patterson's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Patterson's draft housing element update that was received for review on October 1, 2015 along with additional revisions received on November 19 and 30, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on October 27, 2015 with Ms. Teresa Rodriguez, Associate Planner, and the City's consultant, Mr. Ted Holzem of Mintier Harnish.

The revised draft housing element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, Program H-1.A (Rezone Program) which commits to rezone adequate sites to accommodate a shortfall of 496 units for lower-income households pursuant to GC Section 65583.2 (h) and (i). The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City utilized STAN COG's pre-approved housing element data.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for STAN COG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication provided by Ms. Rodriguez and Mr. Holzem in preparation of the housing element and looks forward to receiving Patterson's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in black ink, appearing to read "P. McDougall", written in a cursive style.

Paul McDougall
Housing Policy Manager



2015-2023 Patterson Housing Element

**HCD Review Draft
September 2015**

This page is intentionally left blank.

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SECTION 1: INTRODUCTION TO THE HOUSING ELEMENT

State Housing Element Law (Government Code Section 65580 (*et seq.*)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Patterson Housing Element Background Report provides current (as of April 2015) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, and constraints. It also evaluates progress made since Patterson's last Housing Element was adopted in 2010. The Housing Element Background Report identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document.

The previous housing element, adopted in 2010, served a five-year planning period from June 30, 2009, to June 30, 2014. This current (2015) update of the Housing Element will serve an eight-year planning period from January 31, 2015, to January 31, 2023.

OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of its city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local governments to plan to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, and local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons.

BACKGROUND REPORT

As required by State Housing Element Law (Government Code Section 65583(a)), the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes Patterson's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from lower-income housing to market rate housing during the next 10 years.

The Housing Element Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from Stanislaus Council of Governments (StanCOG) pre-approved data package¹ as well as the 2010 U.S. Census, 2013 American Community Survey (ACS), California Department of Finance (DOF), and Patterson records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Patterson comes from City staff, other local public agencies, and several of private sources.

ORGANIZATION

Patterson’s Housing Element is organized into three primary sections:

Summary of Existing Conditions: This section includes an inventory of resources, housing cost and affordability, at-risk units, suitable land for development, and a section discussing constraints, efforts, and opportunities.

Housing Needs, Issues/Trends: This section includes a discussion of State issues and policies, regional housing policies, and Patterson’s Regional Housing Needs Assessment (RHNA) and housing issues.

Housing Program: This section identifies housing goals, policies, and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

RELATIONSHIP TO OTHER ELEMENTS

State Law requires that “...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies....” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. All elements of the Patterson General Plan have been reviewed for consistency and the Housing Element was prepared to assure compatibility with the remaining elements.

¹ StanCOG compiled a significant amount of data needed to update the Background Report and received pre-approval from HCD regarding this data. The pre-approved data does not need to be reviewed again by HCD once the Housing Element is submitted.

CITIZEN PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..." (Government Code Section 65583). In order to satisfy this requirement, the City conducted a community meeting and public hearings to receive community input concerning Patterson's housing goals and policies. The dates of these meetings are listed below. In addition, City staff used posted notices, published notices, letters and verbal notices to housing advocacy groups, property owners, and community contacts to publicize meetings dates for study sessions and public hearings.

Community Workshop

The City of Patterson held a community workshop on April 29, 2015 to provide an overview of the Housing Element Update process and solicit input from the public on housing issues prior to preparing the Draft 2015-2023 Housing Element. The City noticed the workshops in local newspapers and on the City's website and posted flyers publicizing the workshops in public areas in both English and Spanish. After a brief presentation introducing the housing element, participants engaged in a wide-ranging discussion of Patterson's housing issues and possible solutions. Participants identified key issues that included a lack of housing options for seniors, large households, and homeless persons, as well as a lack of adequate funding for housing programs and projects. Many of the proposed solutions involved increasing coordination and cooperation with other jurisdictions and agencies to maximize efforts and funding. Spanish translators were available at the workshop. A full summary of the workshop and list of stakeholders invited to attend the workshops are included in Appendix A.

Planning Commission and City Council Meetings

On June 25, 2015, the City of Patterson held a study session with the Planning Commission as part of the 2015-2023 Housing Element Update. The purpose of the study session was to provide an overview of the Housing Element Update process and solicit feedback from the Commission and public on the Public Review Draft Housing Element prior to the City Council study session and submitting the Element to HCD.

On September 15, 2015, the City of Patterson held a study session with the City Council to present the Public Review Draft Housing Element to the Council, solicit feedback, and provide the public an opportunity to comment on the Draft Element. The City Council gave direction to City staff to submit the document to HCD for the mandatory review for compliance with State law.

SECTION 2: HOUSING NEEDS ASSESSMENT

This section summarizes demographic, employment, and housing characteristics for the City of Patterson. This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs. The main source of the information is the 2010 U.S. Census, but 2000 and 1990 Census data are also shown to demonstrate trends. Other sources of information include the following: the California Department of Finance (DOF), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), American Community Survey (ACS), and local economic data (e.g., home sales prices, rents, wages). Stanislaus Council of Governments also provided a pre-approved data package for jurisdictions countywide, which is noted in the sources for several of the data tables in this section.

POPULATION TRENDS AND CHARACTERISTICS

Population Change

Table 1 shows population trends in Stanislaus and neighboring counties over the past 24 years. The average annual growth rate in Stanislaus County from 2010 to 2014 was 0.6 percent. Stanislaus County’s growth rate was slower than its neighbors to north (San Joaquin County with 1.0 percent) and south (Merced County with 0.8 percent). Santa Clara County experienced the highest annual growth rate during the same period (1.2 percent) while Calaveras and Tuolumne Counties experienced decreases in population during this period.

TABLE 1
COUNTY POPULATION TRENDS
Stanislaus County and Neighboring Counties
2014

County	1990	2000	2010	2014	Average Annual Growth Rate (2010-2014)
Calaveras	31,998	40,554	45,602	44,650	-0.5%
Merced	178,403	210,554	255,399	264,922	0.9%
San Joaquin	480,628	563,598	684,057	710,731	1.0%
Santa Clara	1,497,577	1,682,585	1,781,427	1,868,558	1.2%
Stanislaus	370,522	446,997	514,330	526,042	0.6%
Tuolumne	48,456	54,501	55,294	53,604	-0.8%

Source: 2000-2010, U.S. Census, 1990 and 2000, Department of Finance, E-1 Report, 2013-2014.

BACKGROUND REPORT

The city of Patterson experienced the second-highest percent change in population in the region from 2000 to 2010 (75.9 percent) (Table 2). The City of Hughson experienced the greatest change with 78.8 percent). The city of Modesto, the most populous city in the region, experienced 9.5 percent growth during the same period. Patterson's annual average growth rate was also the highest in the region from 2000 to 2014 (5.8 percent). From 2010 to 2014 Patterson's growth rate slowed considerably to an average annual growth rate of just 0.6 percent. . However, all growth rates in the region slowed from 2010 to 2014 when compared to 2000-2010 due to the downturn in the housing market in 2008 and the effects of the Great Recession.

**TABLE 2
NEIGHBORING POPULATION TRENDS
Neighboring Cities and Stanislaus County
2014**

City	1990	2000	2010	2014	Change 2000-2010		Change 2010-2014	
					Percent Change	Average Annual Growth Rate	Percent Change	Average Annual Growth Rate
Ceres	26,314	34,609	45,417	46,463	34.3%	2.7%	2.3%	0.5%
Hughson	3,259	3,980	6,640	7,118	78.8%	5.2%	7.2%	1.7%
Newman	4,151	7,077	10,224	10,668	50.7%	3.7%	4.3%	1.0%
Modesto	164,730	188,856	201,165	206,785	9.5%	0.6%	2.8%	0.6%
Patterson	8,626	11,606	20,413	20,922	75.9%	5.8%	2.5%	0.6%
Turlock	42,198	55,810	68,549	70,132	25.7%	2.0%	2.3%	0.5%
Stanislaus County	370,522	446,997	514,453	524,124	15.1%	1.4%	1.8%	0.5%

Source: U.S. Census, 1990 and 2000; DOF, 2008; HCD Pre-Approved Data Package, E-5 Population Estimates, 2011-2014 with 2010 Census Benchmark, May 2014.

Table 3 shows historic population trends in the city of Patterson since 1980. Patterson experienced its fastest rate of growth from 1980 to 1990 with an average annual growth rate of 8.24 percent. During this time the city's population more than doubled (120.7 percent increase). The city's population growth slowed to about 3 percent during the 1990s, but picked up to 5.85 percent during the 2000s. Although the city has continued to experience population growth since 2010, its average annual growth rate slowed significantly due to the Great Recession.

**TABLE 3
HISTORICAL POPULATION TRENDS
City of Patterson
1980-2014**

Year	Population	Percent Change	Average Annual Growth Rate
1980	3,908	--	--
1990	8,626	120.7%	8.24%
2000	11,606	34.5%	3.01%
2010	20,413	75.9%	5.8%
2014	20,922	2.5%	0.6%

Source: U.S. Census, 1980, 1990, and 2000; HCD Pre-Approved Data Package, DOF, E-5 Population Estimates, 2011-2014.

Population Projections

Table 4 shows Stanislaus Council of Governments (StanCOG) population projections for the city of Patterson and Stanislaus County from 2010 through 2040. Over the next 30 years, the city’s population is expected to more than double from 20,413 to over 46,000, an increase of over 25,700 people. In contrast, Stanislaus County is only projected to increase by 32.7 percent. Of the 249,607 new people projected to live in Stanislaus County by 2040, about 10.3 percent (25,711) are expected to live in the city of Patterson. Note Table 4 data are projections and does not reflect the current population.

The city of Patterson is expected to experience steady population growth at an average annual growth rate of 2.9 percent over the next 30 years. The city’s growth is expected to be higher in the near term with growth rates over 3 percent through 2025, and then taper off to about 1.2 percent by 2035. Patterson’s average annual growth rate over the 30 year period (2.9 percent) is projected to be higher than Stanislaus County as a whole (1.3 percent) due to the city’s higher projected growth rates between 2015 and 2030. However, by 2035 Patterson’s growth rate is expected to be the same as Stanislaus County (1.2 percent).

**TABLE 4
POPULATION PROJECTIONS
City of Patterson and Stanislaus County
2010-2040**

Year	Patterson			Stanislaus County		
	Population	Percent Change	Annual Average Growth Rate	Population	Percent Change	Average Annual Growth Rate
2010	20,413	--	--	514,453	--	--
2015	25,065	22.80%	4.20%	551,668	7.2%	1.4%
2020	30,375	21.20%	3.90%	594,146	7.7%	1.5%
2025	35,685	17.50%	3.30%	636,625	7.1%	1.4%
2030	40,995	14.90%	2.80%	679,403	6.7%	1.3%
2035	43,559	6.30%	1.20%	721,582	6.2%	1.2%
2040	46,124	6.00%	1.20%	764,060	5.9%	1.2%
Change/Average	25,711	55.70%	2.80%	249,607	32.7%	1.3%

Source: Stanislaus Council of Governments, 2015.

Note: Data does not reflect current population. These are projections.

Age Characteristics

Between 1990 and 2010, the median age in Patterson increased from 26.5 to 29.1 years of age (Table 5). Children and youth between the ages of 0 to 19 represented 39.7 percent of the population in 2000, but only 37.3 percent of the population in 2010. Adults between the ages of 20 to 64 (i.e., working age population) represented 53.1 percent of the population in 2000, and increased to 56.5 percent of the population in 2010. The senior and elderly population, age 65 and over, represented 7.3 percent of the population in 2010, but only 6.28 percent of the population in 2010. Patterson's working age population is increasing relative to children, youth, and seniors.

TABLE 5
POPULATION BY AGE TRENDS
 City of Patterson
 1990-2010

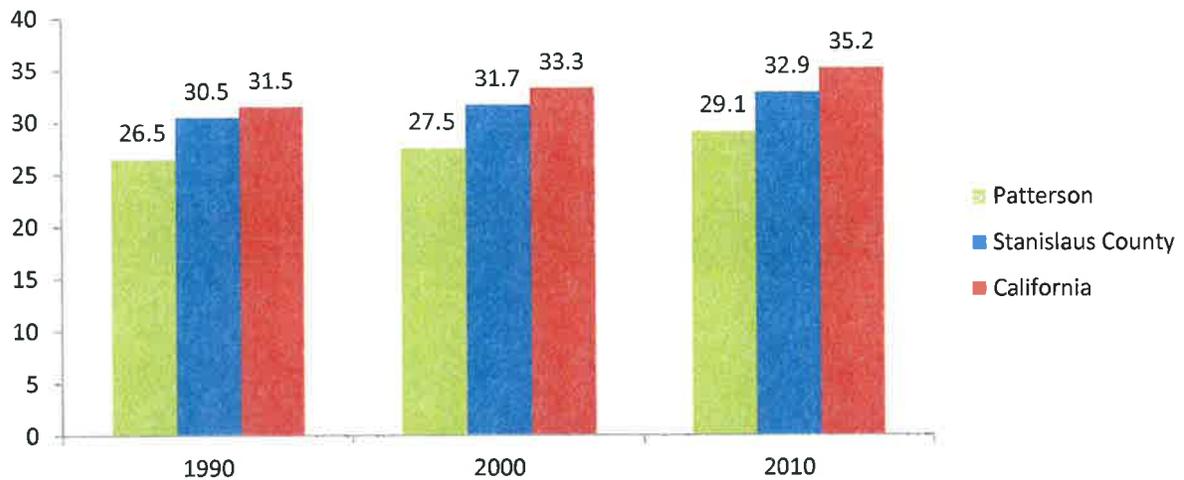
Age Cohorts	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Children and Youth						
Under 5 years	836	9.7%	1,061	9.1%	1,771	8.7%
5 to 9 years	822	9.5%	1,222	10.5%	1,898	9.3%
10 to 14 years	790	9.2%	1,225	10.6%	1,982	9.7%
15 to 19 years	529	6.1%	1,098	9.5%	1,952	9.6%
Subtotal	2,977	34.5%	4,606	39.7%	7,603	37.2%
Working Age Adults						
20 to 24 years	551	6.4%	820	7.1%	1,427	7.0%
25 to 34 years	1,773	20.6%	1,600	13.8%	2,857	14.0%
35 to 44 years	1,200	13.9%	1,880	16.2%	2,965	14.5%
45 to 54 years	637	7.4%	1,197	10.3%	2,617	12.8%
55 to 59 years	359	4.2%	373	3.2%	896	4.4%
60 to 64 years	390	4.5%	290	2.5%	767	3.8%
Subtotal	4,910	56.9%	6,160	53.1%	11,529	56.5%
Seniors and the Elderly						
65 to 74 years	435	5.0%	450	3.9%	748	3.7%
75 to 84 years	238	2.8%	285	2.5%	386	1.9%
85 +	66	0.8%	105	0.9%	147	0.7%
Subtotal	739	8.6%	840	7.2%	1,281	6.3%
Total	8,626	100.0%	11,606	100.0%	20,413	100.0%
Median Age	26.5		27.5		29.1	

Source: U.S. Census, 1990, 2000, and 2010.

BACKGROUND REPORT

Over the past 20 years (1990 to 2010) California has experienced an average increase in its median age. Overall, the citywide and countywide median age has been slightly lower than that of the state (Figure 1). For example, in 1990 the statewide median age was 31.5 years, while the city and countywide median ages were 26.5 years and 30.5 years, respectively. From 2000 to 2010, the citywide, countywide, and statewide median age increased to 29.1, 32.9, and 35.2 respectively. Although Patterson's median age has increased in each 10-year interval, the median age has consistently remained below the countywide and statewide median ages. Overall, the statewide median age has increased more (3.7 years) than Patterson (2.6 years) and Stanislaus County (2.4 years).

FIGURE 1
MEDIAN AGE COMPARISONS
Patterson, Stanislaus County, and California
1990-2010



Source: U.S. Census Data; 1990, 2000, and 2010.

Population by Race/Ethnicity

Table 6 summarizes the city of Patterson and Stanislaus County population by race and ethnicity according to the 2011-2013 ACS. Patterson had a significantly lower percentage of persons who identified themselves as White–Not Hispanic (20.5 percent) compared to the countywide population (45.4 percent), and a higher percentage of people who identify themselves as of Hispanic origin (54.1 percent) compared to the county (43.0 percent). Patterson also had a higher share of their population identify as Black–Not Hispanic, Asian/Pacific Islander–Not Hispanic, and Two or More Races–Not Hispanic (24.4 percent) compared to Stanislaus County (13.7 percent). The percentage of Asian/Pacific Islander–Not Hispanic residents and Black–Not Hispanic residents in Patterson, in particular, were significantly higher (13.1 percent and 8.6 percent, respectively) compared to the county (5.7 percent and 2.5 percent, respectively).

TABLE 6
POPULATION BY RACE AND ETHNICITY
Patterson and Stanislaus County
2013

Category	City of Patterson		Stanislaus County	
	Number	Percent	Number	Percent
White–Not Hispanic	4,260	20.5%	237,067	45.4%
Black–Not Hispanic	1,781	8.6%	13,120	2.5%
Am. Indian–Not Hispanic	19	0.1%	2,407	0.4%
Asian/Pac. Islander –Not Hispanic	2,721	13.1%	30,178	5.7%
Other–Not Hispanic	132	0.6%	921	0.1%
Two or More Races –Not Hispanic	576	2.7%	13,511	2.5%
Hispanic Origin	11,199	54.1%	224,393	43.0%
Total	20,688	100%	521,597	100%

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

HOUSEHOLD TRENDS AND CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households may include seniors living alone or young adults.

Historical Growth

Table 7 shows citywide and countywide historical household growth from 1980 to 2013. Patterson has historically had a faster rate of household growth compared to the county. For example, from 1980 through 1990, Patterson's household growth was more than double the rate for the county (7.2 percent versus 2.8 percent, respectively), and from 2000 to 2008 Patterson's household growth was eight times the rate for the county (8.4 percent versus 2.8 percent, respectively).

Although Patterson experienced significant household growth from 2000 to 2008, the city lost 369 households from 2008 to 2010 and only added 163 households between 2010 and 2013. In Stanislaus County, the average annual growth rate for households slowed to 0.3 percent between 2010 and 2013, but did not result in a loss of households.

TABLE 7
HOUSEHOLD FORMATION TRENDS
Patterson and Stanislaus County
1980-2013

Year	City of Patterson			Stanislaus County		
	Households	Change	Average Annual Growth Rate	Households	Change	Average Annual Growth Rate
1980	1,278			94,842		
1990	2,557	1,279	7.2%	125,375	30,533	2.8%
2000	3,146	589	2.1%	145,253	19,878	1.5%
2008	5,999	2,853	8.4%	158,836	13,583	1.1%
2010	5,630	-369	-3.1%	165,180	6,344	2.0%
2013	5,793	163	1.0%	166,883	1,703	0.3%

Source: U.S. Census, 1980, 1990, and 2000; HCD Pre-Approved Data Package, DOF E8 by Geography, 2000-2010, 5-Year ACS, 2009-2013.

Forecasted Growth

Table 8 shows household projections from 2010 through 2040 in Patterson and Stanislaus County according to the Stanislaus Council of Governments. Over the next 30 years, Patterson’s households are expected to more than double from 6,328 to over 13,314, an increase of over 6,986. In contrast, the number of households in Stanislaus County is only projected to increase by 30 percent. Of the 77,032 new households projected to live in Stanislaus County by 2040, about 9.1 percent are expected to form in the city of Patterson. Patterson is projected to add more households between 2015 and 2030 (4,396 households or 63 percent of the city’s total household growth). Over the next 30 years Patterson is expected to experience an average annual household growth rate of 2.5 percent, which is double the county’s projected average annual growth rate of 1.2 percent for the same period.

**TABLE 8
HOUSEHOLD PROJECTIONS
Patterson and Stanislaus County
2015**

Year	City of Patterson			Stanislaus County		
	Households	Percent Change	Average Annual Growth Rate	Households	Percent Change	Average Annual Growth Rate
2010	6,328	--	--	179,503	--	--
2015	7,041	10.1%	2.2%	185,207	3.1%	0.6%
2020	8,189	14.0%	3.1%	194,388	4.7%	1.0%
2025	9,654	15.2%	3.3%	206,111	5.7%	1.2%
2030	11,437	15.6%	3.4%	220,377	6.5%	1.3%
2035	12,309	7.1%	1.5%	237,185	7.1%	1.5%
2040	13,314	7.5%	1.6%	256,535	7.5%	1.6%
Change/Average	6,986	52.5%	2.5%	77,032	30.0%	1.2%

Source: Stanislaus Council of Governments, 2015.

Household Formation and Composition

From 1980 to 2000 the average number of persons per household in Patterson increased from 3.0 to 3.6 (16.5 percent) (Table 9). Since 2000 household size has remained steady. Historically, Patterson’s average persons per household has been higher than the countywide average, and average persons per household citywide (3.6) remains slightly above the countywide average (3.1).

**TABLE 9
PERSON PER HOUSEHOLD TRENDS
Patterson and Stanislaus County
2010**

Year	City of Patterson	Percent Change	Stanislaus County	Percent Change
1980	3.0		2.6	
1990	3.3	10.0%	2.9	11.5%
2000	3.6	9.0%	3.1	6.9%
2008	3.6	0%	3.1	0%
2013	3.6	0%	3.1	0%

Source: Census, 1980, 1990 and 2000; HCD Pre-Approved Data Package, DOF E8 by Geography, 2000-2010.

Household Income

Household income is a key factor affecting housing opportunity. It determines a household’s ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon tenure, household type, location of residence, and race/ethnicity, among other factors.

The State and Federal governments classify household income limits into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The State of California uses the income groups shown in Table 10.

**TABLE 10
INCOME CATEGORIES**

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Federal housing programs use the Federal estimate of AMI. According to HUD, the AMI for a median-income four-person household in Stanislaus County was \$52,700 in 2014 (Table 11). For all income categories HUD defines income limits for various household sizes based on a four-person household as a reference point. The State income limits are used throughout this Housing Element, except as noted where data has been compiled by HUD.

TABLE 11
HUD INCOME LIMITS BY PERSON PER HOUSEHOLD
Stanislaus County
2014

Stanislaus County Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income Household (30%*)	\$11,800	\$15,730	\$19,790	\$23,850	\$27,910
Very Low-Income Household (50%*)	\$19,600	\$22,400	\$25,200	\$28,000	\$30,250
Low-Income Household (80%*)	\$31,400	\$35,850	\$40,350	\$44,800	\$48,400
Median-Income Household (100%*)	\$36,890	\$42,160	\$47,430	\$52,700	\$56,916

*Percentage of 2014 Estimate of AMI: \$52,700

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

HCD establishes household income limits for the State, based on the AMI of the region and the number of persons per household. The State 2014 AMI for a four-person household in Stanislaus County was \$62,000 (compared to the Federal estimate of \$52,700). Table 12 shows the HCD income limits for Stanislaus County. As shown in the table, HCD income limits consider a family of four in Stanislaus County with an annual income of \$49,600 or less a low-income household.

TABLE 12
HCD INCOME LIMITS BY PERSON PER HOUSEHOLD
Stanislaus County
2014

Stanislaus County Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income Household (30%*)	\$13,050	\$14,900	\$16,750	\$18,600	\$20,100
Very Low-Income Household (50%*)	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500
Low-Income Household (80%*)	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600
Median Income Household (100%*)	\$43,400	\$49,600	\$55,800	\$62,000	\$66,950

*Percentage of 2014 Estimate of AMI: \$62,000

Source: California Department of Housing and Community Development (HCD), 2014.

According to 2011-2013 ACS data, the city of Patterson median household income was higher than the Stanislaus county median household income and several surrounding communities, except for Turlock. While slightly Turlock's median household income was higher than Patterson's (a difference of only \$600), both cities median incomes were nearly \$5,000 more than the county and other surrounding communities.

**TABLE 13
MEDIAN HOUSEHOLD INCOME TRENDS
Patterson and Surrounding Areas
2013**

Jurisdiction	Median Household Income
City of Ceres	\$45,285
City of Modesto	\$45,206
City of Patterson	\$49,697
City of Turlock	\$50,084
County of Stanislaus	\$45,206

Source: American Communities Survey; 3-Year Estimates, 2011-2013.

Between 2000 and 2013 the median household annual income in the City of Patterson increased by 4.01 percent from \$47,780 to \$49,697 (Table 14). At the same time, the median household income in Stanislaus County increased by 12.7 percent from \$40,101 to \$45,206. The median household incomes shown in Table 14 have not been adjusted for inflation.

**TABLE 14
MEDIAN HOUSEHOLD INCOME TRENDS
Patterson and Stanislaus County
1990-2013**

Year	Income	Change	% Change	Average Annual Growth Rate
City of Patterson				
1990	\$33,887			
2000	\$47,780	\$13,893	40.9%	3.5%
2013	\$49,697	\$1,917	4.01%	0.3%
Stanislaus County				
1990	\$29,793			
2000	\$40,101	\$10,308	34.6%	3.0%
2013	\$45,206	\$5,105	12.7%	0.9%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013.

Table 15 shows the number of households across a range of incomes for Patterson from 1990 through 2013. As described above, HCD income limits define a family of four in Patterson with a median income of \$49,600 or less a low-income household, \$31,000 or less a very low-income household, and \$18,600 or less an extremely low-income household. The proportion of households in the city of Patterson with incomes less than \$49,999 (i.e., family of four low-income household) has decreased from 61.8 percent in 1990 to 50.2 percent in 2013, while the proportion of households with incomes greater than \$50,000 have increased from 38.2 percent to 49.8 percent.

TABLE 15
HOUSEHOLDS BY INCOME
Patterson
1990-2013

Income Ranges	1990		2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	288	11.3%	244	7.8%	266	4.4%	329	5.6%
\$10,000-\$14,999	145	5.7%	191	6.1%	208	3.5%	224	3.8%
\$15,000-\$24,999	355	13.9%	331	10.6%	725	12.1%	713	12.1%
\$25,000-\$34,999	419	16.4%	441	14.2%	406	6.8%	427	7.2%
\$35,000-\$49,999	373	14.6%	440	14.2%	1,117	18.6%	1,249	21.3%
\$50,000-\$74,999	473	18.5%	869	28.0%	1,233	20.6%	1,074	18.3%
\$75,000-\$99,999	133	5.2%	332	10.7%	947	15.8%	608	10.3%
\$100,000+	371	14.4%	291	9.1%	1,097	18.3%	1,235	21.0%
Total	2,557	100.0%	3,096	100.0%	5,999	100.0%	5,859	100.0%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013

Along with persons-per-household figures, household size helps to determine the size of housing units needed within a jurisdiction. While a family of four is generally used as an indicator of affordability, they typically have two wage earners, which can help pay for housing. Other household types and sizes (e.g., single-female headed household, senior household, or large family household) typically have a greater housing cost burden, because they only have a single income earner or require a larger size housing unit. In the city of Patterson, mid-size households containing three to four persons has remained relatively consistent over the past 23 years (Table 16), while one person households and “large” households containing five or more persons fluctuated.

“Large” households represented 22.3 percent of all households in 2013. This is lower than the countywide average, which has 16.6 percent of similarly-sized households (Table 16). Large households in Patterson were also the fastest growing household size component between 1990 and 2000, increasing from 23.1 percent in 1990 to 29.2 percent in 2000. However, the percentage of large households decreased significantly between 2000 and 2013 from 29.2 to 22.3 percent.

BACKGROUND REPORT

One person households have experienced a significant increase in Patterson, while the countywide average has only increased slightly from about 19 percent to 20 percent. In 1990 and 2000 one person households in Patterson represented about 14 percent of households. By 2013, however, the percentage of one person households had increased to 17.6 percent.

TABLE 16
HOUSEHOLD SIZE TRENDS
Patterson and Stanislaus County
1990-2013

Household Size	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Patterson						
1 Person	357	13.9%	433	14.0%	1,033	17.6%
2 Person	622	24.3%	634	20.5%	1,254	21.4%
3-4 Person	990	38.7%	1,123	36.3%	2,267	38.7%
5+ Person	588	23.1%	906	29.2%	1,305	22.3%
Stanislaus County						
1 Person	24,792	19.8%	28,211	19.4%	34,756	20.7%
2 Person	38,157	30.4%	41,630	28.8%	49,768	29.6%
3-4 Person	43,120	34.4%	48,856	33.6%	55,412	33.0%
5+ Person	19,662	15.8%	26,449	18.2%	27,927	16.6%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013.

EMPLOYMENT TRENDS AND CHARACTERISTICS

Patterson's economy has a significant impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and associated income levels for new employment also affect housing demand. This section describes the economic and employment patterns in the city of Patterson and how these patterns influence housing needs.

Employment and Wage Scale by Industry

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

Table 17 shows employment by industry for Patterson’s employed population. For Patterson residents, the most common industry is education services, and health care and social assistance (17.2 percent). Manufacturing, retail trade, and construction are also a significant source of employment for Patterson residents (12.5 percent, 10.6 percent, and 10.4 percent, respectively).

**TABLE 17
EMPLOYMENT BY INDUSTRY
Patterson
2012**

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	598	7.8%
Construction	792	10.4%
Manufacturing	953	12.5%
Wholesale trade	300	3.9%
Retail trade	813	10.6%
Transportation and warehousing, and utilities	707	9.2%
Information	231	3.0%
Finance and insurance, and real estate and rental and leasing	287	3.8%
Professional, scientific, and management, and administrative and waste management services	507	6.6%
Educational services, and health care and social assistance	1,318	17.2%
Arts, entertainment, and recreation, and accommodation and food services	553	7.2%
Other services, except public administration	249	3.3%
Public administration	343	4.5%
Total civilian employed population 16 years and over	7,651	100.0%

Source: Pre-Approved Data Package, American Communities Survey; 5-Year Estimates, 2008-2012

Major Employers in the Area

Table 18 shows major employers in Patterson. The top employers in the city of Patterson include Patterson Unified School District, Amazon Distribution Center, and the CVS Caremark Distribution Center.

TABLE 18
PATTERSON MAJOR EMPLOYERS
 Patterson
 2015

Employer Name	Product/Service	Number of Employees
Patterson Unified School District	School District	568
Amazon	Distribution Center	500
CVS Caremark	Distribution Center	491
W.W. Grainger	Distribution Center	260
Wal-Mart	Retailer	220
Traina Dried Fruits	Sun Dried Tomatoes	170
Kohl's Department Store	Distribution Center	150
Save Mart	Retailer	93
Affinia	Distribution Center	84

Source: City of Patterson, 2015.

Labor Force Trends

Patterson's labor force commuting patterns have fluctuated significantly over the past 23 years. According to the 2011-2013 ACS, only 20.3 percent of the labor force that lived within the city of Patterson worked there as well (Table 19). This is a sharp decline from 2000, when 56.5 percent of Patterson's labor force living in the city also worked in the city. Of those working outside of Patterson in 2013, a higher proportion worked in Stanislaus County (50.5 percent) compared to 2000 (34.3 percent). In 2013, 37.6 percent of these workers commuted over 45 minutes to work, a decrease from 2000 (54.8 percent).

**TABLE 19
EMPLOYMENT BY COMMUTING PATTERNS
Patterson
1990-2013**

Commuting Pattern	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Worked in Patterson	1,022	31.8%	4,166	56.5%	1,478	20.3%
Worked outside Patterson ¹	2,190	68.1%	3,204	43.4%	5,856	80.7%
Worked in the County ¹	1,931	60.0%	2,528	34.3%	3,665	50.5%
Commute Time to Work						
0-15 Minutes	1,054	33.2%	927	34.4%	1,878	25.8%
15-30 Minutes	600	18.9%	226	8.4%	881	12.1%
30-45 Minutes	400	12.6%	960	35.7%	1,762	24.2%
Over 45 Minutes	1,112	30.1%	1,476	54.8%	2,735	37.6%

¹ Numbers are mutually exclusive.

Source: U.S. Census Bureau, 1990 and 2000; Census, American Communities Survey, 3-Year Estimates, 2011-2013.

BACKGROUND REPORT

Table 20 shows Stanislaus Council of Governments (StanCOG) employment projections for the city of Patterson and Stanislaus County from 2010 through 2040. Through 2040 Patterson is projected to add an additional 10,506 jobs. This is a 660 percent increase from 2010 and represents about 13.6 percent of the total employment growth projected for Stanislaus County. Patterson's projected average annual growth rate of nearly 6.5 percent is also much higher than the countywide average of only 1.33 percent.

StanCOG projects that the number of jobs in the city of Patterson will increase dramatically in between 2010 and 2025. In 2010 Patterson was estimated to have about 1,876 employees. StanCOG projects this will increase to 5,378 by 2020 and 7,129 by 2025. This represents a 280 percent increase in employment by 2025. The county's employment is only projected to increase by 24 percent during the same time period. The rate of growth in Patterson is also projected to be much more dramatic compared to the countywide average. Between 2010 and 2025, Patterson is expected to experience an average annual growth rate of 9.3 percent, while the county is only 1.4 percent during the same time period.

While Patterson's growth is projected to start particularly strong, it is expected to taper off by 2030 to about 4.49 percent and then to 3.1 percent by 2040. In contrast, Stanislaus County's employment growth rate is projected to decrease slightly and at a relatively steady rate, from 1.57 percent in 2015 to 1.13 percent in 2040.

**TABLE 20
EMPLOYMENT PROJECTIONS
City of Patterson and Stanislaus County
2010-2040**

Year	Stanislaus County	Percent Change	Average Annual Growth Rate	Patterson	Percent Change	Average Annual Growth Rate
2010	158,500	--	--	1,876	--	--
2015	171,375	8.10%	1.57%	3,627	93.30%	14.09%
2020	184,250	7.50%	1.46%	5,378	48.30%	8.20%
2025	197,125	7.00%	1.36%	7,129	32.60%	5.80%
2030	209,999	6.50%	1.27%	8,880	24.60%	4.49%
2035	222,874	6.10%	1.20%	10,631	19.70%	3.67%
2040	235,749	5.80%	1.13%	12,382	16.50%	3.10%
Change/Average	77,249	148.74%	1.33%	10,506	660.02%	6.49%

Source: Stanislaus Council of Governments, 2015.

Although projections by industry within the city of Patterson are not available, Table 21 shows California Employment Development Department (EDD) industry employment projections by industry type for Stanislaus County through 2020. According to EDD, the Transportation, Warehousing, and Utilities will remain the largest industry in 2020, followed by Government; Educational Services, Health Care, and Social Assistance; and Retail Trade. The Mining, Logging, and Construction industry is projected to experience the most growth from 2010 to 2020 (62.7 percent), followed by Private Household Workers (40.5 percent) and Professional and Business Services (31.2 percent).

**TABLE 21
JOB GROWTH BY INDUSTRY SECTOR
Stanislaus County
2010-2020**

Industry	Annual Average Employment		Employment Change	
	2010	2020	Number	Percent
Agriculture	12,900	13,000	100	0.8%
Educational Services, Health Care, and Social Assistance	23,200	27,100	3,900	16.8%
Financial Activities	5,500	5,900	400	7.3%
Government	26,200	28,300	2,100	8.0%
Information	1,200	1,300	100	8.3%
Leisure and Hospitality	14,600	17,200	2,600	17.8%
Manufacturing	20,700	21,600	900	4.3%
Mining, Logging, and Construction	5,900	9,600	3,700	62.7%
Other Services	5,100	6,000	900	17.6%
Private Household Workers ¹	3,700	5,200	1,500	40.5%
Professional and Business Services	12,500	16,400	3,900	31.2%
Retail Trade	19,500	23,300	3,800	19.5%
Transportation, Warehousing, and Utilities	31,600	38,800	7,200	22.8%
Total	182,600	213,700	31,100	14.55%

¹ Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.

Source California Employment Development Department, 2010-2020 Stanislaus County Projection, August 2013.

Unemployment

In 2014 the unemployment rate in Patterson was 14.5 percent, compared to 10.5 percent countywide and 7.5 percent statewide (Table 22).

**TABLE 22
UNEMPLOYMENT RATE
Patterson and Stanislaus County
2014**

	Labor Employment		Unemployment	
	Labor Force	Employment	Number	Rate
State of California	18,811,400	17,397,100	1,414,300	7.5%
Stanislaus County	233,800	209,400	24,400	10.5%
Patterson	5,900	5,100	900	14.5%

Source: California Employment Development Department, 2014.

HOUSING INVENTORY AND MARKET CONDITIONS

The Great Recession significantly curtailed housing growth in Patterson after 2007. Patterson’s housing market has not yet recovered, and as a result few homes have been recently construction. Patterson’s housing stock consists primarily of single family units, many built after 1980 and before 2007. This section describes the housing market, the condition and type of housing, as well as the amount of overcrowding and cost burdened households in Patterson.

RESIDENTIAL CONSTRUCTION TRENDS

Table 23 summarizes single family and multifamily housing construction in Patterson from 1997 through January 2015. Similar to cities throughout California, Patterson experienced a significant amount of housing development during the early to mid 2000s. Over the seven year period from 1997 to 2003, Patterson added 1,048 new units. Then, over just three years (2004-2006), Patterson boomed and developers built 1,379 single-family housing units and 24 multifamily units. After 2006, Patterson’s residential construction almost completely stopped as a result of the Great Recession and hasn’t yet bounced back. Between 2007 and 2015 (the previous Housing Element planning period), a total of 24 housing units were constructed in Patterson.

Patterson has largely only developed conventional single family units. Of the 2,475 new housing units constructed in Patterson since 1997, 98.9 percent have been single family. Multifamily developments have only been built in 2 of the last 19 years and resulted in 27 housing units.

**TABLE 23
BUILDING PERMITS BY YEAR
Patterson
1997-2015**

Year	Single Family Units	Multifamily
1997	54	0
1998	142	0
1999	168	0
2000	233	0
2001	155	0
2002	196	0
2003	100	0
2004	568	0
2005	496	0
2006	315	24
2007	3	0
2008	1	0
2009	0	0
2010	0	0
2011	0	0
2012	0	0
2013	15	0
2014	2	3
2015	0	0
Total	2,448	27

Source: City of Patterson Building Permit records through January 2015.

Housing Stock Profile

Table 24 shows Patterson's housing stock profile. Similar to Patterson's housing construction trends, single family housing units make up most of the housing stock in the city. In 2014, 91.2 percent of the total housing units in Patterson were single-family units and multifamily units (2-5 units) accounted only for 6.7 percent. The proportion of "5+ units" housing structures (i.e., multifamily) have decreased significantly from 14.2 percent in 1980 to 4.2 percent in 2014. This is largely due to the significant number of single family homes built over the past 14 years.

**TABLE 24
HOUSING UNITS BY TYPE
Patterson
1980-2014**

Unit Type	1980		1990		2000		2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	952	70.5%	2,251	83.3%	2,894	89.5%	5,805	91.2%
2-5 Units	131	9.7%	138	5.1%	150	4.6%	156	2.5%
5+ Units	192	14.2%	116	4.3%	62	1.9%	269	4.2%
Mobile Home	76	5.6%	198	7.3%	127	3.9%	133	2.1%
Total	1,351	100.0%	2,703	100.0%	3,233	100.0%	6,363	100.0%

Source: U.S. Census, 1980, 1990, 2000; DOF, 2014.

Table 25 shows comparative data on the housing stock and vacancy rates in Patterson, Stanislaus County, and California for 2010 and 2014. Across all three geographies house types have remained steady over the past 14 years. Single family detached housing units account for 88.4 percent of housing in Patterson, while they only make up 74.6 percent and 58.1 percent of the housing stock in Stanislaus County and California, respectively. Patterson's vacancy rate in 2014 was estimate to be 11.0 percent, which is higher than the Stanislaus County and California averages of 8.0 percent. These vacancy rates are similar to rates in 2000.

**TABLE 25
HOUSING STOCK BY TYPE AND VACANCY
Patterson, Stanislaus County and California
2010-2014**

Year	Total Units	Single Family		Multifamily		Mobile Homes	Vacancy Rate	
		Detached	Attached	2 to 4	5 plus			
Patterson								
2010	#	6,328	5,592	178	156	269	133	-
	%	100.0%	88.4%	2.8%	2.5%	4.3%	2.1%	11.0%
2014	#	6,363	5,627	178	156	269	133	-
	%	100.0%	88.4%	2.8%	2.5%	4.2%	2.1%	11.0%
Stanislaus County								
2010	#	179,503	133,952	7,484	12,382	17,127	8,558	-
	%	100.0%	74.6%	4.2%	6.9%	9.5%	4.8%	8.0%
2014	#	180,165	134,406	7,485	12,400	17,309	8,565	-
	%	100.0%	74.6%	4.2%	6.9%	9.6%	4.8%	8.0%
California								
2010	#	13,670,304	7,959,072	966,440	1,110,620	3,076,519	557,647	-
	%	100.0%	58.2%	7.1%	8.1%	22.5%	4.1%	8.1%
2014	#	13,845,281	8,038,217	972,976	1,119,175	3,154,907	560,000	-
	%	100.0%	58.1%	7.0%	8.1%	22.8%	4.0%	8.0%

Source: California Department of Finance, 2010 and 2014.

Tenure and Vacancy Rate

Tenure, or the ratio between homeowner and renter households, is affected by many factors, such as, housing cost, housing type, housing availability, job availability, public agency objectives, and consumer preference.

Between 2007 to 2013, the proportion of renter households in Patterson increased slightly from 30.2 percent to 32.9 percent. In the same time period, Stanislaus County's proportion of renter households increased from 36.1 percent to 43.4 percent. Stanislaus County's proportion of renter households in 2013 was estimated to be greater than Patterson's.

**TABLE 26
TENURE BY HOUSEHOLDS
Patterson and Stanislaus County
1990-2013**

Year	City of Patterson		Stanislaus County	
	Number	Percent	Number	Percent
1990				
Owners	1,756	68.4%	76,103	60.7%
Renters	810	31.6%	49,272	39.3%
2000				
Owners	2,145	69.3%	89,912	61.9%
Renters	951	30.7%	55,341	38.1%
2007				
Owners	4,141	69.8%	100,425	63.9%
Renters	1791	30.2%	56,837	36.1%
2013				
Owners	3,931	67.1%	94,965	56.6%
Renters	1,928	32.9%	72,898	43.4%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013; American Community Survey 2007-2013.

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether the city has an adequate housing supply to provide choice for housing and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide housing choice and mobility.

Table 27 summarizes the occupancy status of Patterson's housing stock. According to the Census Patterson had a vacancy rate of 11.0 percent in 2010. The California State Department of Finance (DOF) Population Research Unit also publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated cities in the State. The DOF 2014 estimated vacancy rate for all housing units in Patterson is also 11.0 percent. However, the DOF estimate is for all housing unit types and does not exclude seasonal, recreational, or occasional use and all other vacant.

TABLE 27
OCCUPANCY STATUS OF HOUSING STOCK
 City of Patterson
 2010

Type	Number	Percent
Occupied housing units	5,630	89.0%
Vacant housing units	698	11.0%
For rent	110	15.8%
Rented, not occupied	5	0.7%
For sale only	182	26.1%
Sold, not occupied	23	3.3%
For seasonal, recreational, or occasional use	83	11.9%
For migratory workers	10	1.4%
Other vacant	285	40.8%

Source: U.S. Census, 2010.

Housing Stock Conditions

Housing conditions are an important indicator of quality of life. If not regularly maintained over time, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1980) will require minimal repairs and improvements. Housing units over 50 years old (i.e., built before 1960) are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Table 28 shows the age of the housing stock in Patterson and countywide. Only 22.2 percent of the housing in Patterson is over 30 years old, compared to 51.3 percent countywide. A majority of Patterson's housing stock has been built within the last 15 years (58 percent). These units will require minimal repairs or improvements over the Housing Element planning period. Housing built before 1980 may require repairs and improvements.

TABLE 28
AGE OF HOUSING STOCK
Patterson and Stanislaus County
2013

	Total	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 or earlier	Percent built before 1980	Percent built before 1960
Patterson	6,042	56	3,435	455	752	277	921	22.2%	15.2%
Stanislaus County	179,776	378	30,585	26,698	29,901	36,203	37,690	51.3%	20.9%

Source: American Communities Survey, 2011-2013

Overpayment (Cost Burden)

State and Federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. As shown in Table 29, a higher percentage of Patterson homeowners are overpaying for housing (54 percent) compared to renters (39 percent). Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. Ninety percent of renters making 30 percent to 50 percent AMI (i.e., very low-income) and 91 percent of renters making less than 30 percent AMI (i.e., extremely low-income) overpaid for their households in 2011. Nearly half of low-income renters (i.e., 50 - 80 percent AMI) overpaid for housing. The percent of renters overpaying declines rapidly as incomes increase. Housing overpayment among owners is common across all income ranges, but generally more so for low-income households (i.e., those making less than 80 percent the regional median income). Those making moderate incomes (i.e., 80 - 100 percent AMI) overpaid for housing at a significant rate (78 percent) as did those making over 100 percent AMI (44 percent).

TABLE 29
HOUSEHOLDS BY INCOME BY OVERPAYMENT
Patterson
2011

Income Range	Renters			Owners		
	Total Renter Households	Number of Households Over paying	Percent of all Renter Households	Total Owner Households	Number of Households Over paying	Percent of all Owner Households
< 30% AMI	170	155	91%	160	150	94%
30% - 50% AMI	300	270	90%	205	155	76%
50% - 80% AMI	395	185	47%	350	230	66%
80% - 100 % AMI	125	35	28%	410	320	78%
> 100% AMI	795	55	7%	2,560	1,120	44%
Total	1,785	700	39%	3,690	1,975	54%

Note: AMI = area median income (\$61,100 in 2011).

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

Overcrowding

HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families).

Table 30 shows overcrowding by tenure in Patterson and countywide. Overcrowding is more common in Patterson (7.8 percent overcrowded and 2.6 percent severely overcrowded) compared to the county (6.9 percent overcrowded and 1.7 percent severely overcrowded). For both geographies, overcrowding is more of a problem in rental units than owner units. In Patterson 19.1 percent of rental units are overcrowded and 8.0 percent of rental units are severely overcrowded, compared to 11.3 percent and 3.1 percent countywide, respectively.

**TABLE 30
OVERCROWDING BY TENURE
Patterson and Stanislaus County
2012**

	Total Owners	Overcrowded		Severely Overcrowded	
	Number	Number	Percent	Number	Percent
Owner Occupied					
Patterson	3,727	118	3.1%	12	0.3%
Stanislaus County	98,027	3,814	3.8%	769	0.7%
Renter Occupied					
Patterson	1,810	347	19.1%	145	8.0%
Stanislaus County	67,972	7,717	11.3%	2,135	3.1%
Total					
Patterson	5,991	465	7.8%	157	2.6%
Stanislaus County	165,999	11,531	6.9%	2,904	1.7%

Source: HCD Pre-Approved Data Package, 5-Year ACS, 2008-2012.

HOUSING COST AND AFFORDABILITY

High housing costs relative to household income can be a significant barrier to meeting a community’s housing need. This section details the housing costs in Patterson, describes trends in the rental market, and calculates the amount households of various incomes and sizes can pay for housing without becoming cost burdened.

Home Price Trends

Table 31 compares housing price trends for Patterson, Stanislaus County, and several surrounding jurisdictions. According to DQ News, the countywide median sales price in 2014 was \$210,000 . This is a 20 percent increase from 2013 when median sales prices were \$175,000. The median sales price in 2014 in Patterson was \$250,000, which is the third highest median sale price of incorporated cities in Stanislaus County. Similar to the countywide average, Patterson's housing prices increased nearly 20 percent from 2013 to 2014. Oakdale had the most expensive homes with a median sale price of \$270,000, and Waterford had the least expensive homes at \$173,000. While most jurisdictions experienced about a 20 percent increase in housing prices, Hughson's housing prices only increased by 5.8 percent for the same time period.

**TABLE 31
HOME SALES RECORDED
Patterson and Surrounding Jurisdictions
2014**

Jurisdiction	2013	2014	2014 Sale Counts	Percent Change Year to Year
Ceres	\$160,000	\$195,000	426	21.88%
Hughson	\$250,000	\$264,500	111	5.80%
Modesto	\$160,000	\$190,000	3,147	18.75%
Newman	\$145,000	\$173,750	159	19.83%
Oakdale	\$210,000	\$270,000	388	28.57%
Patterson	\$210,000	\$250,000	363	19.05%
Riverbank	\$199,000	\$240,000	350	20.60%
Turlock	\$200,000	\$240,000	795	20.00%
Waterford	\$143,500	\$173,000	115	20.56%
Stanislaus County	\$175,000	\$210,000	6,214	20.00%

Source: DQ News, <http://www.dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR14.aspx>, 2014.

Rental Trends

Table 32 shows the median market-rate rental prices by unit size (i.e., number of bedrooms) in Patterson based on an online survey of online rentals. Rent for a two-bedroom single family home was estimated to be about \$825, and ranges from \$1,200-\$1,399 and \$1,395-\$1,800 for a three- and four-bedroom homes, respectively. Only one multifamily rental unit was available as of March 24, 2015, a three bedroom unit for \$800 per month. This multifamily unit would be affordable to low-income households. Single-family rentals with higher rents are more common in Patterson.

**TABLE 32
MEDIAN RENTAL RATES
City of Patterson
2015**

	Number	Rent Range
2 bedroom	1	\$825
3 bedroom	5	\$1,200-\$1,399
4 bedroom	5	\$1,395-1,800
5+ bedroom	1	\$1,850

Source: trulia.com; zillow.com; Craigslist; March 3, 2015.

Ability To Pay

Table 33 summarizes 2014 HCD-defined household income limits for very low-, low-, and moderate-income households in Stanislaus County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2014 area median income for a family of four in Stanislaus County (\$62,000) could afford to spend up to \$1,550 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than \$33,500. This household could afford a \$744 maximum monthly rent.

For renters this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors as well as insurance, and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in the table below in order to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

An estimated maximum purchase price for a four-person household earning \$62,000 per year would be \$250,434. This is slightly higher than the median sale price for homes in Patterson in 2014 (\$250,000). Extremely low-, very low-, and low-income households would not be able to afford the 2014 median sale price of \$250,000 without overpaying.

**TABLE 33
ABILITY TO PAY
Stanislaus County
2014**

Extremely Low-Income Households at 30% of 2014 Area Median Income (AMI)						
Number of Persons	1	2	3	4	5	6
Income Level	\$13,000	\$14,900	\$16,750	\$18,600	\$20,100	\$21,600
Max. Monthly Gross Rent (1)	\$325	\$373	\$419	\$465	\$503	\$540
Max. Purchase Price (2)	\$52,510	\$60,185	\$67,658	\$75,130	\$81,189	\$87,248
Very Low-Income Households at 50% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$35,950
Max. Monthly Gross Rent (1)	\$543	\$620	\$698	\$775	\$838	\$899
Max. Purchase Price (2)	\$87,652	\$100,174	\$112,695	\$125,217	\$135,315	\$145,211
Low-Income Households at 70% of 2014 AMI For Sale and 60% of AMI for Rentals						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% MFI)	\$30,400	\$34,700	\$39,050	\$43,400	\$46,850	\$50,350
Income Level for Rental (60% MFI)	\$26,050	\$29,750	\$33,500	\$37,200	\$40,200	\$43,150
Max. Monthly Gross Rent (1)	\$651	\$744	\$838	\$930	\$1,005	\$1,079
Max. Purchase Price (2)	\$122,793	\$140,162	\$157,733	\$175,304	\$189,239	\$203,377
Median-Income Households at 100% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,400	\$49,600	\$55,800	\$62,000	\$66,950	\$71,900
Max. Monthly Gross Rent (1)	\$1,085	\$1,240	\$1,395	\$1,550	\$1,674	\$1,798
Max. Purchase Price (2)	\$175,304	\$200,347	\$225,391	\$250,434	\$270,428	\$290,423
Moderate-Income Households at 120% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300
Max. Monthly Gross Rent/Payments (1)	\$1,520	\$1,735	\$1,953	\$2,170	\$2,344	\$2,517
Max. Purchase Price (2)	\$245,519	\$280,392	\$315,500	\$350,607	\$378,647	\$406,686

¹Max Monthly Gross Rent calculation assumes that 30 percent of income (or 35 percent for moderate-income households) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

²Max Purchase Price calculation assumes 95 percent loan at 5 percent annual interest rate and 30-year term with taxes and mortgage insurance at about 21 percent.

³2014 Median Family Income in Stanislaus County is \$62,000

Source: State of California Department of Housing and Community Development, Official State Income Levels for 2014.

SPECIAL NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Patterson belonging to each group are shown.

Elderly Persons

Seniors are defined as persons 65 years and older and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors, including, but not limited to, congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitation also benefit from transportation alternatives. Senior housing with these accommodations can allow living that is more independent.

In 2013, 8.2 percent of Patterson’s population was over the age 65 (Table 34). Over the past 23 years, the senior population has remained fairly stable when compared to Patterson’s total population. Between 1990 and 2013, the senior population was as low as 7.2 percent (2000) and as high as 8.6 percent (1990).

TABLE 34
SENIOR POPULATION TRENDS (65+)
Patterson
2013

Year	Total Population	Seniors	Percent Seniors	Average Annual Growth Rate
1990	8,626	739	8.6%	
2000	11,606	840	7.2%	3.0%
2008	21,168	1606	7.6%	7.8%
2013	22,526	1,843	8.2%	1.3%

Source: U.S. Census, 1990, 2000; 3-Year ACS, 2011-2013.

Table 35 shows senior and elderly households by tenure in Patterson and countywide. Patterson has a lower percentage of senior and elderly homeowners compared to the countywide average and significantly lower proportion of elderly renters. In 2012 18.7 percent of owner-occupied households in Patterson were senior householders compared to 24.6 percent countywide. Only 2.8 percent of renter-occupied households in Patterson were senior householders in 2012.

TABLE 35
SENIOR AND ELDERLY HOUSEHOLDS BY TENURE
 Patterson and Stanislaus County
 2012

	Patterson				Stanislaus County			
	Total	Householder 65 to 74 years	Householder 75 years and over	Percent of Households Over 65	Total	Householder 65 to 74 years	Householder 75 years and over	Percent of Households Over 65
Owner Occupied	3,727	435	264	18.7%	98,027	12,935	11,248	24.60%
Renter Occupied	1,810	40	12	2.80%	67,972	4,231	4,237	12.40%

Source: American Communities Survey, 5-Year Estimates, 2008-2012.

As shown in Table 36, 45.8 percent of seniors in Patterson have a disability, which is similar to the countywide rate of 45.5 percent. Physical limitations (e.g., hearing, vision, ambulatory) were the most commonly cited disability among seniors.

TABLE 36
SENIORS WITH DISABILITIES
 Patterson and Stanislaus County
 2013

	Patterson	Stanislaus County
Population on 65 Years and Over	1,843	57,621
With a disability	844	26,227
Percent with a Disability	45.80%	45.50%

Source: American Communities Survey, 3-Year Estimates, 2011-2013.

There are several types of services and facilities available for senior citizens in the city of Patterson and nearby cities, including:

BACKGROUND REPORT

- **Residential Care Facilities:** Patterson accommodates one assisted living facility, Foothill Manor. Other nearby facilities include Cypress of Emanuel, Las Palmas Estates, Lifespring Senior Campus, Paramount Park, Sequoia Assisted Living, St. Frances Assisted Care, St. Thomas Retirement Center, and Turlock Residential. All are located approximately 16 miles outside of Patterson in the city of Turlock.
- **Skilled Nursing Facilities:** No skilled nursing facilities are available in Patterson. The nearest facility, San Luis Convalescent Hospital, is located 12 miles to the south in Newman. Other facilities, such as Brandel Manor, Covenant Care, Elness Convalescent Hospital, and Turlock Nursing and Rehabilitation are located in the city of Turlock.
- **Senior Housing:** Subsidized senior rental housing includes the El Solyo Village Apartments - 45 units of one-and two-bedrooms. Las Palmas Place Senior Apartments – 24 units of one-bedroom units.
- **Senior Center:** the Senior Center Board operates the senior center with assistance from the Patterson Parks and Recreation Department. The center is limited to providing activities such as exercise classes, lunches, art classes, and music programs. A new 8,500 square foot Senior Center is currently under construction. This new larger center should provide accommodation for more activities.
- **Services:** The California Rural Legal Assistance Senior Citizens Law Project provides free legal services to seniors in Stanislaus County. Services include helping seniors maintain their income, housing, and health. The center is located in Modesto, 17.5 miles northeast of Patterson. The Center for Senior Employment provides older worker training, employment assistance, on-the-job training, and support to the Senior Program Adult Protective Services. The center is also located in Modesto. The Salvation Army in Turlock provides meals, senior housing, programs and activities, and an immunization clinic for residents of Patterson.
- **Transportation:** Dial-a-Ride service is available for seniors by appointment.

Large Households

HUD defines a large household as one with five or more members. Large families may have specific needs that differ from other households due to income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As a result, large households may be overcrowded in smaller units. In general, housing for large households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and childcare facilities.

Table 37 shows large households by tenure. In 2011, 26.5 percent of Patterson households were large, compared to 17.6 percent countywide. Similarly, in Patterson and the county just over half of large households were owners (55.3 percent).

**TABLE 37
LARGE HOUSEHOLDS BY TENURE
Patterson and Stanislaus County
2011**

	Patterson	Stanislaus County
Total Households	5,537	165,999
Total Large Households	1,470	29,217
Large Households Owner	813	16,139
Large Households Renter	657	13,078
Percent Large Households	26.50%	17.60%

Source: Pre-Approved Data Package; American Communities Survey, 2007-2011.

Table 38 shows Patterson’s housing stock by number of bedrooms by tenure. A majority of owner households and renter households contain three bedrooms: 44.1 percent and 36.7 percent, respectively. Of the total households in Patterson, almost half contain four or more bedrooms (45.5 percent) and only 12.9 percent have two or fewer rooms.

**TABLE 38
EXISTING HOUSING STOCK NUMBER OF BEDROOMS BY TENURE
Patterson
2013**

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	0	0.0%	0	0.0%	-	0.0%
1 BR	0	0.0%	164	8.5%	164	2.8%
2 BR	387	9.8%	207	10.7%	594	10.1%
3 BR	1,732	44.1%	707	36.7%	2,439	41.6%
4 BR	1,070	27.2%	528	27.4%	1,598	27.3%
5 + BR	742	18.9%	322	16.7%	1,064	18.2%
Total	3,931	100.0%	1,928	100.0%	5,859	100.0%

Source: American Communities Survey, 2011-2013.

BACKGROUND REPORT

Single Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance because of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing. As shown in Table 39, 14.6 percent of Patterson households and 16.2 percent of countywide households were single female-headed households.

TABLE 39
SINGLE FEMALE-HEADED HOUSEHOLDS
Patterson and Stanislaus County
2013

	Total Households	Female Householder, No Husband Present, Family	Percent
Patterson	5,859	858	14.6%
Stanislaus County	167,863	27,218	16.2%

Source: American Communities Survey; 2011-2013.

Single female-headed households often experience a high rate of poverty. Table 40 shows single female-headed households and family households under the poverty level. Of the 858 total single female-headed households in Patterson, just over one-quarter were below the poverty level (26.9 percent), which is lower than the countywide rate of 35.9 percent. Family households in Patterson are less likely to be under the poverty level. Of the total family households, 13.6 percent are under the poverty level compared to 17.2 percent countywide. Statewide, 10.7 percent of families and 25.5 percent of female-headed households were in poverty.

TABLE 40
HOUSEHOLDS UNDER THE POVERTY LEVEL
Patterson and Stanislaus County
2013

	Patterson	Stanislaus
Female Household, No Husband Present		
Total Family Households	858	27,218
Under Poverty Level	231	9,765
Percent Under Poverty Level	26.90%	35.90%
Family Households		
Total Family Households	4,738	123,974
Under the Poverty Level	642	21,340
Percent Under Poverty Level	13.60%	17.20%

Source: American Communities Survey, 2011-2013.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines five disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market-rate housing.

BACKGROUND REPORT

As shown in Table 41, 8.9 percent of Patterson’s population is living with one or more disability. Residents 65 years and over have the highest rate of disabilities (45.8 percent).

**TABLE 41
DISABILITY BY AGE
Patterson
2013**

	Total	With a Disability	Percent With Disability
Population Under 5 Years	2,305	0	0
Population 5 to 17 Year s	4,981	232	4.7%
Population 18 to 64 Years	11,559	773	6.7%
Population 65 Years and Over	1,843	844	45.8%
Total	20,688	1,849	8.9%

Source: American Communities Survey, 2011-2013.

Table 42 shows persons with disability by employment status in Patterson and countywide. Of the total number of persons employed in 2013 in Patterson, 5.9 percent had a disability, which is slightly higher than the countywide rate of 5.5 percent. A lower percentage unemployed persons in Patterson had a disability (4.0 percent) compared to the countywide rate (9.4 percent).

**TABLE 42
PERSONS WITH DISABILITIES BY EMPLOYMENT
STATUS
Patterson and Stanislaus County
2013**

	Patterson	Stanislaus County
Employed		
Total	7,493	195,859
With a Disability	445	10,851
Percent	5.90%	5.50%
Unemployed		
Total	1,356	39,506
With a Disability	55	3,732
Percent	4.00%	9.40%

Source: American Communities Survey, 2011-2013.

Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work rather normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Table 43 shows the number of people in Patterson receiving assistance in December 2014. A majority of these individuals are under 18 years of age (63.5 percent). It is important to note that this is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of December 2014. It is likely that the actual count is higher.

TABLE 43
CLIENTS IN PATTERSON WITH DEVELOPMENTAL
DISABILITIES BY AGE
 Patterson
 2014

	0-17 Years	18+ Years	Total
Patterson	115	66	181

Source: Department of Developmental Services, 2014

Licensed Care Facilities

For persons requiring a supportive housing setting, Stanislaus County has over 80 licensed care facilities, including adult residential facilities and assisted living and residential care facilities for the elderly. Patterson has one, Foothill Manor, that serves the elderly.

Homeless

Due to their transient nature, it is difficult to count the homeless in any one area. It should also be noted that there are generally two types of homeless—the "permanent homeless" who are the transient and most visible homeless population and the "temporary homeless" who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can be assisted with finding a more permanent residence.

BACKGROUND REPORT

The Stanislaus County 2015 Point-In-Time Count (PIT), conducted in January 2015, identified a total of 1,408 homeless individuals living in Stanislaus County. This is an increase from the 2014 PIT count of 1,156 individuals. More specifically, volunteers counted 61 homeless individuals in the city of Patterson. The only homeless shelter in Patterson, Helping Others Sleep Tonight (HOST), counted approximately 50 homeless individuals in Patterson in January 2015.

The passage of SB2 requires each municipality to identify at least one zone where emergency shelters are permitted without a conditional use permit or other discretionary action. The City recently approved a 16-bed emergency shelter in the Emergency Shelter Overlay Zone, applied to the parcel 405 South 4th Street, Patterson, CA 95363 with the APN 131-017-025. In addition, the City allows homeless, emergency, and transitional shelters in the High Density Residential, Medium Density Residential, Low Density Residential, and Downtown Residential zones with a conditional use permit.

Generally, services for the homeless are provided on a countywide or regional basis. As a result, the information for homeless facilities and shelters in the Stanislaus County area is collected and reported for the county as a whole. The following table is a list of emergency assistance and shelters for persons in need of transitional and permanent housing. All of the emergency shelters are located within Stanislaus County.

**TABLE 44
EMERGENCY SHELTER FACILITIES FOR THE HOMELESS
Stanislaus County
2015**

Shelter	Type	Address
Bethany's House	Transitional Shelter for Pregnant Women	3048 Hahn Drive Modesto, CA
Central Valley Homeless Vets	Shelter for Homeless Veterans	664 Paradise Road Modesto, CA
Santa Fe Shelter - Inter Faith Ministries	Transitional Winter Housing for Families	120 Kerr Ave. Modesto, CA
The Modesto Gospel Mission	Homeless Shelter	1400 Yosemite Blvd. Modesto, CA
Redwood Family Center – Inter Faith Ministries	Transitional Housing for Women and Children in Drug Treatment Programs	1030 California Ave. Modesto, CA
We Care Program	Emergency Cold Weather Shelter	400 B Street Turlock, CA
Hutton House	Transitional Shelter for Homeless Youth	201 Jennie Street Modesto, CA
Haven's Women Center of Stanislaus County	Transitional Housing for Abused Women	619 13th street, Suite I Modesto, CA
Salvation Army (Winter Shelter)	Transitional Winter Housing / Cold Weather Shelter	320 9th Street Modesto, CA
Community Housing and Shelter Services	Emergency Shelter for Homeless Families	823 15th Street Modesto, CA
HOST	Emergency Shelter	405 S 4th St Patterson, CA 95363

There are other services provided to the homeless in the nearby city of Turlock and in Stanislaus County. In Turlock, the United Samaritans Foundation offers washers and dryers, showers, and a temporary address for homeless persons. The Community Housing and Shelter Services offers the Home Base Program which places homeless families in private rental housing and provides services to families. The Stanislaus Community Assistance Project provides services to people with disabilities. The Stanislaus County Affordable Housing Corp. provides supportive services to homeless families and individuals with special needs.

Farmworkers

Estimating farmworkers and those households associated with farm work within the state is extremely difficult. Generally known as the 'invisible' population, the farmworker population contains two segments: permanent and migratory (seasonal) farmworkers. The permanent population consists of farmworkers who have settled in the region and maintain local residence and who are employed most of the year. The migratory farmworker population consists of those farmworkers who typically migrate to the region during seasonal periods in search of farm labor employment. Because farm workers are of very low income and their employment status is tenuous, they are often unable to compete for housing on the open market.

BACKGROUND REPORT

Traditional sources of population estimates, including the 2012 Census, have tended to underestimate the farmworker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farmworkers in the state can be derived. Further, by applying assumptions derived from surveys specifically targeted to farmworkers, aggregate population (both workers and households) can be estimated. These estimates indicate that average annual employment of farmworkers in California is about 350,000, with peak period employment of about 450,000. This employment is filled by between 650,000 and 850,000 farmworkers within the state. Total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.

The California Statewide Housing Plan, Phase I, lists the following distinctive characteristics for farmworker households:

- They have low homeownership rates.
- They have large household sizes, and renter households are as large as those of owners.
- They live disproportionately in the housing that is in the poorest condition.
- They tend to have very low incomes and high rates of poverty,
- They have very high rates of overcrowding.

Based on estimates provided by the Stanislaus County Housing Authority, Patterson houses a large number of farm workers. Many of these farmworkers reside in group quarters. The Stanislaus County Housing Authority operates the Walnut Acres Migrant Center in Patterson. Walnut Acres has 44 duplex units. In addition to the Housing Authority's units, the United States Department of Agriculture (USDA) Farmers' Home Administration (FmHA) has 76 year-round farmworker units in Patterson and the California Department of Migrant Services has 45 seasonal housing units.

While Patterson's primary industries are services and manufacturing, the city is located in the heart of the San Joaquin Valley, which is prime agricultural land. Stanislaus County is a leading producer of almonds, apricots, boysenberries, chickens, cling peaches, dry beans, peas, pigeon and squab, walnuts and fruit, nut and grape nursery products. According to 2013 ACS data, there were 629 persons 16 years and over employed in the agriculture, forestry, fishing and hunting, and mining occupations in the city of Patterson. This is an increase of 224 persons since the 2000 Census. There are no fishing or forestry industries in the city and, therefore, it is assumed that many of the 629 persons employed in agriculture were farmworkers, which is about 8.3 percent of employed residents 16 years and over.

**TABLE 45
FARMWORKERS
Patterson
1990-2012**

	1990		2000		2013	
	Number	Percent Total Employment	Number	Percent of Total Employment	Number	Percent of Total Employment
Farming, Fishing and Forestry	318	9.61%	374	8.70%	629	8.3%

Source: U.S. Census, 1990 and 2000; HCD Pre-Approved Data Package, ACS, 2009-2013.

The City provides a number of opportunities for the provision of housing for agricultural employees. The Employee Housing Act requires jurisdiction s to permit employee housing for six or fewer employees as a single family use. Employee housing for less than six persons is permitted in single family zones consistent with the Employee Housing Act. Agricultural housing is permitted in any zone that permits the type of housing being built without any special conditions. For example, single family detached dwellings are permitted in the Low Density Residential and Downtown Residential Zones, two family dwellings are permitted in the Medium Density Residential Zone, and apartment buildings and other multifamily structures are permitted in the High Density Residential Zone. Additionally, duplexes and half-plexes are allowed with a conditional use permit or administrative approval on corner lots in most residential zones. Single room occupancy units and boarding houses are allowed in the High Density Residential Zone with a Conditional Use Permit. Accessory dwelling units, or granny flats, are permitted by right in all residential zones. Because the City does not currently have an agricultural zone, employee housing requirements for such zoning does not apply.

Because the percent of the existing farmworker housing population is small, the housing needs of this group are addressed through affordable housing strategies. Table 46 shows a list of the migrant and permanent farmworker designated housing in the city of Patterson. According to the Housing Authority of Stanislaus County (HACS), the Patterson Migrant Center has 42 units for seasonal migrant workers and the Patterson Farm Labor has 76 permanent units for farmworkers.

**TABLE 46
FARMWORKER HOUSING
Patterson
2014**

Name	Type	Location	Number of Units
Patterson Migrant Center	Seasonal	Patterson	42
Patterson Farm Labor	Permanent	Patterson	76

Source: Housing Authority of Stanislaus County, 2014.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance, this group has a high risk of homelessness.

For a family of four in Patterson, a household making under \$23,850 in 2014 would be considered an extremely low-income household. The minimum wage in California is currently \$9.00, but will rise to \$10.00 by January 2016, which is well above the current Federal minimum wage of \$7.25 per hour. With a minimum wage of \$10.00, workers would receive an annual salary of just \$20,000, which by today's income limits would still be extremely low-income.

Table 47 shows the number of extremely low-income households by tenure in Patterson in 2011. Of the 3,690 owner households in Patterson, 4.3 percent were extremely low-income. A slightly higher percentage of renter households were extremely low-income (9.5 percent).

TABLE 47
EXTREMELY LOW-INCOME HOUSEHOLDS BY TENURE
 City of Patterson
 2011

	Total Owner	Extremely Low-Income Owner Occupied		Total Renter	Extremely Low-Income Renter Occupied	
		Number	Percentage		Number	Percentage
Patterson	3,690	160	4.3%	1,785	170	9.5%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

Extremely low-income households generally spend more of their annual income on housing compared to other income groups. According to the U.S. Department of Housing and Urban Development, 92.4 percent of the extremely low-income households were severely overpaying for housing (paying more than 50 percent of their income on housing) in 2011.

Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income households. The projected extremely low-income need can be assumed as 50 percent of the total need for very low-income households, or 318.

AT-RISK HOUSING

Inventory of At-Risk Rental Housing Units

The following inventories include government assisted rental properties in the city of Patterson that may be at risk of opting out of programs that keep them affordable to low income households over the next 10-year period. Generally, the inventory consists of Housing and Urban Development (HUD), Redevelopment Agency, multifamily bonds, and density bonus properties. Target levels include the extremely low-, very low-, and low-income groups. One project consisting of 24 affordable units are at-risk of converting to market rate within the next 10 years.

**TABLE 48
AT-RISK HOUSING UNITS
Patterson
2015**

Project	Address	Group Served	Funding Source	Total Units	Low Income Units	Expiration Date	Risk Level
El Solyo Village Apartments	850 2 nd Street	Senior	Section 515/ HOME/ Rural Development Rental Assistance	47	46	2028	Not at risk
Las Palmas Place Apartments	1075 W. Las Palmas Ave.	Senior/Disabled	Section 8	24	24	2020	At risk
Patterson Place Apartments	670 North 6 th Street	Large family/Senior	Section 515, LIHTC	40	39	2068	Not at risk
Westley-Patterson Migrant Center	506 Mayette Street	Migrant workers	USDA	92	92	In perpetuity	Not at risk
Total				203	201		
Total At Risk				24	24		

Source: City of Patterson staff, California Housing Partnership Corporation, 2015.

Cost Analysis

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance.

Acquisition and Rehabilitation

In the event that the affordability terms expire on an at-risk development and the property owners of the projects decide to convert the rental rates of the units to be equal to or more than the fair market rental rates, interested parties (nonprofit or for profit) may purchase and rehabilitate the property in order to maintain the affordability of the units. Purchasing the at-risk units depends on the owners’ willingness to sell, interested parties to purchase the project, and available funding assistance. The factors used to analyze the cost to preserve the at-risk housing units include acquisition, rehabilitation, and financing costs. These figures are estimates since actual costs will depend on condition, size, location, existing financing, and the availability of financing:

Currently, loopnet.com does not list any properties for sale in Patterson. However, Modesto can be used to estimate the acquisition cost for the at-risk properties. In Modesto, two properties are listed: a 37-unit complex of two-bedroom cottage homes for \$3,150,000 (\$85,135 per unit) and a 5-unit complex for \$300,000 (\$60,000 per unit). Based on these examples, the City assumed a cost per unit of \$60,000 per unit for a total of \$1.44 million to acquire all 24 of the at-risk units. The average rehabilitation cost in Stanislaus County for each unit is estimated at \$20,000, which means that the estimated total cost to acquire and rehabilitate each unit is \$80,000 (Table 49). The approximate total cost to acquire and rehabilitate the 24 units of Las Palmas Place is \$1.92 million.

TABLE 49
ESTIMATED REHABILITATION COSTS
 Patterson
 2015

Fee/Cost Type	Cost per Unit
Acquisition	\$60,000
Rehabilitation	\$20,000
Total cost per unit	\$80,000

Source: Mintier Harnish, 2015.

New Construction/Replacement

Patterson Place, a recent development in Patterson, cost \$6,372,592 in 2013 for 40 units, or \$159,314 per unit. If the City had to replace the 24 units of Las Palmas Place, it would cost approximately \$3.8 million.

BACKGROUND REPORT

Tenant-based Rental Assistance

Over the last housing element period, no at-risk complexes in Patterson were converted to market rate. The difficulty in estimating cost per unit is that there are many variables, including the household income of the family who will occupy the unit. The ongoing cost to preserve affordability is determined by identifying the gap (subsidy) between the assisted rent and the market rent. The exact amount is difficult to estimate because the rents depend on the size and income level of the household. Table 33 summarized the affordability of housing in the city. Following are some general examples of expected subsidies:

An extremely low-income person can only afford up to \$325 per month and the fair-market rental rate in the city for a 1-bedroom unit is \$720 per month. The subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$395 per month, or \$4,740 per year. For 30 years, the subsidy would be about \$142,200 for one household. Subsidizing all 70 units at an extremely low-income rent for 30 years would cost an estimated \$10 million.

A very low-income family of three can afford \$698 a month and the fair-market rent in the city for a 2-bedroom unit is \$923. The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$225 per month or \$2,700 per year. For 30 years, the subsidy would be about \$81,000 for one household. Subsidizing all 70 units at a very low-income rent for 30 years would cost an estimated \$5.7 million.

A lower-income family of four could afford up to \$930 per month, and the fair market rent for a three-bedroom unit is \$1,360. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$430 per month, or \$5,160 per year. For 30 years, the subsidy would be about \$154,800 for one household. Subsidizing all 134 units at a low-income rent for 30 years would cost an estimated \$10.8 million.

Qualified Entities

Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects.

Table 50 shows a list of qualified entities who may be available to help preserve at-risk assisted affordable units.

**TABLE 50
LIST OF QUALIFIED ENTITIES
Stanislaus County
2015**

Entity	Contact
Modesto Redevelopment Agency	(209) 577-5247
ROEM Development Corporation	(408) 984-5600
Self-Help Enterprises	(559) 651-1000
Housing Authority of the County of Stanislaus	(209) 523-0705
ACLIC, Inc	(209) 466-6811

Source: HCD, 2015.

PROJECTED HOUSING NEEDS

Under State housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs. Previous sections of this chapter have identified existing needs and needs of special groups. This section focuses on projected housing needs through 2023.

Patterson’s Share of 2014-2023 Regional Housing Needs

State law (Government Code Section 65583(a)) requires each jurisdiction in California to demonstrate the availability of adequate sites with appropriate zoning and development standards and with available public services and facilities. Each jurisdiction must also provide policy and regulatory guidance to accommodate a variety of housing types at a variety of income levels. Section 3 demonstrates that Patterson has adequate sites to accommodate the projected housing need for the 2014-2023 Regional Housing Needs Assessment (RHNA), which covers a 10-year period of January 1, 2014, to September 30, 2023.

The RHNA promotes the following housing objectives:

- Increase the housing supply and mix of housing types;
- Infill development;
- Housing socioeconomic equity;
- Protect environmental and agriculture resources;
- Efficient development patterns; and
- Improve jobs/housing relationships.

BACKGROUND REPORT

The California Department of Housing and Community Development (HCD) apportions statewide housing demand to each of the state's regional governing bodies. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households. The allocation of projected housing demand is divided into four income categories:

- Very Low-Income – up to 50 percent of the median area income;
- Low-Income – 51 to 80 percent of the median area income;
- Moderate-Income – 81 to 120 percent of the median area income; and
- Above Moderate-Income – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. For the 2014-2023 RHNA projection period, HCD assigned 21,330 units (5,225 very low-income, 3,350 low-income, 3,670 moderate-income, and 9,085 above moderate-income) to all of Stanislaus County. Of these, Patterson was assigned 2,491 units (636 very low-income, 408 low-income, 416 moderate-income, and 1,031 above moderate-income).

Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of the total need for very low-income households. In Patterson, this would be half of 636, or 318 units. The City of Patterson must demonstrate it has or will make available adequate sites with appropriate zoning and development standards, as well as services and facilities to accommodate the RHNA. The residential sites inventory in Section 3 shows how the City will meet this requirement through adopted specific plans and other vacant land.

SECTION 3: OPPORTUNITIES

AVAILABLE RESIDENTIAL ZONED LAND

State law requires that the Housing Element contain “*An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment...*” This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. The residential land inventory must contain sufficient capacity to accommodate Patterson’s 2014-2023 Regional Housing Needs Allocation (RHNA). Patterson’s RHNA by income is shown in Table 51.

TABLE 51
RHNA BY INCOME (2014-2023)
Patterson
2015

Income Group/Percent of Households	Units
Extremely Low	318 units
Very Low	318 units
Low	408 units
Moderate	416 units
Above Moderate	1,031 units
Total	2,491 units

Source: *Regional Housing Needs Allocation, StanCOG 2014.*

Approved Projects and Units Built or Under Construction

Units Under Construction

Table 52 lists projects currently under construction in Patterson. As of February 2015, three projects are under construction, and will produce 16 units affordable to low-income households and 66 units affordable to above-moderate income households. There were no units built in Patterson from January 1, 2014, to present.

**TABLE 52
UNITS UNDER CONSTRUCTION
Patterson
2015**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total # of Units
La Paloma Condominiums	0	0	0	0	60	60
Las Palmas Place Senior Apartments	0	0	16	0	0	16
Patterson Gardens	0	0	0	0	6	6
Total	0	0	16	0	66	82

Source: City of Patterson, 2015.

La Paloma Condominiums

This project will be Patterson's first luxury condominiums, but construction was halted before completion. The majority of the site work and two buildings are nearly complete. The project consists of eight buildings and 60 units.

Las Palmas Place Senior Apartments

Last Palmas Place Senior Apartments is an affordable senior housing project operated by the Housing Authority. The first phase, built in 2007, included 24 affordable units. The 24 units were funded through the Section 8 voucher program and contracts are in place to ensure affordability through 2020. The second phase of this project, which will include 16 units, is currently stalled. However, the 16 units are approved and are expected to be built during the planning period, and will likely use HOME funds.

Patterson Gardens

Patterson Gardens is a large, single family housing development south of Sperry Avenue. Construction of 2,000 to 3,000 square foot homes began in 2005 but ceased in 2006. Six units in this development are currently under construction. New homes built on these parcels would likely be affordable to only above-moderate-income households.

Approved Projects

Since the RHNA projection period begins January 1, 2014, the City can count any units built or under construction since January 1, 2014. The City can also count approved residential development projects that are entitled but not yet built. Table 53 provides a breakdown of previously-approved projects in the city of Patterson along with information regarding the required number of extremely low-, very low-, low-, and median-income housing and Figure 2 shows them on a map of Patterson. Of the approved units, 233 will be affordable to very low-income households, 233 will be affordable to low-income households, and 2,372 will be affordable to moderate-income households. The remainder, 765 units, have no affordability requirements. The approved projects, if built, would provide enough housing to meet the needs of above-moderate- and moderate-income households, but would not meet the needs of low-, very low-, and extremely low-income households.

**TABLE 53
INCOME AFFORDABILITY OF APPROVED PROJECTS
Patterson
2015**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total # of Units
Villages of Patterson		233	233	2,103	531	3,100
Magnolia Green				30		30
Patterson Housing				154		154
Patterson Gardens					189	189
Wilding Ranch					44	44
Patterson Commons				40		40
Mirragio (Shire Place)					1	1
Total	0	233	233	2,327	765	3,558

Source: City of Patterson, 2015.

BACKGROUND REPORT

Villages of Patterson

The Villages of Patterson Final Development Plan anticipates the development of 3,100 new residential units on a 692-acre site. The plan, approved in 2006, calls for 531 low-density residential units, 2,457 medium-density residential units at 5.1-12 dwelling units per acre, and 112 high-density/village circle residential units at 12.1-20 dwelling units per acre. The plan calls for the provision of 233 units for very low-income households and 233 units for low-income households. It is assumed that the 112 high-density/village circle units would count toward the very low- and low-income housing requirement, as well as 354 medium-density units. The remaining medium-density units would count as moderate-income units due to their average density of 5.1 to 12 dwelling units per acre. Based on these assumptions, the Villages of Patterson will provide 531 above-moderate-income units, 2,103 moderate-income units, 233 low-income units, and 233 very-low income units.

The Development Agreement for this project, which has a 20-year life and can be extended, outlines housing timing provisions requiring that affordable housing be built subsequently with market rate units. The City may not issue more than 300 building permits for market rate units unless at least 60 building permits have been issued for affordable units. The City may not issue more than 500 building permits for market rate units unless 75 affordable units are under construction and for subsequent development, the City will issue no more than 500 building permits for market rate units unless an additional 75 units have been constructed or are under construction. Due to current market conditions, the affordable housing component of this project is the only portion moving forward and most of the affordable housing is expected to be completed at the front-end of the project. The City requires that units applied to affordable housing requirements enter into a restrictive covenant or restrictive deed, which requires that rental units be affordable for at least 55 years and owner occupied units be affordable for at least seven years.

Prior to issuance of a building permit for any residential unit, the applicant for this project must submit a program with provisions to ensure the incomes of renters/buyers fall within the ranges established for very low, low, and moderate income households and provisions ensuring that affordable units will remain affordable.

Magnolia Green

The Magnolia Green project, approved in 2008 will construct 30 townhomes with an average size of 1,500 square feet on two parcels. The project is located on 2.44 acres in a Medium-Density Residential zoning district that allows development within a density range of 5.1 to 12.0 dwelling units per acre. Construction on this project has not begun. Due to the modest size of the units, and the density at which they will be built, it assumed that they would be affordable to moderate-income households.

Patterson Housing

The Patterson Housing project was approved in 2007 for 154 apartments on two parcels. The project is located on 12.47 acres of land in a High-Density Residential zoning district that allows development within a density range of 12.1 to 20 dwelling units per acre. The project is to be constructed in two phases; phase one would include 43 townhomes and phase two would include 49 townhomes and 62 multifamily units. All 154 units are categorized as affordable to moderate-income households.

Patterson Gardens

Patterson Gardens is a large, single family housing development south of Sperry Avenue. Construction of 2,000 to 3,000 square foot homes began in 2005 but ceased in 2006. There are 189 vacant parcels zoned Low-Density Residential and suitable for single family home development similar to the homes built in 2005 and 2006. New homes built on these parcels would likely be affordable to above-moderate-income households. Six units within this area are currently under construction and identified in Table 53.

Wilding Ranch

The Wilding Ranch project is a 30-acre single family housing development on the east side of Patterson built in 2005. Before the economic downturn, 90 homes were built in the development, with 44 parcels remaining vacant. The parcels are zoned Low-Density Residential and future development is assumed to be affordable to above-moderate-income households.

Patterson Commons

Patterson Commons is a 2.74-acre townhome project approved in 2005. The parcel is zoned High-Density Residential. Due to the type of housing and density allowed by the zoning, it is assumed that the planned 40 units would be affordable for moderate-income households.

Mirragio

One un-built parcel remains in the 25-parcel Mirragio subdivision on the corner of Sperry Avenue and Ward Avenue. The remaining parcel is zoned Low-Density Residential. We have categorized the remaining potential unit as affordable to above-moderate-income households.

BACKGROUND REPORT

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FIGURE 2: APPROVED PROJECTS

BACKGROUND REPORT

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Vacant and Underutilized Sites

Table 54 is a listing of vacant and underutilized land by zone classification along with the conservative unit capacity for this classification. Our analysis assumes 80 percent of the theoretical maximum number of units will be built. The Map ID value for each site corresponds to a label on Figure 3. As of February 2015, the city contains approximately 15.16 acres of vacant residentially zoned land (with no approved project) that could accommodate 181 housing units affordable to low-income households, 13 units affordable to a moderate-income household, and 12 housing units affordable to above-moderate income households.

Methodology

Zoning and parcel size were the primary criteria for determining the affordability of units built on the vacant and underutilized sites in Table 54. The Low Density Residential (LR) zoning district allows for up to 5 dwelling units per acre, making single family homes the most likely housing type. Housing built on Low Density Residential sites were inventoried as above moderate-income units. The Downtown Residential (DR) allows for up to 10 dwelling units per acre. Sites located in this zoning district were inventoried as moderate-income units. The Downtown Core (DC) and High Density Residential (HR) zoning districts allow for up to 20 dwelling units per acre. Sites located in these zoning districts were inventoried as lower-income units if the size of their site was large enough for multifamily housing (at least 0.50 acres). Smaller sites were inventoried as moderate-income units.

Two of the sites are classified as underutilized. In both cases, the underutilized sites consist of a large site with only a fraction of the land area currently in use. Site S-11 is a 8.93-acre site that is mostly vacant. The site has two homes that could remain in place if the rest of the site was to be developed. The acreage does not include the two homes.

There are no environmental constraints that would prohibit developers from building on the parcels identified in the vacant land survey. While Site S-10, located on North Second Street in the northeast quadrant of Patterson, is located in the 100-year flood plain, all areas of Patterson located within the 100-year flood plain have mitigation measures in place. As a result, no major grading would be required on these parcels.

BACKGROUND REPORT

**TABLE 54
AVAILABLE LAND INVENTORY
Patterson
2015**

Map ID	APN	General Plan	Zoning	Acres	Realistic Estimate of Units	Existing Use
Inventoried as Above Moderate-Income Units						
S-1	047-048-019	Low Density Residential	LR	0.37	1	Vacant
S-2	047-034-035	Low Density Residential	LR	2.12	8	Vacant
S-3	048-054-044	Low Density Residential	LR	0.2	1	Vacant
S-4	047-019-032	Low Density Residential	LR	0.17	1	Vacant
S-5	047-019-030	Low Density Residential	LR	0.09	1	Vacant
Subtotal Above Moderate-Income				2.95	12	
Inventoried as Moderate-Income Units						
S-6	131-018-037	Downtown Residential	DR	0.18	1	Vacant
S-7	131-015-037	Downtown Core	DC	0.32	5	Vacant
S-8	131-008-005	Downtown Core	DC	0.05	1	Vacant
S-8	131-008-006	Downtown Core	DC	0.05	1	Vacant
S-8	131-008-007	Downtown Core	DC	0.05	1	Vacant
S-9	131-015-018	Downtown Core	DC	0.11	2	Vacant
S-9	131-015-017	Downtown Core	DC	0.12	2	Vacant
Subtotal Moderate-Income				0.88	13	
Inventoried as Lower-Income Units						
S-10	047-024-009	High Density Residential	HR	0.67	11	Vacant
S-11	048-048-007	General Commercial	DC	8.93*	71	Underutilized, two single-family homes
Subtotal Lower-Income				9.60	82	
Total				13.43	107	

* This acreage excludes area with existing uses.

Source: City of Patterson, 2015.

FIGURE 3 VACANT AND UNDERUTILIZED

BACKGROUND REPORT

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Summary of Capacity

Table 55 compares the number of units anticipated from approved projects, vacant and underutilized land, and projects under construction to the City of Patterson’s RHNA. The number of units available from these sources is not enough to meet the needs of all income groups in the RHNA. There is enough capacity to meet the RHNA for moderate- and above-moderate-income units. The deficit of 188 above-moderate income units can be covered by the surplus of moderate-income units. The City still needs to identify sites for 496 lower-income units.

**TABLE 55
COMPARISON OF RHNA TO POTENTIAL UNITS
Patterson
2015**

	Extremely Low	Very Low	Low	Moderate	Above Moderate*
RHNA	318	318	408	416	1,031
Projects Under Construction	0	0	16	0	66
Approved Projects	0	233	233	2,173	765
Vacant and Underutilized Land		82		13	12
Deficit (-)/Surplus (+) Capacity		-496		+1,770	-188

* Note: The 188-unit deficit in the above-moderate-income category is met by the surplus in the moderate-income category.

Source: City of Patterson, 2015.

Rezone Program

While the sites identified in Table 55 provide enough capacity in the moderate-income and above-moderate-income categories (when the moderate-income site surplus is applied to the above moderate-income deficit), there is a remaining need of 496 lower-income units. In order to meet this need, the City has identified eight potential rezone sites, summarized in Table 56. These sites could be rezoned to High Density Residential (HR), a district that allows units to be built at a density of 20 dwelling units per acre. Sites that allow this density are inventoried as feasible for lower-income housing. Together, the sites could provide an estimated capacity for 1,713 lower-income units, significantly more than the capacity needed to meet the lower-income unit deficit.

Program H-1.A in the Policy Document describes the City’s rezone program. A rezone program must ensure sites are zoned to allow owner-occupied and rental multifamily uses “by-right,” ensure that the sites permit a minimum of 20 dwelling units per acres, and ensure that at least 50 percent of the low- and very-low income regional housing need be accommodated on sites designated exclusively for residential uses. The City must rezone approximately 25 acres of land to meet its unaccommodated RHNA. The potential rezone sites identified give the City flexibility; they can choose 25 acres from a wide variety of sites. The City must complete the rezoning of at least 25 acres within three years of adoption of the Housing Element and monitor the availability of vacant land.

BACKGROUND REPORT

PR-1

This site, consists of two parcels and zoned HI – Heavy Industrial, offers the potential for 107 units if rezoned to HR – High Density Residential. The site, shown in Figure 4, is currently vacant. This 5.4-acre area is surrounded on the east, north, and west by single-family homes in the DR – Downtown Residential zoning district. Existing uses adjacent to this site include a boat trailer repair shop. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-2

This site, consisting of 13 contiguous parcels and zoned GC – General Commercial, offers the potential for 680 units if rezoned to HR – High Density Residential. This 34.02-acre area, shown in Figure 5, is surrounded by Sperry Avenue, Ward Avenue, West Las Palmas Avenue, and South Ninth Street. Existing uses in this area include vacant land and several single-family homes. The single-family homes in this area were counted as underutilized because they are older and a non-conforming use, as the parcels are zoned General Commercial. The City's General Plan envisions this site being redeveloped and having the homes replaced. In addition, some parcels are quite large with only one home. Most of the homes are older and in need of rehabilitation and repair. It is reasonable to assume that if rezoned the existing homes would be removed and replaced with higher density housing. Alternatively, the homes could be left in place and multifamily housing could be constructed on currently undeveloped areas of the parcels. A Walgreens is located on the corner of Sperry Avenue and Ward Avenue. It occupies the southwest corner of one of the parcels included in this area. The acreage on which the Walgreens is located was removed from the site for this analysis. The City does not anticipate this use will change. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre on the remaining undeveloped area. The City would not need to rezone all of this site in order to accommodate the RHNA.

PR-3

This site consists of two parcels zoned GC - General Commercial along State Highway 33 near central Patterson and offers the potential for 30 units if rezoned to HR – High Density Residential. The 1.54-acre site, shown in Figure 6, is vacant. Existing uses adjacent to this site include a small professional office and retail space to the south, and single-family homes and duplexes to the north and west. If rezoned to HR-High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-4

This site consists of two contiguous parcels zoned HI-Heavy Industrial, located between North First Street to the east and State Highway 33 to the west, and offers the potential for 155 units if rezoned to HR – High Density Residential. Part of the 7.78-acre site, shown in Figure 7, is currently used for an auto repair shop and other auto-related industrial uses. A large part of the site south of these uses is currently used for truck parking and outdoor storage. It is reasonable to assume that if rezoned the existing auto repair shops could be removed and replaced with higher density housing. Alternatively, the businesses could be left in place and multifamily housing could be constructed on currently undeveloped areas of the parcels to the south. Existing uses adjacent to this site include single-family homes to the east, industrial uses to the south, commercial and residential uses to the west (separated by a canal, railroad, and State Highway 33), and a place of worship to the north. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-5

This site consists of six contiguous parcels zoned LI-Light Industrial located between South First Street to the west, Locust Avenue to the east, and Orange Avenue to the north. It offers the potential for 592 units if rezoned to HR – High Density Residential. The 29.6-acre site, shown in Figure 8, is currently in agricultural production; however, it is within the City limits and is planned by the City for urbanization. Because the site is farmed with seasonal row crops, there is limited agricultural infrastructure in place or significant crop investment (e.g., orchards). The site could develop at any time. Existing uses adjacent to this site include industrial uses to the west and north and agricultural uses to the east and south. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-6

This site consists of one parcel zoned GC – General Commercial and is located on Sperry Avenue and South Third Street. The 1.01-acre site, shown in Figure 9, is currently in agricultural production. It offers the potential for 20 units if rezoned to HR – High Density Residential. Existing uses adjacent to this site include a house of worship, single-family homes, and light industrial and retail commercial uses. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

BACKGROUND REPORT

PR-7

This site consists of one parcel zoned GC – General Commercial and is located on Sperry Avenue. The 4.75-acre site, shown in Figure 10, has two single-family homes on the northeast side of the site and one home on the southeast of the site. While the site includes the remains of an orchard, the property is located within an urbanized area and many of the trees are dead or dying. The City assumes this part of the site is vacant. It is reasonable to assume that if rezoned the existing homes could be removed and replaced with higher density housing. Alternatively, the homes could be left in place and multifamily housing could be constructed on currently undeveloped areas of the parcel that have readily available access from the street frontage. It offers the potential for 95 units if rezoned to HR – High Density Residential. Existing uses adjacent to this site include single-family homes and a mobile home park. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

SR-2

This site is identified as vacant in the Available Land Inventory above (Table 54). The 2.12-acre, shown in Figure 11, site is currently zoned LR-Low Density Residential and has the capacity for eight single family homes with that zoning. It offers the potential for 34 additional units if rezoned to HR – High Density Residential. Existing adjacent uses include single-family homes, a place of worship, and small storage facilities. If the site were rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

In addition to the sites identified above, during the public review process a developer (Mr. Dominic Speno) requested that the City consider rezoning unspecified parcels within the Villa Del Lago project area from highway service commercial to a zone that would allow for the development of multifamily housing (see Appendix A). The City would consider this change as part of an applicant-initiated rezoning.

**TABLE 56
POTENTIAL SITES FOR REZONING
Patterson
2015**

APN	Site Name	Acres	Current Zoning	Potential Zoning	Expected Units with Rezoning	Existing Use
131-17-024	PR-1	2.1	HI - Heavy Industrial	HR - High Density Residential	107	Vacant
131-017-020		3.26				Vacant
Subtotal		5.36			107	
048-047-001	PR-2	2.61	GC - General Commercial	HR - High Density Residential	680	Single-family unit on a large parcel
048-047-002		0.41				Single-family unit
048-047-003		0.41				Single-family unit
048-047-004		1.88				Single-family unit on a large parcel
048-047-005		17.67				One single-family unit, one farm with single-family unit
048-047-007		0.21				Single-family unit
048-047-008		0.24				Single-family unit
048-047-009		3.33				Agriculture
048-047-010		0.25				Single-family unit
048-047-011		0.35				Single-family unit
048-047-012		3.37				Agriculture
048-047-013		3.11				Agriculture
048-047-014		0.18				Agriculture
Subtotal						34.02
047-022-035	PR-3	0.77	GC - General Commercial	HR - High Density Residential	30	Vacant
047-022-36		0.77				Vacant
Subtotal		1.54			30	
131-001-001	PR-4	6.35	HI - Heavy Industrial	HR - High Density Residential	155	Industrial/auto repair
131-002-001		1.43				Industrial/auto repair

BACKGROUND REPORT

Subtotal		7.78			155	
048-008-002	PR-5	6.26	LI - Light Industrial	HR - High Density Residential		Agriculture
048-008-036		7.74				Agriculture
048-008-056		4.47				Agriculture
048-008-004		9.71				Agriculture
048-008-057		1.42				Agriculture
Subtotal		29.60			592	
131-006-058	PR-6	1.01	GC - General Commercial	HR - High Density Residential	20	Vacant
048-043-003	PR-7	4.75	GC - General Commercial	HR - High Density Residential	95	Two single-family units
047-034-035	S-2	2.12	LR - Low Density Residential	HR - High Density Residential	34	Vacant
Total		87.29			1,713	

Source: City of Patterson, 2015.

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BACKGROUND REPORT

FIGURE 4 POTENTIAL REZONE SITE 1

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BACKGROUND REPORT

FIGURE 5 POTENTIAL REZONE SITE 2

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BACKGROUND REPORT

FIGURE 6 POTENTIAL REZONE SITE 3

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FIGURE 7 POTENTIAL REZONE SITE 4

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FIGURE 8 POTENTIAL REZONE SITE 5

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FIGURE 9 POTENTIAL REZONE SITE 6

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FIGURE 10 POTENTIAL REZONE SITE 7

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BACKGROUND REPORT

FIGURE 11 POTENTIAL REZONE SITE S-2

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INFRASTRUCTURE AVAILABILITY

Employing AB1600 impact fees collected from new development, the City of Patterson can supply water and sewer services to all areas within the city limits. The City updated its water, Sewer, and Storm Drainage Master Plans in 2002. In addition, in 2012 the City adopted an urban water management plan consistent with State law. There is sufficient local groundwater capacity for all anticipated growth identified in the General Plan through 2030.

FINANCIAL RESOURCES

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining, increasing, and improving affordable units. The number and availability of programs to assist Cities and Counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The list includes local, State, and Federal programs.

- **HOME Program**—The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Patterson is part of a greater HOME Consortium. The HOME Consortium includes the City of Patterson, the City of Ceres, the City of Newman, the City of Oakdale, the City of Turlock, the City of Waterford, and unincorporated Stanislaus County. HOME revenue is used for rehabilitation activities, first-time homebuyer's program, administration, and other housing-related activities as needed in the consortium cities. The City implements CDBG and HOME funding, acquired through consortia, to construct affordable housing and rehabilitate housing for income-eligible households.
- **Affordable Fee Fund**—The City of Patterson has established an affordable fee fund for the acquisition of land for affordable development and the construction or rehabilitation of affordable housing unit projects. In 2006 the City adopted an inclusionary housing ordinance requiring projects to provide affordable housing. However, each market-rate housing project that was approved prior to adoption of the inclusionary housing ordinance paid a fee of \$21,946 per market-rate unit as an alternative to provision of affordable units. The City has used this fund to purchase a site and assist in the construction of a 24-unit low-income senior facility.
- **Housing Authority**—Housing Authority of the County of Stanislaus is a Public Housing Authority with jurisdiction within the city of Patterson and Stanislaus County. The Housing Authority administers Federal and State funds for its public housing projects and government assisted housing units such as Section 8 Rent Subsidy.

- **Community Development Block Grant (CDBG) Funds**—The City of Patterson participates in a HUD Consortium consisting of the Cities of Patterson, Ceres, Newman, Oakdale, Waterford, and the County of Stanislaus. The City utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and are used to retain subsidized housing projects whose Federal assistance is expiring among other projects.
- **Community Reinvestment Act (CRA)**—Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with the Community Reinvestment Act Lenders Group organized by the Patterson Community Development Department to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.
- **Low Income Housing Tax Credit Program (LIHTC)**—The LIHTC Program provides for Federal and State tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at 60 percent of AMI for no less than 30 years. These tax credits can also be used for rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.
- **Affordable Housing Program (AHP) and Community Investment Program (CIP)**—The Federal Home Loan System facilitates the Affordable Housing Program (AHP) and Community Investment Program (CIP) for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.
- **California Housing Finance Agency (CalHFA)**—The Preservation Financing Program, operated through California Housing Finance Agency (CalHFA), offers tax exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

BACKGROUND REPORT

In many cases, developers require funding from a variety of funding sources to construct an affordable housing project. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits. The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA's HELP program, to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program, to which individual households apply to directly.

OPPORTUNITIES FOR ENERGY CONSERVATION

Conservation

Conservation can be accomplished by reducing the use of energy-consuming items or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items.

The State requires local governments to implement energy conservation standards for all new residential development. Under these requirements, every new residential building constructed must meet rigorous building standards for heat gain and heat loss. In mandating these requirements, the State has largely preempted the authority of local governments to regulate building construction with respect to energy conservation.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically-feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Modesto Junior College operates the "Sunrise Energy Center." The Center was started under a California Energy Commission grant for the development of an energy resource center. "Sunrise" offers conservation and solar energy classes, consumer product information, and computer programs for conservation and solar energy. The Center provides an informational resources clearing house for residents and businesses with a statewide computer link; experimentation in alternative fuels such as methane, solar, and gasohol; outreach services to improve farming practices; and the building in which the center is housed serves as a demonstration/laboratory for solar projects and weatherization.

The Central Valley Opportunity Center (CVOC) offers a Federally-funded Home Weatherization Program to fund the installation of energy conservation devices, minor home repairs, carbon monoxide safety checks, and energy conservation education. This service is provided to both low income homeowners and renters in the county who are at or below 150% of the Poverty Guidelines.

Self-Help Enterprises provide weatherization grants or deferred payment loans for low-income and elderly residents in the county. Deferred payment loans available to qualified homeowners for essential health and safety repairs typically include roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. There is no monthly payment. The loan is due and payable upon sale, change of title or change of use – such as change from owner occupied to renter occupied.

Development

Solar energy is a viable alternate energy source for the city of Patterson. There are two basic types of solar systems: passive and active. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to absorb heat more effectively. Properly-placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays to generate electricity and can substantially reduce electric bills. Technology has made the cells increasingly efficient, and has reduced their cost to the level that may make them more popular with the average consumer. The latest "thin film" solar cells promise even greater universal acceptance with lower cost and increased mounting options.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house and to provide it with hot water and electricity. This may mean lower energy costs for Patterson residents who install them.

Approximately 34.7 percent of the city's housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling existing residences. Major opportunities for residential energy conservation will include insulation and weatherproofing, landscaping, maximizing orientation, and lowering appliance consumption.

Pacific Gas and Electric provides gas and Turlock Irrigation District (TID) provides electric service to Patterson residents. These companies offer a variety of energy conservation programs and information services that are available to residents.

BACKGROUND REPORT

Pacific Gas and Electric Programs:

- Rebates—PG&E offers rebates to homeowners who make improvements that reduce energy use, such as buying an energy-efficient dishwasher, refrigerator, or water heater or sealing and insulating ducts and attics.
- CARE—California Alternate Rates for Energy program provides a 20 percent discount on energy rates for qualifying low and fixed income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- Energy Partners—The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- Medical Baseline Allowance—Provides approximately 500 kilowatt-hours (kwh) of electricity and/or 25 therms of gas per month at the lowest price for residential customers if you are dependent on life-support equipment or have special heating and cooling needs due to certain medical conditions.
- LIHEAP—Low Income Home Energy Assistance Program provides financial assistance with energy bills and weatherization projects through the California Department of Health and Human Services. The Federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million, which CSD distributes to contracted community energy service providers.
- FERA—Family Electric Rate Assistance, which is PG&E's rate reduction program for large households of three or more people with low to middle income.
- REACH—Relief for Energy Assistance through Community Help program provides one-time energy assistance to low-income families in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to \$300.

Turlock Irrigation District Programs:

- Rebates: TID offers rebates to homeowners who purchase select energy-efficient appliances, including:
 - Clothes Washer Rebate—Purchase and install a qualifying ENERGY STAR 2001 rated energy-efficient clothes washer and receive a \$35 rebate. Clothes washer must have been purchased within the last six months and residents must have an electric clothes dryer to qualify.

BACKGROUND REPORT

- Refrigerators Rebate—Purchase and install a qualifying ENERGY STAR 2001 rated energy-efficient refrigerator unit and receive a \$35 cash rebate.
- Room Air Conditioner Rebate—Purchase and install a qualifying ENERGY STAR 2000-rated room air conditioner and receive a \$50 cash rebate.
- Shade Tree Rebate Program—Purchase and plant a shade tree in a location that will shade the home and receive a \$20 rebate per tree.
- Solar Rebate Program—provides rebates for customers who install solar equipment.
- CARES Program—Provides a discount to the residential customer charge and on the first 800 kilowatt-hours of use for low-income customers.
- Medical Rate Assistance Program—Provides a 50 percent discount on the first 500-kilowatt hours of electricity used in a home for customers with life support equipment in their homes or medical conditions requiring special heating or air conditioning temperatures.
- Weatherization Assistance Program—Provides low-income customers with free weatherization measures to make homes more energy efficient.

SECTION 4: CONSTRAINTS

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement, and development of housing in the city of Patterson. A discussion of Patterson's efforts to remove constraints is included.

GOVERNMENTAL CONSTRAINTS

State and Federal Policy

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of Federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or State government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the Federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with State statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers that directly affect residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development impact and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Patterson.

Land Use Controls

General Plan

The General Plan is the primary document controlling land use. This policy document not only establishes the location and amount of land that is designated for residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities, up to 20 units per acre.

**TABLE 57
GENERAL PLAN DESIGNATIONS THAT ALLOW RESIDENTIAL USES
Patterson
2010**

Code	Designation	Density	Uses
LR	Low Density Residential	1.1-5.0 units/acre	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses.
DR	Downtown Residential	5.1-12.0 units/acre	This designation provides for single family and multifamily residential units, emergency shelters, transitional housing.
HR	High Density Residential	12.1-20.0 units/acre	This designation provides for single family and multifamily residential units, group quarters, emergency shelters, transitional housing, public and quasi-public uses, and similar and compatible uses.
ER	Estate Residential	0.3-2.0 units/acre	This designation provides for the development of large-lot single family detached homes, secondary units, public and quasi-public uses, and similar and compatible uses.
MU	Mixed-Use	12.1-20.0 units/acre (FAR 4.0 for non-residential uses)	The purpose of this designation is to provide for a mixed-use commercial core that is applicable to the City's Downtown and for the Village Center areas. This land use category provides for creative infill projects that include the functional integration of retail or service commercial, professional office, or recreational uses with residential units. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed-use opportunities. Residential uses in this designation will meet the requirements for High Density Residential.
MUHD	Mixed-Use Hillside Development	0.3-2.0 units/acre (FAR 2.0 for non-residential uses)	The purpose of this designation is to provide for a combination of residential and commercial land uses in the foothills west of the I-5 freeway. This land use category provides for the functional integration of primarily large lot residential development in combination with retail or service commercial, professional office, or recreational uses. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed-use opportunities. Residential uses in this designation will meet the requirements for Estate Residential designation.
DC	Downtown Core	12.1-20.0 units/acre	This designation provides for restaurants, retail, service, professional and administrative offices, hotels, multifamily residential units, public and quasi-public uses, and similar and compatible uses. Residential uses in this designation shall be subject to discretionary review and approval, and may be combined with non-residential uses on the same lot.
AG	Agriculture	--	This designation provides for agricultural uses, industrial uses related directly to agriculture, related single family homes, and similar and compatible uses

Source: City of Patterson General Plan, 2010.

BACKGROUND REPORT

Zoning Ordinance

Title 18 of the Patterson Municipal Code, comprising the Patterson Zoning Ordinance, provides the zoning provisions for the city. The City of Patterson Zoning Ordinance provides for five main districts designated for residential purposes. The Downtown Core District, General Commercial District, and the Medical/Professional Office District allow limited residential uses as shown in Table 58. The residential zoning districts are summarized as follows:

- **Estate Residential (ER)** –The ER district is applied to areas of the city where development is limited to very low-density concentrations of single family dwellings. The zone implements the general plan's estate residential land use designation by allowing residential developments at an intensity of at or less than 1.0 dwelling units per gross acre. The ER district is intended to stabilize and protect the low-intensity residential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for detached single family dwellings and the services appurtenant thereto.
- **Low Density Residential (LR)**–The LR District is intended to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for detached single family dwellings and pertinent services. Detached single family and secondary dwelling units are the principal permitted uses. This district includes two variations: low density residential, narrow (LR-n) has the standard side yard setbacks of five feet, zero inches, and low density residential, wide (LR-w) which has a minimum building separation of fifteen feet, zero inches. The latter district is intended to require increased separation between single family homes. In addition, large child care facilities, duplexes and half-plexes on corner lots, emergency shelters, group care facilities for seven or more persons, and transitional housing are permitted with a conditional use permit. The district allows for densities in the range of 1.1 to 5.0 units per gross acre. Second units are allowed as provided by AB 1866.
- **Downtown Residential District (DR)**–The DR district is intended to stabilize and protect the residential characteristics of the original, historic residential areas, to promote and encourage a suitable residential environment, and to provide for single family detached and attached homes, duplexes, secondary residential uses, and pertinent services. Detached single family is the principle permitted use. Other uses permitted with a conditional use permit include large childcare facilities, and transitional housing. The district allows for densities in the range of 3.1 to 10.0 units per acre.

- **Medium Density Residential District (MR)**–The MR district is intended to guide and regulate medium-density development to provide well-designed projects, ample landscaping and open space, appropriate exterior materials, design treatments and scale, adequate on-site parking and circulation, and appropriate density. The zone implements the general plan’s medium density residential land use designation and is intended for higher-density single family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower-density residential neighborhoods of the city and the commercial centers. The district allows for densities in the range of 12.1 to 20.0 units per gross acre.
- **High Density Residential District (HR)**–The HR district is intended to guide and regulate high-density development to provide well-designed projects, ample landscaping and open space, appropriate exterior materials, design treatments and scale, adequate on-site parking and circulation, and appropriate density. The zone implements the general plan’s high density residential land use designation and is intended for higher-density residential development, such as apartments, condominiums, lofts, and other multi-story residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers. High-density residential development is designed to be pedestrian- and transit-friendly. The district allows for densities in the range of 20.1 to 40.0 units per gross acre
- **Neighborhood Commercial (NC) Zoning District.** The NC district is applied to areas where there is a high concentration of housing to support the neighborhood center concept in the City’s general plan by providing commercial uses that serve daily needs (e.g., retail and personal services) within close proximity to residential uses. This zoning district encourages development that is pedestrian-oriented and is well connected to surrounding residential neighborhoods. This district allows for densities in the range of 3.1 to 10.0 units per gross acre.
- **Downtown Core (DC) Zoning District.** The DC district is consistent with the downtown core land use designation in the general plan. The purpose of the DC district is to stabilize, improve, and protect the characteristics of commercial businesses and to provide adequate locations for stores, shops, and offices which are supplying commodities or performing services for residents of the city as a whole. The DC district is intended to guide and regulate commercial development within the historic downtown area. This district allows for densities in the range of 12.1 to 20.0 units per gross acre.

BACKGROUND REPORT

- **General Commercial (GC) Zoning District.** The GC district is consistent with the general commercial land use category in the general plan. The purpose of the GC district is to stabilize, improve, and protect the characteristics of commercial businesses and to provide adequate locations for stores, shops, and offices which are supplying commodities or performing services for residents of the city as a whole. The GC district is intended to guide and regulate general commercial development. The Zoning Ordinance does not define density standards for this zone.
- **Medical/Professional Office (MPO) Zoning District.** The MPO district is consistent with the medical/professional office land use designation in the general plan. The purpose of the MPO district is to provide for concentrations of hospitals, medical facilities, auxiliary uses, and medical services and to encourage the orderly and harmonious development of these facilities, which are performing services for residents of the city as a whole. The MPO district is intended to guide and regulate medical, professional office, and similar and compatible development. The Zoning Ordinance does not define density standards for this zone.

The districts shown in Table 58 provide for a variety of housing types.

**TABLE 58
RESIDENTIAL USES PERMITTED BY ZONE
Patterson
2015**

	ER	LR (n, w)	DR	MR	HR	NC	HSC	DC	GC5	MPO
Duplexes ¹	AR	AR	AR	AR	AR	CUP	N	CUP	N	N
Group Care Facility (large) ²	N	N	N	N	CUP	N	N	N	N	CUP
Group Care Facility (Small) ²	P	P	P	CUP	CUP	CUP	N	N	CUP	CUP
Live/Work Units	CUP	N	CUP	N	N	CUP	CUP	CUP	N	N
Manufactured Housing ³	P	P	P	P	P	N	N	N	N	N
Mobile Homes (accessory)	P	N	N	N	N	N	N	N	N	N
Multiple-Family Units	N	N	CUP	P	P	CUP	N	CUP	N	N
Single Family, Second Units	P	P	P	N	N	N	N	N	N	N
Single Family Units	P	P	P	CUP	CUP	N	N	N	N	N
Single Family Units, Attached	N	CUP	CUP	P	CUP	N	N	N	N	N
Emergency Shelters ⁴	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N
SROs/Efficiency Units	N	N	N	N	N	N	N	N	N	N

P: Permitted, AR: Administrative, CUP: Conditional Use Permit, N: Not Permitted.

¹ Duplexes and half-plexes may be permitted with administrative use review on corner lots larger than 7,000 square feet.

² Facility shall be State licensed.

³ Manufactured house on permanent foundations, subject to provisions.

⁴ Emergency shelters are also permitted in the Emergency Shelter Overlay Zone, applied to the parcel 405 South 4th Street, Patterson, CA 95363 with the APN 131-017-025.

Source: City of Patterson Zoning Ordinance, 2015.

BACKGROUND REPORT

Provision for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and second dwelling units.

Multifamily Rental Housing

Multifamily housing includes apartments, condominiums, or townhomes, and can be an important source of affordable housing. In Patterson, multifamily housing is permitted by-right in the MR and HR zones. Multifamily housing requires a CUP in the DR, NC, and DC zones.

Mobile Homes and Factory-Built Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Permanently sited manufactured homes built to the HUD Code are subject to the same rules as site-built homes as allowed under State law.

In Patterson, manufactured housing on a permanent foundation is permitted in all zones that allow single family units by right or with a CUP (i.e., ER, LR, DR, MR, and HR). Patterson complies with State law.

Farmworker Housing

Employee housing for less than six persons is permitted in single family zones consistent with the Employee Housing Act. State law also requires jurisdictions to permit employee housing of up to 12 units or 36 beds in any zone allowing agricultural uses. While the City does not contain any agricultural zones, the City allows agricultural uses in the industrial zones (LI, HI, IBP and IL zones). The City does not currently permit employee housing in these zones since they are not intended for residential uses; however, the Housing Element contains a program to amend the Zoning Ordinance to comply with the requirements for employee housing.

Emergency Shelters

In 2007 the State Legislature passed Senate Bill 2 (SB2), which strengthened the planning and zoning requirements for emergency shelters and transitional housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone or as an alternative, the jurisdiction may meet the need through a multijurisdictional agreement with up to three adjacent jurisdictions.

Emergency shelters are permitted with a conditional use permit in ER, LR, DR, MR, and HR. Emergency shelters are permitted by right in the Emergency Shelter Overlay Zone, applied to the parcels at north of Sperry Street, west of South 4th Street, and south of C Street. The City recently approved a 16-bed emergency shelter, managed by H.O.S.T., within this area. There is sufficient vacant and underutilized land within the overlay zone to allow for the recently developed emergency shelter to expand or for the development of additional emergency shelters.

Transitional and Supportive Housing

Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. State law also requires that transitional and supportive housing be permitted as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone.

The City of Patterson defines transitional and supportive housing as a permitted use in all zones that allow residential development subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. The City's zoning code includes the following definitions for transitional housing, supportive housing, and target population:

- Transitional Housing: Rental Housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

BACKGROUND REPORT

- **Supportive Housing:** Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.
- **Target Population:** Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Single Room Occupancy (SRO)

Single room occupancy units are not defined in the Zoning Ordinance. Efficiency dwelling units are defined as “a dwelling unit containing only one habitable room and meeting the requirements of Section 1208.4 of The California Building Code as amended and adopted by the City” but are not specifically permitted. Implementation Program XX directs the City to update the Zoning Ordinance to identify where SROs are allowed.

Group Homes and Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. Under the Lanterman Act, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones.

The City permits group care facilities with six or fewer persons in ER, LR, and DR by right and in the MR and HR zones with a CUP. These are the same permitting procedures as single family units. Group homes with seven or more persons are permitted in HR with a conditional use permit. This allows proponents to locate these facilities in any area they can afford without addition development or permit costs. There are no City regulations relating to the siting of special needs housing in relationship to distance or location to one another, leaving open the option of siting special needs housing where it is most convenient for those who need it.

Second Dwelling Units

A second unit is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of second units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or to allow second units on lots zoned for single family or multifamily use that contain an existing single family unit by-right if they meet standards set out by law. Local governments are precluded from totally prohibiting second units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

Accessory dwelling units, or second dwelling units, are permitted by right in the zones that permit single family units by right (i.e., ER, LR, and DR) subject to standards identified in Chapter 18.66 of the Zoning Ordinance. Patterson complies with State law.

Residential Development Standards

Land use controls are generally minimum standards included in zoning and subdivision ordinances. The Patterson Zoning Ordinance specifies minimum lot size, permitted uses, conditional uses, building height, and front, rear, and side yard setbacks. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan. Single family zoning districts have minimum lot sizes ranging from 6,000 square feet to 14,000 square feet. Residential lands zoned MR and HR have minimum lot sizes ranging from 9,000 square feet to 10,000 square feet.

Table 59 summarizes Patterson's existing property development regulations. The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements, and parkland requirements. The City of Patterson development standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other small cities in the state. These requirements were adopted through the public hearing process and reflect the minimum standards thought necessary for protection of the public.

BACKGROUND REPORT

**TABLE 59
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE
Patterson
2015**

Zone District	Max. Height	Yard Setback			Minimum Lot Area	Density Range	Parking Spaces	Max. Lot Coverage
		Front	Side	Rear				
E-R	2-Stories 32 ft.	20 ft	5 ft	20 ft	12,000- 14,000 s.f.	Less than 1.0 units/ac.		40%
L-R (n) and L-R (w)	2-Stories- 32 ft.	20 ft	5-10 ft	20 ft	6,000-7,000 s.f.	1.1-5.0 units/ ac.	1-2/unit	70%
D-R	3-Stories- 45 ft.	20 ft	5-10 ft	20 ft	6,000-7,000 s.f.	3.1-10.0 units/ ac.	1-2/unit	80%
M-R	2-Stories- 32 ft.	20 ft	5-10 ft	20 ft	9,000 s.f.	12.1- 20.0units/ ac.	1.25- 2.25/unit	75%
H-R	3-Stories- 45 ft.	25 ft	15 ft	20 ft	10,000 s.f.	20.1-40.0 units/ ac.	1.25- 2.25/unit	75%

Source: City of Patterson Zoning Ordinance, 2015.

In addition to these zoning districts, the Patterson Zoning Ordinance also contains overlay districts that affect residential development. These districts are the Planned Development Overlay District, the Historic Preservation Overlay District, the Mixed-Use Overlay District, and the Mixed-Use Hillside Overlay Zoning District.

Planned Development Overlay District (PD)

The PD district zoning designation is generally intended to apply to larger-scale, integrated development as a means of providing opportunities for creative and cohesive design concepts. Planned development districts allow for the use of special design criteria for maximum utility of the site and to allow maximum design flexibility within density limitations. These limitations are determined by the Community Development Director using acceptable planning practices and standards. Within these project areas, special residential development such as clustering and density transfers are encouraged. Planned development areas are allowed in all the residential districts with a conditional use permit. Patterson has also accommodated low-income needs by allowing for increased densities in planned development subdivisions.

Historic Preservation Overlay District (HP)

The City Council is responsible for designating a historic landmark or site within the city. The HP district is intended to provide for additional review and property development standards for the areas, structures, and improvements that reflect Patterson’s heritage. The HP district makes it unlawful for people to demolish, alter, remove, or otherwise affect a historic-designated site without a permit. The City requires specific site plans before any building permits are approved.

Mixed-Use Overlay District (MU)

The MU District is intended to provide special flexibility within areas zoned for commercial or office development (Commercial and Medical/Professional Office Districts) to allow for the addition of residential development. Within the district, residential density is permitted up to 24 units/acre.

Mixed-Use Hillside Overlay District (MUH)

The purpose of the MUH district is to provide special hillside development standards within the mixed-use hillside (MUH) district as designated by the General Plan. Hillsides are categorized into five slope categories with different limits on development:

1. Slope Zone 1 (5 Percent Natural Slope or Less). This is not a hillside condition. Grading with conventional fully-padded lots and terracing is acceptable.
2. Slope Zone 2 (5 Percent to 7.99 Percent Slope). Development with grading is permitted in this zone, but existing landforms must retain their natural character. Padded building sites are permitted; however, techniques such as contour grading, combined slopes, limited cut and fill, and split-level architectural prototypes, or padding for the structures only, may be required to reduce grading.
3. Slope Zone 3 (8 Percent to 14.9 Percent Slope). This is a hillside condition. Special hillside architectural and design techniques that minimize grading are required in this zone. Architectural prototypes are expected to conform to the natural landform by using techniques such as split-level foundations of greater than 18 inches, stem walls, stacking, and clustering.
4. Slope Zone 4 (15 Percent to 29.9 Percent). Development within this zone is limited to no more than the less visually-prominent slopes and then only where it can be shown that safety, environmental, and aesthetic impacts can be minimized. The use of larger lots, variable setbacks, and variable building structural techniques such as stepped or pole foundations are expected. Structures shall blend with the natural environment through their shape, materials, and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations.
5. Slope Zone 5 (30 Percent and Over). This is an excessive slope condition and development is prohibited, unless all the following are satisfied: (a) at least 75 percent of the lots or parcels that are the subject of the development application are surrounded by lots or parcels improved with structures; (b) the proposed project is determined to appropriately address slope stability and other geological factors of the site and (c) vegetation fuel management for wildfire protection can be achieved and maintained.

BACKGROUND REPORT

Density Bonus

In 2006 the City adopted a Density Bonus Ordinance, consistent with Government Code Sections 65915, 65915.5, and 65917 to facilitate the development of affordable housing in the city. Under the Density Bonus Ordinance (updated in 2013), the City offers a density bonus to developers who include a threshold percentage of housing units affordable to moderate-, low-, very low-, and/or extremely low-income households or senior citizen housing in their development. This density bonus increases if affordable units make up a greater percentage of the project than the determined threshold. Table 60 provides a summary of the density bonus thresholds, which are consistent with State law.

**TABLE 60
DENSITY BONUS SUMMARY
Patterson
2015**

Target Group	Minimum % Target Units	Density Bonus Granted	Additional Bonus for each 1% Increase in Target Units	% Target Units Required for Maximum 35% Bonus
Very Low Income	5%	20%	2.5%	11%
Low Income	10%	20%	1.5%	20%
Moderate Income (Condo or PD only)	10%	5%	1%	40%
Senior Citizen Housing	100%	20%	-	-

Source: City of Patterson, 2015.

Such projects are also eligible for incentives or concessions based on the number of affordable units provided by the project. Table 61 provides a summary of the number of concessions or incentives available at various thresholds. Incentives and concessions include reductions or modifications of standards, mixed-use zoning, off-site construction of target units, deferred fees, and the incentives and conditions provided under the Inclusionary Housing Ordinance.

**TABLE 61
INCENTIVES/CONCESSIONS SUMMARY
Patterson
2015**

Target Group	Target Units		
	1	2	3
Maximum Incentives/Concessions			
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Condo or PD only)	10%	20%	30%

Source: City of Patterson, 2015.

Inclusionary Housing Ordinance

In 2006 the City also adopted an Affordable Housing Incentives Ordinance. The Inclusionary Housing Ordinance requires that at least 15 percent of all newly-constructed dwelling units in a residential project are developed, offered to, and sold or rented to very-low, low-, and moderate-income households, at an affordable housing cost. Owner-occupied developments must offer 60 percent of those units at prices affordable to moderate-income households and 40 percent affordable to low-income households. Renter-occupied developments must offer 40 percent of the units at rents affordable to very-low income households and 60 percent affordable to low-income households.

Inclusionary units must be comparable with market-rate units. In lieu of providing affordable units on site, a developer may submit an equivalency proposal, such as providing affordable housing off-site, dedicating land for affordable housing, or payment of an in lieu fee, but must provide evidence why compliance with the inclusionary housing ordinance is financially or otherwise infeasible or how the alternative will provide affordable housing opportunities to a greater extent than providing such housing on-site. For complying with the inclusionary housing ordinance, a developer may request concessions and incentives to offset the costs of providing the affordable housing. Such incentives and concessions may include fee waivers or deferrals, modification of standards, use of less expensive interior materials for affordable units, a density bonus, priority processing, and local public funding.

The Patterson Zoning Ordinance (Section 18.86.070) states that no temporary or permanent certificate of occupancy will be issued until the owner of the residential development has met the requirements of the on-site construction inclusionary requirements or has satisfactorily performed one of the alternative actions detailed above.

BACKGROUND REPORT

The Inclusionary housing ordinance was approved at the end of the economic boom and the City has not received any new housing applications since that approval. As a result, no affordable housing units have been built related to this ordinance. The in-lieu fee, to date has been applied to all housing projects other than projects that are exempt or built by the City/Housing Authority. These funds have been used to help in the construction of 24 affordable senior housing units on West Las Palmas Avenue.

On- and Off-Site Improvements

For residential projects the City requires both on- and off-site improvements. These include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs. They are as follows:

- Arterial: 4-6 lanes, 100 feet or greater right-of-ways, with left turn median;
- Expressway: 4-6 lanes, 110 feet right-of-ways, with left turn median;
- Collector: 2 lanes, with a 60-70 foot right-of-ways; and
- Local: 2 lanes, 50-54 foot right-of-ways.

Arterials, expressways, and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and also participate in regional transportation system improvements through payment of a Street Improvement Impact Fee. The City considers Level of Service (LOS) C acceptable for Patterson streets.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children. Sidewalks are one of the hallmarks of healthy communities.

Landscaping is required for all zoning districts. Residential districts require 30 percent of the site to be landscaped. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. In hillside areas, landscaping helps prevent erosion. All landscaping is installed by the developer and must be approved prior to occupancy of any building.

Development of, and connection to, municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the disposal of liquid and solid waste. These off-site requirements allow for the development of much higher residential densities.

Local Entitlement Fees and Exactions

Part of the cost of developing residential units is the fees or other exactions required of developers to obtain project approval and the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

While fees can contribute significantly to increased housing costs, Patterson has had very low planning fees and the fees are not considered a major constraint on the maintenance, improvement, and the development of housing.

BACKGROUND REPORT

**TABLE 62
PLANNING FEE CATEGORIES (SINGLE OR MULTIFAMILY)
Patterson
2015**

Planning and Application Fees	Fee Amount
Annexation	\$3,270
Appeal	\$480
Architectural & Site Plan Review	
Minor	\$570
Major	\$1,290
Conditional Use Permit (Residential)	\$940
Development Agreement	Actual Cost
General Plan Amendment	\$2,760
Home Occupation Use Permit	\$150
Planned Development	\$2,980
Variance (Residential)	\$930
Zone Change	\$3,050
SUBDIVISION	
Final Subdivision Map	\$640
Lot Line Adjustment	\$970
Parcel Map	\$1,670
Tentative Subdivision Map	\$3,390
Time Extension	\$100
ENVIRONMENTAL	
Initial Environmental Study/Negative Declaration (Minor Project)	\$640
Mitigated Negative Declaration (Large Project)	Actual Cost
Environmental Impact Report	\$1,410 + Cost
Mitigation Monitoring Program	
ND	\$1,300 + Cost
EIR	\$1,860 + Cost

Source: City of Patterson, 2015.

In establishing a fee structure, City staff recognized that the homeowner would be undertaking smaller scale projects and should rightfully pay a scaled-down fee for variances, conditional use permits, and other entitlements. In 2004 an impact fee study was specifically undertaken to determine if there is a difference in single family vs. multifamily impacts on streets and utilities. It was subsequently determined that there was no significant difference. As a result, Table 62 shows that the City’s fees do not distinguish between single and multifamily housing other than the Stanislaus County Public Facility Impact Fee, which provides different fee levels for single family, multifamily, and senior housing. When fees are next revisited, the City will be looking at basing fees on unit size as opposed to overall density. The fee total does not include planning fees required for approval of a project.

**TABLE 63
IMPACT FEES
Patterson
2015**

Impact Fee	Fee Amount
Police	\$70
Fire	\$457
Park Development	\$2,585
Water Connection	\$13,505
Sewer Connection	\$4,307
Storm Drain	\$5,379
Street Improvement	\$3,879
Community Facilities Impact Fees	
Community / Senior Center	\$2,313
Aquatics Center	\$615
Sports Complex II	\$916
General Government Impact Fees	
City Hall	\$342
Corporation Yard	\$731
Total City Impact Fees	\$35,099
Stanislaus County Public Facility Impact Fee	
Single family fee	\$7,631
Multifamily fee	\$4,949
School (\$5.38 s.f. or as negotiated with school district)	
Single family fee (shown for 2,000 s.f. house)	\$10,760
Multifamily fee (shown for a 800 s.f. unit in a 33,750 s.f. building with 30 units)	\$6,053
Total	
Single Family	\$53,490
Multifamily	\$46,101

Source: City of Patterson, 2012; Stanislaus County, 2014, 2015.

BACKGROUND REPORT

A brief survey demonstrates the generally average cost in planning fees charged by the City of Patterson. For example, Patterson requires a fee of \$2,760 for a General Plan amendment, while Modesto and Turlock fees are higher. Table 64 shows a selection of planning fees compared with nearby jurisdictions and the county. Patterson’s fees are similar to or lower than most of the other jurisdictions.

**TABLE 64
PLANNING APPLICATION FEES
Patterson and Surrounding Jurisdictions
2015**

Jurisdiction	General Plan Amendment	Zone Change	Tentative Parcel Map	Variance
Turlock	Fully burdened hourly rate applied to a deposit of \$8,275	\$5,990 ¹	\$5,070	\$1,875
Modesto	\$5,231	\$3,550	\$2,622	\$2,155
Patterson	\$2,760	\$3,050	\$1,670	\$1,980 ²
Ceres	Actual cost with a \$2,000 deposit	\$1,440	\$1,940 for 4 or less \$2,040 for 5 or more	\$1,170
Stanislaus County	Actual cost with a \$4,056 deposit	Actual cost with a \$4,156 deposit	\$4,557 + \$30/lot	\$2,864

¹ For applications on five or more acres of land, fee of \$4,495 for applications on less than five acres

² \$930 for residential applications

Source: City and County Planning Departments, 2015.

Given Patterson’s status as a “bedroom community,” the City is at a disadvantage in financing infrastructure extension, maintenance, and improvements. While the community is working hard to attract new retail and manufacturing, new development must currently pay for itself almost in its entirety. Table 65 shows that the development impact fees can total approximately 18 percent of the total development cost for a single family unit and 27 percent of the total development cost for a multifamily unit.

TABLE 65
PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL
RESIDENTIAL DEVELOPMENT
Patterson
2015

Development Cost for a Typical Unit	Single ¹	Multifamily ²
Total estimated fees per unit	\$53,490	\$46,101
Land cost per unit ³ \$236,502 per acre	\$54,293	\$19,709
Construction cost per unit ⁴	\$192,000	\$108,000
Total Cost	\$299,783	\$173,810
Estimated proportion of fee cost to overall development cost per unit	17.8%	26.5%

¹ Assumes a 2,000 square foot single family home built on a 10,000 square foot lot

² Assumes a 30-unit multifamily building, 33,750 total square feet, with average unit size of 800 square feet (i.e., roughly 12 units per acre)

³ Assumes a land cost of \$236,502 per acre

⁴ Assumes \$96 per square foot construction cost estimated by Building-Cost.net, based on National Construction Cost Manual calculations

Source: City of Patterson and Mintier Harnish, 2015.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland, schools, and necessary infrastructure (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary public works improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project. Since the passage of Proposition 13 in 1978, local governments rely on impact and connection fees to finance local infrastructure. The City of Patterson charges several fees on residential developments at the building permit stages, as shown in the following table.

In addition to City development fees, Stanislaus County levies development fees on residential and non-residential development on a countywide basis, including development that takes place in incorporated cities. Countywide fees fund roads, jails, courts, libraries, parks, public health, and other county services. The following table lists the countywide development fees for residential uses.

**TABLE 66
COUNTYWIDE DEVELOPMENT FEES FOR RESIDENTIAL USES
Stanislaus County
2014**

	Single Family	Multifamily
Animal Services	\$72	\$51
Behavioral Health	\$148	\$103
Criminal Justice	\$132	\$92
Detention	\$816	\$570
Emergency Services	\$22	\$15
Health	\$303	\$211
Library	\$413	\$288
Other County Facilities	\$879	\$614
Regional Parks	\$344	\$239
Countywide IT	\$47	\$33
RTIF	\$4,379	\$2,684
Admin Charge	\$76	\$49
Total Fee	\$7,631	\$4,949

Source: Stanislaus County Development Impact Fee Summary, 2014.

Processing and Permit Procedures

As shown in Table 67, the time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. An expeditious completion of processing and permit procedures can minimize development-holding costs dramatically. Unfortunately delays can occur in the process, which later translate into increased housing costs for the homebuyer.

Patterson follows differing processing procedures for various planning permits. Zoning modifications must be reviewed by both the Planning Commission and City Council; requiring an average of 60 days. All other use permits, initial environmental assessments, and other project approvals of this type, reviewed by the Planning Commission, require an average of less than 30 days. In cases where an Environmental Impact Report is required, several more months will be added to the processing time. On average, total processing time for an application can take two to six months depending on the complexity of the project. The City of Patterson encourages concurrent application and concurrent plan checks to streamline the application process. In addition, because the building and planning department share office space and administration, building and planning approvals are also concurrent. Processing times in each case in the tables below are maximums and do not allow for plan check corrections and recheck, environmental review, and other delays over which neither the applicant nor the Department have any control. As previously stated, the need for an EIR can greatly extend the approval time for the associated project.

**TABLE 67
TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE
Patterson
2015**

	Single Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
List Typical Approval Requirements	Arch & Site Plan Review	Map Approval	Map Approval (As Required)	Map Approval (As Required)
		Preliminary/ Final Development Plan	Preliminary/ Final Development Plan	Preliminary/ Final Development Plan
		Environmental Review	Environmental Review	Environmental Review
		Improvement Plan Check	Improvement Plan Check	Improvement Plan Check
		Development Agreement (Optional)	Development Agreement (Optional)	Development Agreement (Optional)
Est. Total Processing Time	3-6 Months	9-12 Months	9-12 Months	9-12 Months

Source: City of Patterson, 2015.

Table 68 lists the deciding body for the various types of approvals.

**TABLE 68
DECIDING BODY FOR PROJECT TYPES
Patterson
2015**

Type of Approval or Permit	Deciding Body
Ministerial Review	City Staff
Permitted Uses	City Staff
Conditional Use Permit	Planning Commission
Variance	Planning Commission
Zone Change	City Council
General Plan Amendment	City Council
Architectural & Site Plan Review	Planning Commission
Subdivision Maps	City Council
Parcel Maps	Planning Commission
Preliminary/Final Development Plan	City Council
Environmental Review	Planning Commission/City Council

Source: City of Patterson, 2015.

BACKGROUND REPORT

Design Review

Patterson intends to maintain and enhance its present character as a compact community, with attractive and pedestrian-oriented commercial areas, well-designed neighborhoods, and a vital downtown. City staff prepared Design Guidelines to describe, and inform project designers and applicants of the City's expectations and preferences for the quality and character of new development. These guidelines are also considered by the Planning Commission and City Council during the Design Review process, implemented in 2013, to evaluate the suitability of proposed projects. The guidelines are intended to keep Patterson architecturally distinctive, design for the pedestrian scale, and respect the natural environment.

Design review is one of several procedures used by the City to guide development. During design review, the Planning Commission considers building design, site planning, landscaping, parking layout, signs, and other features that affect the appearance and function of a project. In general, design review is required for all new and remodeled multifamily residential projects, as well as commercial and industrial projects. Some types of changes are considered "aesthetically insignificant" and can be reviewed instead by the Planning Director, including individual single family homes; new small structures, changes, or additions; demolitions; and minor or incidental projects. While there are no cost provisions within the guidelines, the purpose of the design standards is not to be cost prohibitive but to help developers during the initial design process to ensure that new development is consistent with the character of surrounding neighborhoods.

Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety, and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity. The City does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. The City of Patterson adopted the 2013 California Building Codes. These building codes ensure structural integrity and facilitate the City's efforts to maintain a safe housing supply. The Fire Department provides code enforcement and responds to potential code violations if complaints are raised.

Housing for Persons with Disabilities

Consistent with State law, the City permits group care facilities with six or fewer persons in any residential zone (ER, LR, MR, DR, and HR) without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs.

Group homes with seven or more persons are permitted in residential and general commercial districts with a conditional use permit. There are no City regulations relating to the siting of special needs housing in relationship to distance or location to one another, leaving open the option of siting special needs housing where it is most convenient for those who need it.

The City of Patterson holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, or other similar action. There is no public comment request for the establishment of a group home for six or fewer persons. Requests for group homes of more than six persons are determined at a noticed public hearing before the Planning Commission. Property owners within 300 feet of the site are noticed and may attend and comment.

The City also provides rehabilitation grants to disabled persons to improve access and mobility in their homes. Further, the City of Patterson avoids one type of housing discrimination by defining family as “an individual or two or more persons living together in a dwelling unit as a single housekeeping unit.” This definition is not restrictive.

The City of Patterson offices are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

All multifamily complexes are required to provide handicapped parking at a rate of one for every 25 non-handicapped spaces. One parking space shall be provided for each dwelling unit designed for people with disabilities. The City works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

The City of Patterson continually reviews its ordinances, policies, and practices for compliance with the latest updates to fair housing laws.

NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of Patterson residents must overcome a variety of obstacles, many of which are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play an important part in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

BACKGROUND REPORT

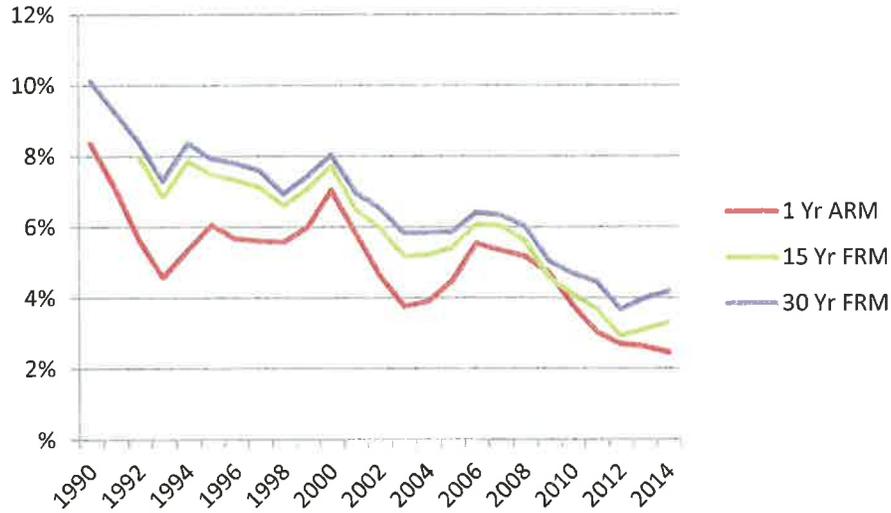
Availability of Financing

Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries, but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in Federal fiscal and monetary policies. Patterson's housing market tends to follow a 10-year cycle with most growth occurring mid-decade.

One of the significant components to overall housing cost is financing. After decades of fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around 10 percent. The decade of the 1990s saw interest rates drop dramatically, fluctuating between 6 and 8 percent.

As shown in Figure 12, mortgage rates have continued to decrease nationwide since 2007, hitting a historic low in 2013 at around 3 percent. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this period.

**FIGURE 12
HISTORICAL MORTGAGE RATES
United States
1972-2014**



Mortgage Rates:
ARM-Adjustable Rate Mortgage
FRM- Fixed Rate Mortgage

Source: Freddie Mac Primary Mortgage Market Survey, 2015.

Table 69 how the variations in interest rates affect a buyer’s monthly mortgage payments on a range of loan amounts.

**TABLE 69
MONTHLY MORTGAGE PAYMENTS**

Interest Rate	\$150,000	\$200,000	\$250,000
4.0%	\$716	\$955	\$1,194
6.0%	\$899	\$1,199	\$1,499
8.0%	\$1,100	\$1,468	\$1,834
10.0%	\$1,316	\$1,755	\$2,194

Based on a 30-year, fixed-rate mortgage, not including real estate taxes, and home insurance. These costs add about two percent of the sales price annually.

Source: bankrate.com, 2015.

BACKGROUND REPORT

Table 70 relates loan interest rates to home loan affordability at various income levels. The median price for a single family home sold in 2013 in Patterson was \$210,000. Assuming a 10 percent down payment and a 30-year fixed rate mortgage, the monthly payments are estimated between \$1,015 for a 3 percent interest rate and \$1,877 for a 10 percent interest rate. These monthly payments are affordable for households with incomes between \$36,561 and \$67,585.

TABLE 70
INCOME/LOAN AMOUNT AFFORDABILITY
Patterson
2013

Interest Rate	Median Selling Price (2013)	Net Monthly Payment*	Income Required **
3.00%	\$210,000	\$1,016	\$36,561
4.00%	\$210,000	\$1,121	\$40,358
5.00%	\$210,000	\$1,233	\$44,400
6.00%	\$210,000	\$1,352	\$48,668
7.00%	\$210,000	\$1,476	\$53,142
8.00%	\$210,000	\$1,606	\$57,801
9.00%	\$210,000	\$1,739	\$62,622
10.00%	\$210,000	\$1,877	\$67,585

* Assumes a 10 percent down payment, 1.25 percent property tax, and PMI of 0.5.

** Assumes 30 percent of income towards net monthly payment.

Source: Mintier Harnish, 2015.

Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain City approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (e.g., streets, water lines) over the maximum number of lots.

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales price of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and the seller. Because of the abundant availability of raw land in the area, land costs in the Central Valley housing market area are generally low.

An online survey of developable land for sale showed that price per acre ranged from \$22,924 to \$805,858, with an average cost of \$165,333. Commercial properties cost more than residential properties.

**TABLE 71
LAND FOR SALE
Patterson
2015**

Source	Acreage	Price	Price per Acre	Comments
Residential Land				
Zillow/Realtor.com	0.83	\$85,000	\$102,410	This lot is in a country club.
Realtor.com	0.98	\$85,000	\$86,735	This lot is in a country club.
Realtor.com	1.0	\$85,000	\$85,000	This lot is in a country club.
Realtor.com	2.82	\$275,000	\$97,518	Great views
Realtor.com	7.45	\$333,333	\$44,743	Approx. 7.45 acres of 2nd leaf almonds, 50% nonpareil, and 50% Wood Colony.
Realtor.com	19.63	\$450,000	\$22,924	--
Average Residential Land			\$73,222	
Commercial Land				
Realtor.com	0.32	\$150,000	\$468,750	Commercial
Realtor.com	0.24	\$99,500	\$414,583	Commercial property, could be rezoned to residential to match its surroundings.
Average Commercial Land			\$441,667	
Average			\$165,333	

Source: zillow.com, realtor.com, 2015.

Materials Cost

Residential construction costs vary greatly depending upon the quality, size, and the materials being used. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected primarily by the availability and demand for such materials.

Well-developed regional transportation networks serve the Central Valley, which makes availability of materials excellent. In addition, the land in Patterson that is most likely to be developed in the future for housing is well suited for the kind of large projects that allow developers to realize economy-of-scale savings on materials.

BACKGROUND REPORT

Another major cost component of new housing is labor. Inflated labor costs due to inflated wage rates during the housing boom significantly increased the overall cost of housing. With the downturn in construction projects, related jobs have become less common, and labor costs have decreased. Additionally, the Central Valley's cost of living is relatively low; wage scales in the area, therefore, tend to be somewhat lower than in markets with higher living costs; such as the San Francisco Bay Area. In addition labor is generally less costly because the area is predominantly non-union. Labor in highly-unionized markets is typically more expensive.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960s. Numerous interior and exterior design features (larger master bedroom suites, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly-competitive market, many consumers consider these "extra touches" as necessities when buying a new home.

Building-Cost.net is an online resource that provides construction cost estimates based on the calculations used in the National Construction Cost Manual. According to Building-Cost.net, the approximate cost of constructing a basic, 1,700-square foot single family home in the Modesto area is \$163,373. This is about \$96 per square foot. The estimate assumes standard quality building materials and includes a contractor's markup as well as indirect costs. The total indirect cost for the construction of the home is \$19,856 and the total direct cost is \$135,099. Direct costs include estimates for material costs (\$70,604), labor costs (\$62,029), and equipment costs (\$2,466). The contractor markup is estimated at \$19,856.

CONSTRAINT REMOVAL EFFORTS

Although local regulations play a legitimate role in protecting the public health, safety, and welfare, regulations may also constrain the housing market and subsequently impede the development of housing opportunities for all segments of the community. Even though Patterson does not appear to have any overwhelming governmental constraints on housing, the City has taken measures to ease burdens on developers of housing. The following is a list of recent efforts the City has taken to mitigate governmental constraints:

- Streamlined Development Review—The City of Patterson grants authority to the Planning Commission to approve or conditionally approve applications for a conditional use permit and variances, which could result in simplified and less costly review process.
- Planned Developments—The City of Patterson recognizes that regulations have the potential to lessen creative planning and design, including less costly alternatives. The City has established a Planned Development (PD) zoning district that provides opportunities for creative and cohesive design concepts by allowing modification of requirements established by other ordinances.

BACKGROUND REPORT

- Creekside Concept Plan—Upon annexation of the Creekside area, the City established conditions or circumstances allowing smaller than usual minimum lot standards (less than 6,000 square feet for interior lots) and a variety of housing types (i.e., duplexes, patio homes, townhomes, and zero lot line detached homes) in the western extension core area.
- Self-Help/Walnut Square—The City allowed for the lessening of side yard setbacks in order to assist in the provision of affordable single family ownership housing.
- Secondary Unit Ordinance—The City adopted a secondary unit ordinance toward the provision of a variety of housing types and potentially affordable housing through mitigated land costs.

SECTION 5: HOUSING GOALS, POLICIES, AND PROGRAMS

The purpose of this chapter is set a course that will guide the City of Patterson toward the development, improvement and preservation of housing for all economic levels. It is the City's intent to create a municipal climate that encourages and contributes toward quality, varied, affordable housing development by both the public and private sectors.

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element must do all of the following:

- Identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- Identify adequate sites which will be made available through appropriate zoning and development standards and with the public services and facilities needed to meet the needs of all income levels. This shall include rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

This section contains the City's Housing Plan for the 2015-2023 Housing Element planning period.

GOAL H-1: NEW HOUSING DEVELOPMENT

Increase the availability of permanent and affordable housing for all residents.

- Policy H-1.1** The City shall ensure an adequate supply of residentially zoned land at sufficient densities is available to accommodate its fair share of existing and future housing needs. (New Policy, Consultants)
- Policy H-1.2** The City shall encourage development of a range of housing types affordable to various income groups, including single family and multifamily dwellings, “move-up” housing, senior housing, secondary and other smaller units, and special needs housing. (New Policy, Consultants)
- Policy H-1.3** The City shall monitor the amount of land zoned for all types of housing and initiate zone changes, as necessary, to ensure an appropriate mix of housing types. (Existing HE)
- Policy H-1.4** The City shall encourage the development of multi-family housing throughout the city, especially in locations near transit stops, shopping and services, and schools. (Existing HE)
- Policy H-1.5** The City shall encourage residential projects to develop at the higher end of the allowable density range. (New Policy, Consultants)
- Policy H-1.6** Consistent with “no-net-loss” density provisions contained in Government Code Section 65863, the City shall consider the potential impact on the City’s ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory. (New Policy, Consultants)
- Policy H-1.7** The City shall encourage the development of second family units in existing and new single-family residential developments. (New Policy, Consultants)
- Policy H-1.8** The City shall encourage development of well-planned and designed projects that provide for the development of compatible residential, commercial, industrial, institutional, open space, or public uses within a single project or neighborhood. (Existing HE, was program)
- Policy H-1.9** The City shall ensure the development of housing has, to the extent possible, easily accessible shopping, services, transit, parks and open space, schools, and jobs. (Existing HE)

GOAL H-2: AFFORDABLE HOUSING

Protect existing sources of affordable housing and facilitate new affordable housing opportunities.

- Policy H-2.1** The City shall strive to conserve the existing housing stock, including existing rental housing that is affordable to lower- and moderate- income households an affordable housing that is at-risk of being converted to market rate housing. (New Policy, Consultants, replaces similar HE policy)

POLICY DOCUMENT

- Policy H-2.2** The City shall impose long-term restrictions on the maximum rents and sale prices of affordable housing that is developed with City assistance as well as inclusionary units provided by private developers. (New Policy, Consultants)
- Policy H-2.3** The City shall continue to apply to HUD and HCD for grant funds for the development of affordable housing and provision of housing-related programs. (Existing HE)
- Policy H-2.4** The City shall use techniques such as mortgage revenue bonds or other mortgage-backed securities to assist in the development of affordable ownership and rental housing. (Existing HE)
- Policy H-2.5** The City shall assist developers, nonprofit housing developers, and other qualified private sector interests in pursuing and applying for Federal, State, NGO, and private financing and grants for the development of affordable housing. (Existing HE)
- Policy H-2.6** The City shall facilitate partnerships between non-profit and for-profit housing developers to encourage affordable housing production. (New Policy, Consultants)
- Policy H-2.7** The City shall allocate funds from available sources to the first time homebuyer program. (Existing HE)
- Policy H-2.8** In accordance with the provisions of State law, the City shall encourage the use of density bonuses for qualifying projects to facilitate the development of affordable and senior citizen housing. (New Policy, Consultants, but very close to an existing program)
- Policy H-2.9** The City shall provide information to Patterson residents about affordable housing programs and opportunities. (New Policy, Consultants)
- Policy H-2.10** The City shall encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for first-time homebuyers. (New Policy, Consultants)
- Policy H-2.11** The City shall encourage the construction of affordable units with three or more bedrooms to accommodate the needs of large households. (New Policy, Consultants)
- Policy H-2.12** The City shall continue to allocate staff resources to pursuing partnerships that result in the development of affordable housing. (New Policy, Consultants)

GOAL H-3: SPECIAL NEEDS HOUSING

Provide a range of housing opportunities and services for Patterson residents with special needs.

- Policy H-3.1** The City shall prioritize the development of housing that meets the needs of extremely low-income residents and special needs groups, including: seniors, person with disabilities, single female-headed households with children, large families, farmworkers, and the homeless. (New Policy, Consultants)

- Policy H-3.2** The City shall support efforts to provide emergency shelter, transitional housing, and permanent supportive housing for homeless persons. (New Policy, Consultants, replaces existing policy on same topic)

- Policy H-3.3** The City shall support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones. (Existing HE, was Program)

- Policy H-3.4** The City shall work with homeless service providers and social services organizations to expand shelter opportunities for specialized homeless groups, such as children and families, those with chronic mental illness, and the disabled.

- Policy H-3.5** The City shall coordinate with homeless shelters to pursue funding for the ongoing maintenance and expansion of their services. (New Policy, Consultants)The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities. (New Policy, Consultants)

- Policy H-3.6** Where practical and feasible, the City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities. (Existing HE, was program)

- Policy H-3.7** The City shall maintain a housing rehabilitation program to provide a one-time grant or loan to extremely low- and very low-income disabled persons and senior citizens to improve accessibility and safety. (Existing HE, was program)

- Policy H-3.8** The City shall support developers and non-profit housing developers of farmworker housing by assisting in potential site identification and applying for or supporting applications for funding, such as the Joe Serna Jr. Farmworker Housing Grant Program. (Existing HE, was program)

GOAL H-4: REMOVAL OF GOVERNMENT CONSTRAINTS

Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.

- Policy H-4.1** The City shall maintain entitlement procedures that provide the City sufficient oversight of the development and design process while offering residential developers a fair, timely, consistent, and predictable process. (New Policy, Consultants)

- Policy H-4.2** The City shall encourage continue to monitor and refine its processes and regulations to barriers to the production of housing, particularly affordable- and higher-density housing. (New Policy, Consultants)

POLICY DOCUMENT

- Policy H-4.3** The City shall ensure adequate infrastructure and public services are provided to serve existing and planned residential development. (New Policy, Consultants)
- Policy H-4.4** The City shall encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements, to reduce processing times. (Existing HE)
- Policy H-4.5** The City shall ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City. (Existing HE)
- Policy H-4.6** The City shall continue to facilitate the review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all residential development. (New Policy, Consultants)
- Policy H-4.7** The City shall facilitate lot consolidation to encourage the development of housing for lower-income households. (New Policy, Consultants)
- Policy H-4.8** The City shall consider, on a case-by-case basis, deferring payment of fees until housing units are sold, ready for occupancy, or long-term financing is in place, as a means of assisting affordable housing projects. (New Policy, Consultants)

GOAL H-5: HOUSING PRESERVATION

Preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

- Policy H-5.1** The City shall protect and stabilize existing residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities. (Existing HE)
- Policy H-5.2** The City shall prioritize code enforcement activities for housing and provide adequate funding and staffing to support code enforcement and graffiti abatement programs. (Existing HE)
- Policy H-5.3** The City shall promote orderly growth of neighborhoods by phasing the approval of building permits to one area of a subdivision at a time to allow for timely extension of infrastructure and efficient use of resources. (Existing HE, was a program)
- Policy H-5.4** The City shall provide technical and financial assistance through grants or low interest loans to all eligible homeowners and residential property owners to rehabilitate existing dwelling units. (Existing HE)

Policy H-5.5 The City shall install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods. (Existing HE)

Policy H-5.6 The City shall strive to preserve existing affordable housing units. (New Policy, Consultants)

GOAL H-6: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT

Improve energy efficiency and water conservation in residential development.

Policy H-6.1 The City shall establish a development pattern that helps reduce vehicle miles traveled and promotes transit ridership, and pedestrian and bicycle access. (New Policy, Consultants)

Policy H-6.2 The City shall continue to promote sustainable housing practices that incorporate a “whole system” approach to siting, designing, and constructing housing that is integrated into the building site; consumes less energy, water, and other resources; and is healthier, safer, more comfortable, and durable. (New Policy, Consultants)

Policy H-6.3 The City shall ensure that all new residential development meets or exceeds the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings), and encourage the retrofitting of existing development to improve energy and conservation. (New Policy, Consultants, replaces similar existing policy)

Policy H-6.4 The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy and water efficient features and renewable energy facilities in structures. (New Policy, Consultants)

GOAL H-7: FAIR HOUSING

Ensure that all existing and future housing opportunities are open and available to all members of the community and are met without discrimination.

Policy H-7.1 The City shall promote fair housing opportunities for all people regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. (New Policy, Consultants)

Policy H-7.2 The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public. (New Policy, Consultant)

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-1: NEW HOUSING DEVELOPMENT			
<p>H-1.A: Rezone Program</p> <p>The City shall rezone enough land to accommodate the remaining housing need of 496 lower-income units within two years of adoption of the Housing Element. Rezoned sites may include those identified in the Rezone Program section in the Housing Element, or will include other sites that provide at least the same capacity. Consistent with Government Code Section 65583.2(h), the City shall ensure that the rezoned sites are large enough to accommodate a minimum of 16 units per site, will permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit, or other discretionary action), and that at least 50 percent of the remaining need will be accommodated on sites zoned for exclusively residential uses. The zone shall allow residential development at an intensity of at least 20 dwelling units per acre.</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>Within 2 years of adoption</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-1.B: Vacant Land Inventory The City shall continue to maintain an inventory of vacant residentially-zoned parcels and associated development potential and a list of recently approved residential projects to assist developers in identifying land suitable for residential development. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall continue to annually update the inventory. The City shall continue to make this information available to the public and developers through the City's website. (New Program, Consultants, replaces existing program on same topic)</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>Annually</p>
<p>H-1.C: Lot Consolidation The City shall encourage and, based on available resources, facilitate the consolidation of vacant and underutilized lots for residential development, especially those identified in the Sites Inventory in order to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers, owners, and other interested parties through the City's website and/or print material at City Hall. (New Program)</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>H-1.D: City-Owned Land The City shall develop and maintain a database of all City-owned land, particularly surplus land, for opportunities to rezone, where appropriate, for affordable housing development. (Existing HE)</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>2018 with annual review and updates</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-1.E: Second Units The City shall, based on available staff resources, develop and maintain information on the City’s website and at City offices (e.g., brochures) about the development of second family units in existing and new single-family residential developments. (New Program, HCD Review)</p>	<p>H-1.10</p>	<p>Community Development Department</p>	<p>2018; Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-2: AFFORDABLE HOUSING			
<p>H-2.A: New Funding Sources</p> <p>The City shall work to secure additional funding from State, Federal, and regional sources and support applications for funding that can be used to help increase the supply of affordable housing in Patterson. The City shall review NOFAs annually to determine the City's eligibility and competitiveness for grant funding. Based on available staff resources, funding availability, and expected competitiveness, the City shall prepare and submit one or more funding applications on an annual basis. Such programs may include, but are not limited to:</p> <ul style="list-style-type: none"> • HUD Section 811 funding for supportive housing for extremely low-income residents; • HCD Local Housing Trust Fund Program; • The state Infill Infrastructure Grant program, sponsored by the Department of Housing and Community Development (HCD); and • The state Multifamily Housing Program (MHP), sponsored by HCD. • The City shall also identify Community Development Block Grant (CDBG), City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing. (New Program, Consultants, replaces similar program) 	<p>H-2.3</p>	<p>Community Development Department</p>	<p>Annually</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-2.B: Meetings with the Development Community The City shall conduct annual meetings with the development community to publicize available incentives and housing programs, such as the density bonus ordinance, and foster partnerships between for-profit and non-profit developers. (New Policy, Consultants)</p>	<p>H-2.6</p>	<p>Community Development Department</p>	<p>2015, and annually thereafter</p>
<p>H-2.C: First Time Homebuyer Down Payment Assistance The City shall use HOME funds or alternative funding sources to assist with first time homebuyer down payment assistance scaled to current economic conditions for each qualified household as determined by the City Council. The City shall annually determine households eligible for homebuyer down payment assistance, with a goal of assisting four households per year, based on available staff resources and funding. (Existing HE)</p>	<p>H-2.7</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>H-2.D: Regulatory and Financial Incentives The City shall coordinate with affordable housing developers to develop regulatory and financial incentives for the development of extremely low-income housing. The City will annually identify its eligibility and competitiveness for grant funding, and shall pursue or support funding and grant applications to encourage and assist in the development of SROs and/or other housing types consistent with existing City standards and State law. Based on available staff resources, interest from developers, funding availability, and expected competitiveness, the City shall prepare and submit one or more applications on an annual basis (Existing HE)</p>	<p>H-2.6</p>	<p>Community Development Department</p>	<p>Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-2.E: City Incentives To preserve affordability, the City shall provide incentives such as density bonus units, fee reductions, fee deferral, and fast-tracking to developers of residential projects who agree to enter into a long-term contract to provide the specified percentage of units mandated by State law at a cost affordable to extremely low-, very low-, and/or low-income households. The City shall strive to create 100 affordable housing units by 2023 through the aforementioned activities, subject to availability of staff resources and funding and subject to developer interest. In addition, the City shall annually review its zoning and permit processing procedures, and may propose changes to the City Council based on prudent fiscal planning and staff availability, to assist in reducing housing costs and average permit processing time. (New Program, Consultants)</p>	<p>H-2.8</p>	<p>Community Development Department</p>	<p>Annually</p>
<p>H-2.F: Project Information Booklet The City shall prepare a Project Information Booklet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and Federal funding for which the City is willing to apply, and other pertinent information. The City shall distribute the booklet to local, regional, and national non-profit and for profit development groups and regional agencies. (Existing HE)</p>	<p>H-2.9</p>	<p>Community Development Department</p>	<p>2015-2016</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-2.G: Section 8 Housing Assistance The City shall continue to collaborate with the Stanislaus County Housing Authority to qualify city residents for Section 8 housing assistance. The City shall provide information on the availability of Housing Authority programs to qualified residents. (Existing HE)</p>	<p>H-2.9</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>GOAL H-3: SPECIAL NEEDS HOUSING</p>			
<p>H-3.A: Development of Housing for Persons with Disabilities The City shall conduct annual meetings with developers of supportive housing to encourage development of projects targeted to persons with disabilities, including developmental disabilities. Support applications for County, State, and Federal funding for housing construction and rehabilitation for persons with disabilities, including developmental disabilities. (New Policy, Consultants)</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>Annual contact with developers; support applications as opportunities arise</p>
<p>H-3.B: Disabled-Access Units The City shall enforce Building Code requirements for the inclusion of adaptable disabled-accessible units in multifamily development projects that are subject to such requirements.</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-3.C: Incentives for Large-Family Housing The City shall coordinate with developers and non-profit developers to develop regulatory and financial incentives to encourage the development of multi-family housing, including larger units (i.e. 3-4 bedrooms). (New Policy, Consultants, replaces old policy on same topic)</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>2015-2016</p>
<p>H-3.D: Las Palmas Senior Apartments The City shall support the Stanislaus County Housing Authority's plans for the 16 unit expansion of the Las Palmas Senior Apartments with the use of CDBG, HOME, and other available funding. (Existing HE)</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>2015-2016</p>
<p>H-3.E: Homeless Count The City shall participate in the Stanislaus County Point in Time Count to quantify local homeless populations and others with a need for emergency shelter. (Existing HE, modified)</p>	<p>H-3.2</p>	<p>Community Development Department</p>	<p>Ongoing, as scheduled by Stanislaus County</p>
<p>H-3.F: Mobility Device Grants The City shall, based on available resources, provide accessibility and mobility enhancing device grants to persons with disabilities. (Existing HE)</p>	<p>H-3.7</p>	<p>Community Development Department</p>	<p>Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-3.G: Employee Housing Act</p> <p>The City shall update the Zoning Code to be consistent with the Employee Housing Act (Health and Safety Code 17021), which generally requires employee housing to be permitted by-right, without a CUP, in single-family zones for less than six persons, and in all zones that allow agricultural uses with no more than 12 units or 36 beds.</p>	<p>H-3.8</p>	<p>Community Development Department</p>	<p>2019</p>
<p>H-3.H: Farmworker Housing</p> <p>The City shall seek to coordinate programs and funding from state and federal programs through the Stanislaus County Housing Authority. The City will work with the Housing Authority to explore opportunities for locating farmworker housing within the city, as demand necessitates. Through the Housing Authority and Farm Bureau, the City will meet with stakeholders to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed within Hughson. The City, through the Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and HCD programs and other funding sources that may become available. The City will assist, based on available staff resources, nonprofit groups and stakeholders in pursuing funding resources, water and sewage availability, and entitlements. In addition, the City will provide, based on available resources, development incentives for the provision of farmworker housing and expediting the permitting process for all farmworker housing projects, to the extent feasible.</p>	<p>H-3.8</p>	<p>Community Development Department</p>	<p>Annually and Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-3.I: Single Room Occupancy (SRO) Units The City shall amend the Zoning Ordinance to allow development of Single Room Occupancy (SRO) units in appropriate zones (e.g., those that allow multifamily housing). The Zoning Ordinance will include development standards for SRO units.</p>	<p>H-3.2</p>	<p>Community Development Department</p>	<p>2019</p>
<p>GOAL H-4: REMOVAL OF GOVERNMENT CONSTRAINTS</p>			
<p>H-4.A: Annual Action Plan The City shall publish the City’s Housing Element and updates, Annual Action Plan, and respective notices and post these documents on the City’s website, and shall provide an annual funding application workshop for interested agencies and developers. (Existing HE)</p>	<p>H-4.2</p>	<p>Community Development Department</p>	<p>Annually</p>
<p>H-4.B: Development Fees for Low-Income Housing Based on available resources, prudent fiscal planning, and applications for housing projects, the City shall provide developers of low-, very low-, and extremely low-income housing reduced and or deferred development fees. The City shall strive to assist in the development of 100 affordable housing units through 2023. (Existing HE)</p>	<p>H-4.8</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>H-4.C: Design Review The City shall monitor the outcomes of its Design Review process for multifamily projects to ensure findings and project requirements do not result in unreasonable costs being added to the development of affordable housing. The City shall annually report to the City Council the</p>	<p>H-4.1</p>	<p>Community Development Department</p>	<p>Annually</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-5: HOUSING PRESERVATION			
<p>H-5.A: Neighborhood Preservation</p> <p>The City shall promote neighborhood preservation and code compliance by regularly monitoring neighborhoods for code violations and graffiti vandalism, and taking action to abate or remedy identified violations as soon as they occur. (Existing HE)</p>	H-5.2	Community Development Department	Ongoing
<p>H-5.B: Code Enforcement</p> <p>The City shall continue to investigate complaints and take action concerning Code Enforcement violations to encourage rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city.</p>	H-5.2	Community Development Department	Ongoing
<p>H-5.C: Housing Rehabilitation Funds</p> <p>The City shall continue to use HOME housing rehabilitation funds for the rehabilitation of 18 units. (Existing HE, edited)</p>	H-5.4	Community Development Department	Ongoing, rehabilitate 18 units within RHNA period
<p>H-5.D: Publicize Rehabilitation Programs</p> <p>The City shall provide information about available housing rehabilitation loan programs to qualifying households. (New Program, Consultants)</p>	H-5.4	Community Development Department	Within six months of Housing Element adoption

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-5.E: At-Risk Units Based on available staff resources, the City shall maintain contact with the operators of at-risk affordable housing to ensure the preservation of affordable units. Based on the likelihood of units being converted to market rate, the City shall strive to preserve 24 units through 2023. (New Program, Consultants, replaces program about Patterson Housing and El Solyo)</p>	H-5.6	Community Development Department	Ongoing
<p>H-5.F: Technical Assistance The City shall provide technical assistance to potential purchasers of at-risk affordable housing, including non-profits, developers, and tenants to help preserve affordable housing in Patterson. (Existing HE)</p>	H-5.6	Community Development Department	Ongoing, bi-annual check-ins
<p>GOAL H-6: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT</p>			
<p>H-6.A: Energy Efficiency and Water Conservation Awareness Based on available resources, the City shall develop and periodically update energy efficiency and water conservation awareness brochures and provide them in all publicly accessible City buildings and in City information sources (e.g. the Citizen's Newsletter). (Existing HE)</p>	H-6.4	Community Development Department	Developed by 2018. Ongoing updates and publication.

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-7: FAIR HOUSING			
<p>H-7.A: Fair Housing Materials Based on available resources, the City shall develop, periodically update, and regularly distribute fair housing materials at a number of locations throughout the city, such as City government buildings, the post office, and the library and to service organizations, non-profits, and other groups to educate property owners and managers about housing discrimination.</p>	H-7.1	Community Development Department	Developed by 2018. Ongoing updates and publication.
<p>H-7.B: Project Sentinel The City shall refer housing discrimination complaints to Project Sentinel, a HUD-approved housing counseling agency. (Existing HE, edited)</p>	H-7.2	Community Development Department	Ongoing

QUANTIFIED OBJECTIVES

The following quantified objectives are based on the Housing Element's identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element's analysis of constraints to the development and maintenance of housing. This information has been used to establish reasonable estimates of what these programs and policies can accomplish. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

The tables below estimate the number of units likely to be constructed, rehabilitated, and conserved/preserved during the planning period (December 31, 2015 to December 31, 2023). The quantified objectives do not represent a ceiling, but rather set a goal for the City to achieve, based on needs, resources and constraints.

TABLE 73
QUANTIFIED OBJECTIVES, 2015-2023
Patterson
2015

Target Income Group	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low ($\leq 30\%$ of AMI ¹)	115		
Very Low (31 - 50% of AMI)	115		
Low (51 - 80% of AMI)	230	18	24
Moderate (81 - 120% of AMI)	1,100		
Above Moderate ($\geq 120\%$ of AMI)	850		
Total	2,410	18	24

¹ Area Median Income

APPENDICES

APPENDIX A: PUBLIC PARTICIPATION

On Wednesday, April 29, 2015, the City of Patterson conducted a stakeholder/community workshop on the Housing Element Update. The purpose of the workshop was to provide an overview of the Housing Element Update process and to solicit input from the public on housing issues prior to preparing the Draft 2015-2023 Housing Element. The following represents a summary of input provided by participants.

Exercise 1: Major Housing Issues

- There is a need for more senior-dedicated housing options, especially rental options.
- Overcrowding in single family rental units is a major issue.
- There is a need for multifamily/high-density rental units.
- There is NIMBY opposition to multifamily and affordable housing developments.
- The community is concerned about accommodating new growth when there is a lack of water. The City currently has sufficient water supplies to meet the 2015-2012 RHNA.
- Residents need more employment opportunities in order to have income to pay for housing.
- Currently developers pay impact fees to both the City and the County. Both fees raise development costs. There is a lack of accessibility to the County's fee waiver/deferral program for affordable housing projects.
- There are no shelters or services in the city to address habitual homelessness and homeless children/families. The existing shelter only serves adults.
- The existing homeless shelter (HOST) is under-funded. Its only able to open for part of the year.
- There is a lack of support by the City to pursue grants for homelessness. Shelters have requested City assistance, but the City hasn't been helpful.
- The City receives insufficient funding through the Stanislaus County HOME/CDBG Consortium.
- There is potential for Patterson to lose designation as a "rural" community when it exceeds the maximum population to qualify after the 2020 census. That time period will be covered under this Housing Element and it could become an impediment to affordable single-family development.

Exercise 2: Solution to Housing Issues

- Improve coordination with County to address fee waiver/deferral issues for affordable housing projects. Incentivize affordable housing by providing fee waivers/deferrals.

- Encourage or require second units in new single-family developments.
- Locate higher density zoning near transit, parks, and services.
- Pursue Tenant-based Rental Assistance, Housing Trust Fund, and Emerging Solutions grants.
- Work with Self Help to determine if high density residential areas are eligible for tax credits.
- Small business assistance with the Alliance job program
- Consider leaving the Stanislaus County Consortium. Patterson could become an entitlement jurisdiction and apply directly to state for more HOME and CDBG funding.
- Partner with HOST and other affordable housing groups to pursue grants. Provide grant writing services to non-profit housing organizations.

Stakeholder Invite List

In preparing for the workshops, the City contacted several key housing stakeholders and requested their attendance at the workshops. The City emailed a notice to the list of stakeholders on April 16, 2015, and April 28, 2015, and called each stakeholder directly the week prior to the workshops. Following the workshops, the City emailed a summary of both workshops to the complete stakeholder list and to all workshop participants.

- Pamela Seacrest, Helping Others Sleep Tonight (HOST)
- Albertina Reynoso, Patterson Family Resource Center
- Philip Alfano, Superintendent, Patterson Unified School District
- Susan Franco, President, Patterson Education Foundation
- Juliene Flanders, Hammon Senior Center
- Coleda Wilson, Administration, Housing Authority of the County of Stanislaus
- Olga Holcombe, President, Westside Food Pantry
- Tony Weber, CEO, Golden Valley Health Center
- Ignacio Musino, California Rural Legal Assistance
- Simona Rios, Catholic Charities Stanislaus
- Barry Smith, Executive Director, Disability Resource Agency for Independent Living (DRAIL)
- Tom Collishaw, President/CEO, Self-Help Enterprises
- Anita Hellam, Executive Director, Stanislaus County Habitat for Humanity
- Dave White, CEO, Stanislaus Economic Development & Workforce Alliance
- Francine DiCiano, President/CEO, United Way of Stanislaus County
- Jeff Rowe, Director, Stanislaus Alliance Worknet
- Bill Padget, President, Central Valley Homeless Veterans Assistance Program
- Duane Scheuber, Realty World Scheuber & Arendsee Properties
- Teresa Madrigal, PMZ Real Estate - Patterson

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- Greg Nunes, Greg Nunes Realty
- Connie Chesley, Century 21 M&M and Associates
- Marlene Amaral, Amaral & Associates Realty, Inc.
- Kathy Goss, Bossgoss & Associates
- David Best, Shea Homes
- Heidi Vento, Heidi Vento Broker
- Jeremy White, Vice President, The Grupe Company
- Rick Kiper, KDH Group, L.P.
- Gary Chase, Jonathan Homes
- Ethan Conrad, Ethan Conrad Properties, Inc
- Al Valdez, Bright Development
- John Marquez, Marrad Group
- Scott Mulvey, Better Building Development
- Mostafa Khweled, Khweled & Khweled, Inc.
- John Ramos, Eli Development Corporation
- John Beckman, Executive Officer CA Building Industry Association of the Greater Valley
- Bret White, Religious Leader, Church of Christ
- Reverend Scott van Bibber, New Hope Church of the Nazarene
- Reverend Kenneth, Moren Family Christian Center
- Reverend Steve Stoppe, First Baptist Church
- Reverend Rex Hays, Sacred Heart Catholic Church
- Pastor Anthony Gordon, Agape Baptist Church
- Ken Hasekamp, Senior Pastor, Christian Adventure Church
- Cesar Buitrago, Patterson Christian Fellowship
- Pastor Eun-Joo Myung, Patterson Federated Church
- Lucy Machado, Treasurer Festa de Devina Espritos Santos de Patterson
- Reverend David. K. Bernard, United Pentecostal Church
- Pastor Gilbert Ybarra, The River of Life Christian Fellowship Church
- Pastor Timothy Benefield, Golden Valley Baptist Church
- Kingdom Hall of Jehovah's Witnesses
- Pastor Hercules Lofa, First Samoan Assembly of God
- Linda DeForest, The Patterson Rotary Club
- Tori Hughes, Chief of Police, Patterson Police Dept.
- Elias Funez. Editor, Patterson Irrigator Newspaper
- Howard Sword, Presiden, Patterson-Westley Chamber of Commerce

Planning Commission Study Session (June 25, 2015)

On June 25, 2015, the City of Patterson held a study session and presented the Public Review Draft Housing Element to the Planning Commission. The Planning Commission provided input on the Draft Housing Element. The following is a meeting summary:

- **Existing Conditions Data.** There was general concern with the accuracy and date of some demographic and housing data contained in the draft Element. Commissioners were concerned that the data sources did not reflect current conditions. A member of the public suggested checking with the School District on the data and information to ensure it is accurate.
- **Demographic Projections.** The Commission commented that demographic projections prepared by Stanislaus Council of Governments overestimate actual population growth. The Commission requested additional information be included in the projections section showing actual growth and discussing the accuracy of projections.
- **Workforce Housing.** The Commission requested that additional information be provided in the constraints section of the Housing Element on issues with workforce housing affordability and FHA limits.
- **Farmworker Housing.** A member of the public commented that the farmworker housing unit estimates in the draft Element undercount the actual number of units available in and around the city.
- **Water.** The Commission commented that the City's water supply may not be sufficient to meet the housing growth included in the RHNA. The Commission requested that additional, current information on the City's available water supply be added to the draft Element.
- **Second Units and Duplexes.** The Commission commented that the Element should include additional or revised programs that result in more second unit and duplex construction. The Commission suggested the City provide incentives to encourage more second unit and duplex construction.

APPENDICES

APPENDIX B: EVALUATION

The following table provides an overview of the objectives and goals in the 2009-2014 Housing Element and its progress on implementation.

**TABLE B-1
EVALUATION OF 2009-2014 HOUSING ELEMENT**

Program	Time Frame	Evaluation of Progress	Recommendation
<p>The City will actively coordinate with the State HCD and HUD staff to ensure that it will be eligible and among the first jurisdictions to apply for all existing and new funding sources. This will include attendance at HCD- and HUD-sponsored training and conferences, frequent monitoring of HCD and HUD web sites for updates on available funding and regular contact with HCD and HUD field representatives.</p>	<p>On-going, annual request, Annual Action Plan</p>	<p>The City continues to participate in the Stanislaus County CDBG and HOME HUD Consortia, which provides the City with entitlement community status. The City continues to seek after and apply for other funding assistance to address affordable housing with limited success.</p>	<p>Maintain program to pursue funding for affordable housing.</p>
<p>Update the current Program Information Booklet outlining City participation and incentives, housing needs from the current RHNA, a listing of State and Federal funding for which the City is eligible to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups, and regional agencies.</p>	<p>December 1, 2009</p>	<p>The City has not updated the current program information booklet.</p>	<p>Delete program. Make information available on City website.</p>

**TABLE B-1
EVALUATION OF 2009-2014 HOUSING ELEMENT**

Program	Time Frame	Evaluation of Progress	Recommendation
<p>Support developers and non-profit housing developers of farmworker housing by assisting in potential site identification and applying for or supporting applications for funding, such as the Joe Serma Jr. Farmworker Housing Grant Program.</p>	<p>Ongoing. Meet with developers annually. Pursue one funding application by June 2014</p>	<p>There were no proposals for farmworker housing during the planning period and State funding for farmworker housing is limited.</p>	<p>Maintain program as a policy and pursue opportunities as they arise.</p>
<p>Use HOME funds or alternative funding sources to assist households with first time homebuyer down payment assistance scaled to current economic conditions for each qualified household, as determined by the City Council.</p>	<p>Ongoing</p>	<p>This is an ongoing program. Patterson's First Time Homebuyer Assistance program provides downpayment assistance programs to qualified homebuyers.</p>	<p>Maintain</p>
<p>Arrange an annual consultation with professionals in the real estate field, or other database owners to track local activity.</p>	<p>December 2009 or in conjunction with already established meeting schedules</p>	<p>City officials did not arrange an annual consultation with professionals in the real estate field as there was little economic activity during the recession.</p>	<p>Delete program.</p>
<p>Working with local and regional resources, quantify local homeless populations and others with a need for emergency shelter.</p>	<p>January 2010</p>	<p>The City participates in the Stanislaus County Point in Time Count, which provides this information.</p>	<p>Maintain program to participate in the annual point-in-time count.</p>

APPENDICES

EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
Continue to actively support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population including specialized groups such as those with chronic mental illness and the disabled by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones.	January 2010	Emergency shelters are permitted in the emergency shelter overlay zone subject to development, operational, and management standards. The new homeless shelter Helping Others Sleep Tonight (HOST) counted approximately 50 in January 2015.	Maintain program.
Research available sites to ensure adequate size exists for need. Amend the Light Industrial and Heavy Industrial Zoning Ordinance to allow emergency shelters as a permitted use consistent with SB 2.	2012	The City adopted Ordinance 736 on October 16, 2012 establishing an emergency shelter overlay zone. The overlay zone currently (2014) applies to one parcel at 405 South 4th Street. Currently (2014), Helping Others Sleep Tonight (HOST), an emergency shelter, is operating on that parcel.	Identify at least one parcel where the emergency shelter overlay zone will be applied.
Determine that requirements and standards for Emergency/Homeless Shelters are reasonable and not onerous or detrimental to the development of same	January 2010	Emergency shelters are permitted in the emergency shelter overlay zone subject to development, operational, and management standards that are allowed by State law. The standards are not onerous.	Complete. Delete program.

**TABLE B-1
EVALUATION OF 2009-2014 HOUSING ELEMENT**

Program	Time Frame	Evaluation of Progress	Recommendation
<p>consistent with SB 2 by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones.</p>			
<p>Amend the Low Density Residential, Medium Density Residential, High Density Residential, and Downtown Residential zones to allow transitional and supportive housing as a permitted use consistent with SB 2.</p>	<p>January 2010.</p>	<p>The City is in the process of amending the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses. This program is anticipated to be implemented prior to adopting the 2015 Housing Element.</p>	<p>Delete program. Will be completed prior to adoption of 2015 Housing Element.</p>
<p>Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.</p>	<p>January 2010</p>	<p>The City's density bonus ordinance is up to date. Other incentives have not been identified.</p>	<p>Program language is not clear. Delete program.</p>
<p>Publish and update quarterly, with assistance from the Housing Authority, a comprehensive listing of units reserved for lower-income and disabled households in the City.</p>	<p>January 2010</p>	<p>The Housing Authority publishes such a list which includes resources in the City of Patterson.</p>	<p>Delete program. This is implemented by the Housing Authority.</p>
<p>Use Federal and State funds</p>	<p>None given</p>	<p>The City receives Federal CDBG and HOME funds</p>	<p>Replace with program to</p>

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TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
to provide new units of supportive housing for persons with disabilities using HOME and CDBG funds or encourage and assist others in doing so.		annually through the Stanislaus County Consortium. These funds are not adequate to fund the construction of new supportive housing.	pursue other funding opportunities for supportive housing.
Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that receive Federal funds.	Ongoing	The City does not have any policies or regulations that would prohibit persons with disabilities from living in senior citizen facilities. Persons with disabilities are a protected class under the Fair Housing Act and this policy is not needed to ensure equal access to housing.	Delete.
Support the Stanislaus County Housing Authority's plans for the 16 unit expansion of the Las Palmas Senior Apartments with the use of CDBG, HOME, and other available funding.	June 2014	The first phase of the Las Palmas Senior Apartments is complete. Units are pending available funding. Staff is working with the Urban County Consortium for additional funding	Continue.
Continue to provide the housing rehabilitation program to provide a one-time grant or loan to extremely low- and very low-income disabled persons and senior citizens to improve accessibility and safety.	Ongoing	Since 2008 the City has received between \$148,361 and \$270,927 each fiscal year.	Continue.
Continue to monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with	Annually	The City is in the process of adopting a formal reasonable accommodation ordinance. This program is anticipated to be completed prior to adoption of the 2015 Housing Element.	Will be completed prior to adoption of 2015 Housing Element. Delete program.

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
the “reasonable accommodation” for disabled provisions. Work with Stanislaus County Housing Authority, farm owners, farm labor contractors, and other stakeholders to determine the number of farmworkers who may need housing. The resulting report should address permanent, seasonal, and migrant workers.	Not completed	Due to limited staff resources, this program was not completed. The Housing Authority manages 376 units of farmworker housing and 218 migrant farm worker housing units.	Delete program.
Meet with developers and non-profit developers to develop regulatory and financial incentives to encourage the development of multifamily housing, including larger bedroom sizes (i.e., 3-4 bedrooms).	Ongoing	The City continues to encourage the development of multifamily housing. Ivy Terrace, a new multifamily development, has 3-bedroom units.	Replace with policy to encourage larger units in affordable housing.
Work with the Stanislaus Housing Authority and other agencies and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	Not completed	The City’s ability to implement this program is limited.	Delete program.
Continue to collaborate with the Housing Authority to	Ongoing	The City continues to collaborate with the Housing Authority and provide this information to residents.	Continue

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TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
qualify City residents for Section 8 housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.			
As opportunities present themselves, continue to establish cooperative agreements with non-profit housing corporations such as Self Help Enterprises Inc. as a support agency to the City.	Ongoing	Patterson continues to partner with Self Help and other non-profit housing corporations as the opportunity arises.	Continue as a policy.
Endeavor to meet with employers, members of the housing community, and local leaders in efforts to identify the housing needs of the community.	Ongoing	The City continues to be open to identifying the housing needs of the community. The Housing Element public participation segment is one example of the City working with members of the community to identify housing needs of the community. This program is not an effective use of staff resources since the Housing Element already accomplishes this.	Delete program.
Enter into cooperative agreements with a non-profit housing corporation as a support agency to the City.	Not completed	Resources are not available to support this program. No action was taken.	Delete program
Provide developers of extremely low-, very low-, and low-income housing reduced and/or deferred	Ongoing	The City makes available a program to waive, reduce, or defer development fees, administrative fees, and financing fees for affordable units.	Continue program.

<p align="center">TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT</p>			
Program	Time Frame	Evaluation of Progress	Recommendation
<p>development fees. Meet with developers of extremely low-income households to develop regulatory and financial incentives for the development of extremely low-income households. The City will identify and pursue or support funding applications to assist in development and encourage the development of SROs and/or other housing types consistent with existing City standards and State law. If necessary, amend City ordinances and/or standards to conform to State law.</p>	<p>Ongoing</p>	<p>As previously stated, the City can waive, reduce, or defer fees for lower-income housing developments. No developers of extremely low-income housing expressed interest during the planning period.</p>	<p>Modify to remove reference to conformance with State law. The City has completed this review for conformance.</p>
<p>Prepare a Project Information Booklet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and Federal funding for which the City is willing to apply and other pertinent information. Distribute the booklet to local</p>	<p>Not Started</p>	<p>Project Information Booklet was not prepared due to a lack of staff resources.</p>	<p>Delete.</p>

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TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
non-profit and for profit development groups and regional agencies. Provide incentives (e.g., density bonuses, fee reduction, etc.) to developers who agree to construct at least 15 percent of very low- and low-income units or senior citizen affordable units.	Ongoing	The Density Bonus Ordinance complies with State law. In addition, the City can waive, reduce, or defer fees for lower-income developments. There were no developers requesting density bonuses during the previous planning period.	Continue program.
Publish the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices and post these documents on the City's website. Provide an annual funding application workshop for interested agencies and developers.	Ongoing	The Redevelopment Agency was dissolved in 2012; however, the City posts other available information on the City website.	Modify to remove reference to Redevelopment Agency reports.
Continue to track development on all vacant land in the City on a quarterly basis.	Ongoing	The City continues to track vacant land. The Housing Element provides information on the vacant land suitable for development.	Continue program.
Encourage development of well-planned and designed projects that provide for the development of compatible residential, commercial,	Ongoing	The City continues to encourage well-planned and designed projects.	Continue as a policy.

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
<p>industrial, institutional, open space, or public uses within a single project or neighborhood, all within walking distance.</p> <p>Monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing. Ensure that a sufficient amount of residentially-zoned land is maintained.</p>	Ongoing	The Housing Element includes a rezone program to ensure that a sufficient amount of residentially-zoned land is maintained.	Replace with a policy to ensure no net loss of zoning.
<p>Maintain a database of all City-owned land, particularly surplus land, for opportunities to rezone, where appropriate, for affordable housing development.</p>	Not Started	The database was not prepared due to a lack of staff resources.	Delete.
<p>Promote orderly growth of neighborhoods through the establishment of and adherence to policies that focus growth to one area of a subdivision at a time to allow for timely extension of infrastructure and efficient use of resources.</p>	Ongoing	The City continues to promote growth that uses existing infrastructure and resources.	Continue as a policy.

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TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
Promote neighborhood preservation and code compliance by regular observation of code violations in all areas and abatement of graffiti vandalism as soon as it occurs.	Ongoing	The Patterson Code Enforcement works to facilitate corrections of violations as soon as they arise.	Continue program.
Supply energy conservation awareness brochures in all public meeting places.	Ongoing	The City has included energy conservation awareness information in the Citizen Newsletter.	Continue program
Continue to use Redevelopment and CDBG funds for public facilities.	Redevelopment Agency was dissolved.	The Redevelopment Agency was dissolved in 2012 and this program is not directly related to meeting housing needs.	Delete program.
Advertise in building trade journals for partners in developing green building alternatives in the city.	Not Started	Advertizing was not undertaken due to a lack of staff resources and funding.	Delete program.
Continue to aggressively market CDBG single family housing rehabilitation funds. Rehabilitate 18 units.	Ongoing	The City uses HOME funding for housing rehabilitation units.	Continue program.
Expand rehabilitation program eligibility to include multifamily rental properties.	Ongoing	The City has only provided rehabilitation program to owner occupied units.	Continue program.
Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner	Completed	The City contacted the California Housing Partnership Corporation in the updating of the at-risk analysis for the Housing Element. This program is not necessary for the continued monitoring of at-risk units.	Delete program

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
notifications of intent to opt-out. Request to be placed on their email notification list.			
Continue regular contact with the owner/ operators of the Patterson Place Apartments, and El Solyo Senior Apartments.	Not started.	This program has not been initiated due to a lack of staff resources and funding.	Delete Program.
Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of potentially-converting affordable properties.	Not started.	This program has not been initiated due to a lack of staff resources and funding.	Delete Program.
Support the intent and spirit of equal housing opportunities.	Ongoing	The City continues to support equal housing opportunities.	Continue as a policy.
Provide information through booklets or workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections.	Not started.	This program has not been initiated due to a lack of staff resources and funding.	Delete Program.
Refer discrimination complaints to Project Sentinel	Ongoing	The City has received complaints and has referred the complaints to Project Sentinel.	Continue.
Distribute fair housing materials at a number of	Complete	The City prepare and distributed fair housing information at City hall and other public buildings.	Combine with program above to distribute fair

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TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
locations throughout the City, such as City government buildings, the post office, and the library and to service organizations, non-profits, and other groups.			housing information.
Adopt a reasonable accommodation ordinance to allow exceptions in zoning and land use for housing as requested and found necessary for persons with disabilities.	In process	The City is in the process of adopting a reasonable accommodation ordinance. This ordinance is anticipated to be adopted prior to adoption of this Housing Element.	Delete program. Will be completed prior to adoption of 2015 Housing Element.
Use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly-funded housing.	Not implemented	No new publicly-funded housing was built during the planning period, and CDBG and HOME funds would not be adequate to support this program.	Delete program.

APPENDIX C: LIST OF ACRONYMS

- AHP: Affordable Housing Program
- AMI: Area Median Income
- CDBG: Community Development Block Grant
- CalHFA: California Housing Finance Agency
- CIP: Community Investment Program
- CMSA: Consolidated Metropolitan Statistical Area
- COG: Council of Governments
- CRA: Community Reinvestment Act
- CTCAC: California Tax Credit Allocation Committee
- CUP: Conditional Use Permit
- EDD: Employment Development Department
- EIR: Environmental Impact Report
- DOF: Department of Finance
- HUD: Housing and Urban Development
- LIHTC: Low Income Housing Tax Credit
- MCC: Mortgage Credit Certificate
- PD: Planned Development
- RHNA: Regional Housing Needs Assessment
- SRO: Single Room Occupancy
- StanCOG: Stanislaus Council of Governments
- TID: Turlock Irrigation District
- USDA: United States Department of Agriculture

APPENDICES

APPENDIX D: SOURCES

- American Community Survey, 2008-2012 and 2009-2013.
- Building-cost.net, 2014
- California Housing Partnership Corporation, 2015
- City of Patterson: General Plan.
- Comprehensive Housing Affordability Strategy (CHAS), 2007-2011
- County of Stanislaus
- Craigslist, 2014
- Data Quick, DQNews, 2014
- Department of Developmental Services, 2014
- Department of Finance: Demographic Research Unit, 1990-2015
- Freddie Mac Primary Mortgage Market Survey
- Pacific Gas and Electric
- Realtor.com, 2014
- Self Help Enterprises
- Stanislaus COG, Pre-Approved Data Package, 2013
- Stanislaus Council of Governments (StanCOG): 1990 RHNA. 2000 RHNA, 2007 RHNA, 2013 RHNA.
- Stanislaus County Housing Authority
- State of California. Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment (2015)
- Trualia.com, 2014
- U.S. Department of Commerce, Bureau of the Census: 1970, 1980, 1990, 2000, and 2010
- U.S. Department of Housing and Urban Development (HUD), Office of Policy Development and Research: Fiscal Year 2014 Income Limits
- USDA Rural Development
- Zillow.com, 2014



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager 

BY: Mike Willett, Public Works Director

MEETING DATE: February 2, 2016

ITEM NO: 6.4

SUBJECT: Authorize Mistletoe Abatement; Authorize Staff to Enter into a Small Value Contract with the Contractor Selected to Abate the Mistletoe; and Authorize Staff to Bill the Property Owners (Resolution No. 2016-13)

RECOMMENDATION

Authorize Mistletoe Abatement; Authorize Staff to Enter into a Small Value Contract with the Contractor Selected to Abate the Mistletoe; and Authorize Staff to Bill the Property Owners (Resolution No. 2016-13)

BACKGROUND

Mistletoe abatement is an annual process that the City goes through (per Ordinance 174) to help protect the life of our community's trees. Mistletoe is a parasite that grows on trees that can easily be transferred by birds from one tree to the other. Every year the City crews remove the mistletoe from all City street trees and perform a survey of all properties in the City to spot any Mistletoe on private trees.

ANALYSIS

The item is an abatement of Mistletoe at the attached locations. Staff is requesting authorization from the City Council to abate the Mistletoe at the addresses listed (see Exhibit "A" attached.) A revised list will be provided at the City Council meeting.

After the survey is completed all property owners are notified by mail that the Mistletoe needs to be removed from their trees. Letters to all property owners were sent out on December 31, 2015 in which they were given a deadline of January 15, 2016. This letter also informs the residents that the City will abate the Mistletoe at their expense if it is not removed by the specified deadline.

Staff is requesting approval from the City Council for the abatement. Once approved staff will obtain bids from contractors for the removal and proceed with award of the contract to the lowest responsible bidder and bill all costs incurred to the property owners.

FISCAL IMPACT

There is not cost associated with this item.

1 seconded by _____, and the resolution adopted by the following roll call vote:

2 AYES:

3 NOES:

4 EXCUSED:

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APPROVED:

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Luis I. Molina, Mayor, City of Patterson

10 ATTEST:

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13 Maricela L. Vela, City Clerk, City of Patterson

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I hereby certify that the foregoing is a full, correct, and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 2nd day of February 2016, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATE:

City Clerk of the City of Patterson

Mistletoe Abatement List Exhibit "A"

Property Address	APN	Mistletoe Last Checked	Council Date
525 Tarland Ln	048-057-017	1/19/2016	2/2/2016
1001 Sperry Ave	021-042-003	1/19/2016	2/2/2016
537 Clover Ave	048-045-043	1/19/2016	2/2/2016
454 D'Arpino Ct	048-052-048	1/19/2016	2/2/2016
558 Inaudi Ct	048-051-040	1/19/2016	2/2/2016
539 Moe Dr	048-050-050	1/19/2016	2/2/2016
115 S. 7th St	131-047-004	1/19/2016	2/2/2016
230 S. 7th St	131-018-056	1/19/2016	2/2/2016
517 Hammon Ct	047-048-012	1/19/2016	2/2/2016
535 Lola Ln	047-039-005	1/19/2016	2/2/2016
575 J St	131-021-046	1/19/2016	2/2/2016
231 N. 4th St	131-013-024	1/19/2016	2/2/2016
620 I St	131-020-032	1/19/2016	2/2/2016
312 N. 3rd St	131-013-006	1/19/2016	2/2/2016
516 N. 3rd St	131-012-003	1/19/2016	2/2/2016
206 N. 4th St	131-013-042	1/19/2016	2/2/2016
104 N. 5th St	131-020-006	1/19/2016	2/2/2016
116 N. 5th St	131-020-004	1/19/2016	2/2/2016
509 Finster St	047-050-067	1/19/2016	2/2/2016
26 Weber Ave	047-034-012	1/19/2016	2/2/2016
Multple Addresses, see below	047-032-015	1/19/2016	2/2/2016
459 Eureka		1/19/2016	2/2/2016
456 Eureka		1/19/2016	2/2/2016
367 Chase		1/19/2016	2/2/2016
355 Chase		1/19/2016	2/2/2016
354 Payne		1/19/2016	2/2/2016
367 Payne		1/19/2016	2/2/2016
515 Mayette		1/19/2016	2/2/2016
456 Hartley		1/19/2016	2/2/2016
460 Hartley		1/19/2016	2/2/2016
360 Hartley		1/19/2016	2/2/2016
348 Hartley		1/19/2016	2/2/2016



City of Patterson

1 Plaza
P.O. Box 667
Patterson, CA 95363

December 30, 2015

Occupant
318 E. Las Palmas Ave
Patterson, CA 95363

NOTICE

For properties located at: [REDACTED]

APN: [REDACTED]

City of Patterson ordinance No. 174 states that every owner of real property within the corporate limits of the City of Patterson shall keep such real property free and clear of all mistletoe.

PLEASE NOTIFY YOUR LANDLORD TO HAVE YOUR MISTLETOE REMOVED BY:

THURSDAY, JANUARY 14, 2016

Failure of the owner of any real property in the City of Patterson, or the occupant thereof, to remove or destroy such mistletoe, will result in removal by other means and expenses incurred to owner of property. On Friday, January 15, 2016 the final survey will be performed and the final list will be submitted to Council on Tuesday, January 19, 2016 at 7:00 p.m., the City Council will consider the abatement of any mistletoe remaining on your property.

Please note: The City is in the process of removing the mistletoe from its own trees.

If you have any questions please feel free to contact Aly Gentry at (209) 895-8060 or by email at mgentry@ci.patterson.ca.us. Attached is information on mistletoe and an example of what it looks like.

Thank you for your cooperation.

Sincerely,

Mike Willett
Director of Public Works

Attached Document: What is Mistletoe?

What is Mistletoe?

Mistletoe is not just for Christmas time. Mistletoe is a parasite that attaches itself to trees for survival. Mistletoe will live off the nutrients of the tree, without those nutrients, mistletoe would die. Mistletoe is spread by birds, the birds eat the mistletoe berries and the seeds and the seeds are transported and spread through bird droppings.

How to Remove Mistletoe?

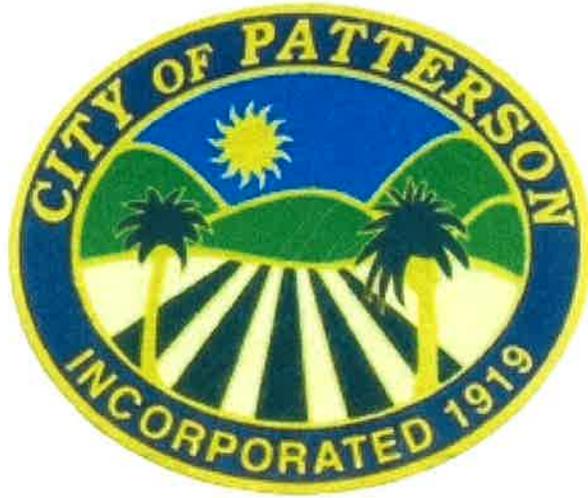
The City recommends that a certified Arborist remove the mistletoe. Landscape companies are able to remove mistletoe. Contractors that the City has used in the past are Westside Landscape, Grover Landscape and Joe's Landscape.

Why is this important?

The City of Patterson has an annual abatement process in order to keep City trees healthy and free of mistletoe. This requires a survey of private trees during the months of November and December. If mistletoe is found, property owners are given time to remove the mistletoe before the City Council abates the mistletoe and the property is billed for the removal. If you have any questions, please contact Aly at (209) 895-8063.

Below is a visual of what mistletoe looks like.





7. CITY STAFF REPORTS



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager 

BY: Douglas L. White, City Attorney

MEETING DATE: February 2, 2016

ITEM NO: 7

SUBJECT: Consideration of Ordinance 789, Amending Chapter 2.08 of the Patterson Municipal Code regarding rules and regulations for the City of Patterson's City Council Meetings.

RECOMMENDATION

Motion to introduce for first reading, Ordinance No. 789 (the "Ordinance"), amending Chapter 2.08 of the Patterson Municipal Code ("P.M.C.") to update and streamline rules and regulations regarding the City of Patterson's ("City") city council ("City Council") meetings.

BACKGROUND/DISCUSSION ANALYSIS

The P.M.C. currently contains specific provisions governing City Council meetings including the days and times for regular meetings and closed sessions. Due to previous discussions with Council and staff, it was decided to bring this item to Council for a possible ordinance revision regarding changing the days our regular Council meetings as scheduled. For staff, this would allow an extra day after the weekend to provide Council additional information requested regarding agenda items.

Moreover, the current provisions do not provide the City Council with the necessary flexibility to adjust closed sessions causing scheduling conflicts and delaying the beginning of regular scheduled meetings.

The possible revisions contained in the Ordinance will change City Council meeting dates from the first and third Tuesdays of each month at seven p.m., to the second and fourth Wednesdays of each month at seven p.m, or alternatively, the first and third Wednesdays of each month at seven p.m. The proposed revisions will also give the City Council discretion to begin closed session meetings at either six p.m. or six thirty p.m. and continue closed session meetings to a later time or a different date, if a closed session runs into the beginning of an otherwise scheduled regular meeting at seven p.m. Finally, the proposed revisions will codify the City Council's ability to adjust its meeting dates, times and locations provided that proper notice under the Ralph M. Brown Act is provided to the public.

ALTERNATIVES/OPTIONS

The City Council's options regarding the Ordinance includes:

1. Motion to introduce the City Council's preferred Ordinance for first reading;
2. Continue introduction of the Ordinance for a first reading to the next regular City Council meeting with changes or revisions as provided by the City Council;
3. Reject the introduction of the Ordinance for first reading.

ENVIRONMENTAL

The Ordinance does not constitute a project under the California Environmental Quality Act, pursuant to Public Resources Code sections 21065, 21080.

SUBSEQUENT ACTION(S)

The Ordinance would take effect thirty (30) days after the second reading and adoption, and all City Council meetings thereafter will be subject to the new schedule.

FISCAL IMPACT

There is no fiscal impact to the City in adopting the Ordinance as the City already holds regular City Council meetings and the rules will remain largely the same. The revisions to the P.M.C. simply help streamline meetings, provide clarity for City officials, and aid in making City Council meetings more efficient.

ATTACHMENT:

Ordinances

ORDINANCE NO. 789

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PATTERSON,
REVISING CHAPTER 2.08 CITY COUNCIL MEETINGS OF TITLE 2
OF THE PATTERSON MUNICIPAL CODE**

WHEREAS, the City of Patterson (the “City”) may make changes to the date and time of city council meetings when needed by adoption of an ordinance (Gov. Code, § 54954(a)); and

WHEREAS, the city council (“City Council”) currently meets the first and third Tuesday of each month at seven p.m., and meets for a closed session at six-thirty p.m., before the start of the regular meeting; and

WHEREAS, the City Council wishes to meet the *first and third Wednesday of each month*, and have the discretion to begin closed session at either six p.m. or six-thirty p.m. and if necessary hold closed session after the regular meeting; and

WHEREAS, the City wishes to establish a new and more defined approach to city council meetings to avoid conflicts with scheduling and encourage citizens to attend regular meetings; and

WHEREAS, the City Council finds it is in the best interest of the City and the public to help streamline meetings, provide clarity for City officials, and aid in making City Council meetings more efficient.

THE CITY COUNCIL OF THE CITY OF PATTERSON DOES ORDAIN AS FOLLOWS:

Section 2.08.010 Time shall be amended to read:

2.08.010 Time.

The time of the regular meeting of the City Council shall be on the first and third Wednesdays of each month at seven p.m.

The City Council may cancel, amend, alter, or adjust the date, time, or location of any City Council meeting provided sufficient notice of the meeting is given to the public in compliance with the Ralph M. Brown Act, as codified in Government Code section 54950, *et seq.*

A closed session meeting may be scheduled at six or six-thirty p.m., at the discretion of the City Council, prior to the regular meeting at seven p.m. The closed session meeting may be continued to a later time or date to ensure the regular meeting begins at seven p.m. The purpose of the closed session meeting will be to discuss agenda items with the City Council, as permitted under the Ralph M. Brown Act.

Section 2.08.020 Place shall be amended to read;

2.08.020 Place.

The place of meeting of the City Council shall be in the City Council chambers located at 1 Plaza, in the City of Patterson.

This Ordinance shall be published by one insertion in The Patterson Irrigator, a newspaper of general circulation, printed and published in the City of Patterson, within fifteen (15) days after its final passage, and shall take effect and be in force thirty (30) days after its final passage.

Introduced at a regular meeting of the City Council of the City of Patterson, held on the 2nd day of February, 2016, and given its first reading and introduction at said meeting. Said Ordinance was given a second reading and adopted at a meeting of the City Council held on the 16th day of February, 2016 and after such reading, _____, who moved its adoption, seconded by _____, and said ordinance was thereupon adopted by the following roll call vote:

AYES:

NOES:

EXCUSED:

APPROVED:

Luis I. Molina
Mayor of the City of Patterson

ATTEST:

Maricela L. Vela
City Clerk of the City of Patterson

ORDINANCE NO. 789

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PATTERSON,
REVISING CHAPTER 2.08 CITY COUNCIL MEETINGS OF TITLE 2
OF THE PATTERSON MUNICIPAL CODE**

WHEREAS, the City of Patterson (the “City”) may make changes to the date and time of city council meetings when needed by adoption of an ordinance (Gov. Code, § 54954(a)); and

WHEREAS, the city council (“City Council”) currently meets the first and third Tuesday of each month at seven p.m., and meets for a closed session at six-thirty p.m., before the start of the regular meeting; and

WHEREAS, the City Council wishes to meet the second and fourth Wednesday of each month, and have the discretion to begin closed session at either six p.m. or six-thirty p.m. and if necessary hold closed session after the regular meeting; and

WHEREAS, the City Council wishes to establish a new and more defined approach to City Council meetings to avoid conflicts with scheduling and encourage citizens to attend regular meetings; and

WHEREAS, the City Council finds it is in the best interest of the City and the public to help streamline meetings, provide clarity for City officials, and aid in making City Council meetings more efficient.

THE CITY COUNCIL OF THE CITY OF PATTERSON DOES ORDAIN AS FOLLOWS:

Section 2.08.010 Time shall be amended to read:

2.08.010 Time.

The time of the regular meeting of the City Council shall be on the second and fourth Wednesdays of each month at seven p.m.

The City Council may cancel, amend, alter, or adjust the date, time, or location of any City Council meeting provided sufficient notice of the meeting is given to the public in compliance with the Ralph M. Brown Act, as codified in Government Code section 54950, *et seq.*

A closed session meeting may be scheduled at six or six-thirty p.m., at the discretion of the City Council, prior to the regular meeting at seven p.m. The closed session meeting may be continued to a later time or date to ensure the regular meeting begins at seven p.m. The purpose of the closed session meeting will be to discuss agenda items with the City Council, as permitted under the Ralph M. Brown Act.

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Introduced at a regular meeting of the City Council of the City of Patterson, held on the 2nd day of February, 2016, and given its first reading and introduction at said meeting. Said Ordinance was given a second reading and adopted at a meeting of the City Council held on the 16th day of February, 2016 and after such reading, _____, who moved its adoption, seconded by _____, and said ordinance was thereupon adopted by the following vote:

AYES:

NOES:

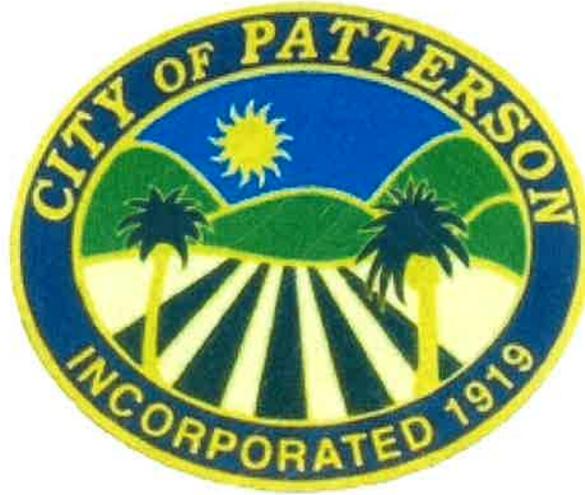
EXCUSED:

APPROVED:

Luis I. Molina
Mayor of the City of Patterson

ATTEST:

Maricela L. Vela
City Clerk of the City of Patterson



8. COUNCIL ITEMS



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Ken Irwin, City Manager *KI*

BY: Maricela Vela, City Clerk

MEETING DATE: February 2, 2016

ITEM NO: 8.1

SUBJECT: Approve the Appointment/Reappointment of three (3) City Representatives to Patterson's Parks, Recreation & Beautification Commission (Terms of May 2015 - May 2017)

RECOMMENDATION

Motion to approve the appointment/reappointment of three (3) City Representatives to Patterson's Parks, Recreation & Beautification Commission (Terms of May 2015 - May 2017)

FISCAL IMPACT

There is no fiscal impact.

Parks, Recreation & Beautification Commission

Tuesday, January 26, 2016

Interview Panel

City Council Members: Mayor Luis Molina & Councilmember McCord

School Board Members: Carlos Fierros & James Leonard

	CANDIDATE
	Maria Christina Andrade
	Tony Lomeli
	Drean C. Winston-Thornton
	Kelvin Love
	Vivian Ratliff
	Elias Funez

Park, Recreation & Beautification Commission has five (5) open seats for appointment or reappointment. All seats are two year terms.

(2) School Reps. – Terms are May 2016 to May 2018 (even numbered years)

(3) City Reps. – Terms are May 2015 to May 2017 (odd numbered years)



Commission/Committee/Board
Application for
APPOINTMENT OR REAPPOINTMENT



(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board Beautification & Parks & Recs Committee

Appointment Reappointment Name of Applicant Maria Christina Andrade

Residence Street Address _____ City Patterson Zip 95363

Mailing Address _____ City Patterson Zip 95363

Phone (home) n/A (cell) 209-675-1508 (work) 831-637-4831

Email Address xris71@yahoo.com Length of time at residence 5 mo.

Employer San Benito High School

Experience or Special Knowledge Pertaining to Area of Interest

Employment Experience

Please see attached form.

Organization and Community/Public Service/Experience

Please see attached form.

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

I graduated from California State University, Fresno with a B.A. in Psychology. I also have a Masters degree in Cross Cultural Education from National University, Fresno.

Do you have any financial or professional interest or association related to this position?
_____ Yes No _____ If yes, please explain.

Please list three references with telephone numbers:

1. Robert Andrade Phone 209-499-3910
2. Aly Gentry Phone 209-485-4077
3. Julie Carritera Phone 331-261-6232

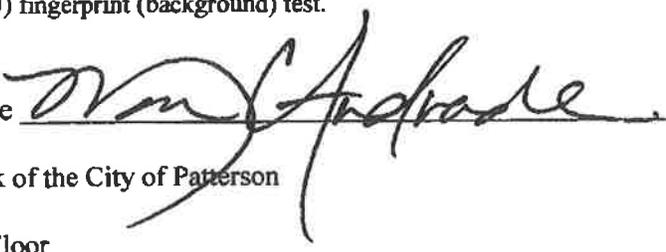
A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment.

I hereby authorize representatives of the City of Patterson to contact organizations (including employers and schools) and individuals listed, for the purpose of establishing or verifying my qualifications and work history in connection with this application. I understand and acknowledge that such information will be used confidentially and for the purpose of appointment/reappointment decisions only.

I understand and hereby accept that if the City Council of the City of Patterson appoints/reappoints me to a City of Patterson Commission/Committee/Board, I will serve without pay and will be subject to the filings of the Fair Political Practices Commission (*Statement of Economic Interest, Form 700*). I hereby further understand and accept that per City Ordinance No. 718, if I am appointed/reappointed, I will be required to pass a Department of Justice (DOJ) fingerprint (background) test.

Date 7/23/15 Signature 

File this application with: The City Clerk of the City of Patterson
P.O. Box 667
1 Plaza, 2nd Floor
Patterson, CA 95363

Web Site www.ci.patterson.ca.us Email cityclerk@ci.patterson.ca.us
Direct No. (209) 895-8014

(The City Clerk's Office will keep your application on file for one (1) year from the date stamped received)

July 23, 2015

Beautification/ Parks and Recs Committee:

My interest to be part of this committee stems from two places; first, as a mom and second as an educator.

As a mom of four older children, teenagers to be exact, the importance of having healthy activities our children is a must. As a teacher who has been in education for over fifteen years, I know what happens to those teens who become bored, they will find other alternatives which could lead to problems. I have always worked in small communities, so I have always heard my students and many others complain about the same thing, "There is nothing to do in this town." I don't want this complaint being said here in Patterson. I want to be part of the change that will create activities that will help our children.

Finally, I want to invest my time in making my new home of Patterson the best it can be. I came to Patterson because I fell in love and got married. This is where my life and the life of my family is now. Being part of this community helps me give back to a city that has given me so much already.

As for my organization and community service experience, this comes from my years attending college. I am a founding member of Lambda Sigma Gamma (LSG) of CSU, Fresno. I became part of this sorority because I believe in its ideas of helping children. During my time with LSG, we had fundraisers for our national philanthropy, Head Start Program. During the holiday season, we would donate food baskets and have you drives through local churches in the Fresno community. And during Easter, have Easter egg hunts for children of Fresno State students at the daycare center on campus. These different activities helped cultivate my sense of community.

With all of my past and current experiences, I believe that I am qualified to be part of this committee. I would not take this appointment lightly, I will give it the time and dedication it deserves. Thank you for taking the time to consider my application.

Sincerely,

A handwritten signature in black ink that reads "Maria C. Andrade". The signature is fluid and cursive, with the first name "Maria" being more prominent and the last name "Andrade" following in a similar style.

Maria C. Andrade



**COMMISSION/COMMITTEE/BOARD
APPLICATION FOR
APPOINTMENT/REAPPOINTMENT**



(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board Patterson Parks, Recreation & Beautification Committee

Appointment YES or Reappointment _____

Name of Applicant Ms. Mrs. Mr. Tony D. Lomeli

Residence Street Address _____ City Patterson Zip 95363

Mailing Address Same above City Patterson Zip 95363

Phone (home) 2095055926 (cell) Same (work) 2098924750

Email Address coachlomeli19@gmail.com Length of time at residence 3 yrs

Employer Patterson Joint Unified School District

Experience or Special Knowledge Pertaining to Area of Interest

I have coached youth levels from Kindergarten up to 12th grade in baseball, basketball, football, Soccer, and golf. I have experience maintaining baseball fields, basketball gyms, and running adult and youth leagues and programs.

Employment Experience

10 years as a teacher in PUSD

3 years as assistant principal at Patterson High School

Coached multiple sports at high school level

Organization and Community/Public Service/Experience

Volunteered for youth recreation programs in multiple sports

coordinated adult basketball leagues for the city of patterson

Involved in the gridiron club which promotes high school sports funding

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

CSU Stanislaus Administrative Services Credential(Educational Leadership)

CSU Fresno Multiple Subject Teaching Credential

University Of Memphis Bachelor's Degree. Business Administration, Accounting

Do you have any financial or professional interest or association related to this position?

___ Yes No If yes, please explain.

Please list three references with telephone numbers:

1. Phil Alfano Phone 209-895-7700
2. David Guzman Phone 209-892-4750
3. Rob Cozart Phone 209-679-1684

A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment.

I hereby authorize representatives of the City of Patterson to contact organizations (including employers and schools) and individuals listed, for the purpose of establishing or verifying my qualifications and work history in connection with this application. I understand and acknowledge that such information will be used confidentially and for the purpose of appointment/reappointment decisions only.

I understand and hereby accept that if the City Council of the City of Patterson appoints/reappoints me to a City of Patterson Commission/Committee/Board, I will serve without pay and will be subject to the filings of the Fair Political Practices Commission (*Statement of Economic Interest, Form 700*). I hereby further understand and accept that per City Ordinance No. 718, if I am appointed/reappointed, I will be required to pass a Department of Justice (DOJ) fingerprint (background) test.

Date 11/19/15 Signature [Handwritten Signature]

File this application with:

The City Clerk of the City of Patterson
P.O. Box 667
1 Plaza, 2nd Floor
Patterson, CA 95363
Web Site www.ci.patterson.ca.us
Email cityclerk@ci.patterson.ca.us
Direct No. (209) 895-8014

(The City Clerk's Office will keep your application on file for one (1) year from the date stamped received)



COMMISSION/COMMITTEE/BOARD
APPLICATION FOR
APPOINTMENT/REAPPOINTMENT



(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board

Recreation Dept - Beautification

Appointment

or

Reappointment

Name of Applicant

Ms.

Mrs.

Mr.

Diana C. Winston - Thruout

Residence Street Address

City

Patterson Zip 95303

Mailing Address

Same

City

Same Zip Same

Phone (home)

(214) 892-8450

(cell)

(work)

12 years

Email Address

ladycreekgun.com

Length of time at residence

12 yrs

Employer

Retired

Experience or Special Knowledge Pertaining to Area of Interest

I have worked on Beautification Committee & I have worked with the Recreation Dept. when I was younger.

Employment Experience

School Tutor - 2 years
Probation Department - 1 year
Crossing Guard - 3 years
H.C. Transit Bus Driver - 20 1/2 years

Organization and Community/Public Service/Experience

Beautification Committee

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

College

Do you have any financial or professional interest or association related to this position?
____ Yes No If yes, please explain.

Please list three references with telephone numbers:

1. Ms. Faye W. Bell Phone 1-925-458-4762
2. Ms. Virginia Sutton Phone 1-762-849-2646
3. Mr. Tony Phone 1-209-588-3687

A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment.

I hereby authorize representatives of the City of Patterson to contact organizations (including employers and schools) and individuals listed, for the purpose of establishing or verifying my qualifications and work history in connection with this application. I understand and acknowledge that such information will be used confidentially and for the purpose of appointment/reappointment decisions only.

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Date November 20, 2015 Signature Ms. Maria C. [Signature]

File this application with:

The City Clerk of the City of Patterson
P.O. Box 667
1 Plaza, 2nd Floor
Patterson, CA 95363
Web Site www.ci.patterson.ca.us
Email cityclerk@ci.patterson.ca.us
Direct No. (209) 895-8014

(The City Clerk's Office will keep your application on file for one (1) year from the date stamped received)

Vela, Maricela

From: noreply@civicplus.com
Sent: Wednesday, December 16, 2015 6:59 AM
To: Vela, Maricela;
Subject: Online Form Submittal: Commission/Committee/Board Application for Appointment/Reappointment

Commission/Committee/Board Application for Appointment/Reappointment

Applying For	Parks and Recreation Commission
Appointment or Reappointment	Appointment
First Name	Kelvin
Last Name	Love
Residential Address	
Mailing Address If Different	<i>Field not completed.</i>
City	Patterson
State	CA
Zip	95363
Email	kellov@msn.com
Length of time at residence	3 Months
Employer	Talus Construction, Inc
Experience or Special Knowledge Pertaining to Area of Interest	I have over 40 years experience in the construction Industry. I have worked in all phases of construction including the planning and design. I have 2 small children and we have moved to Patterson to make our home. I have a total of 6 children and 13 grandchildren. I know the importance of having a good parks and recreation program
Employment Experience	Construction 42 Years
Organization, Community and/or Public Service Experience	West Contra Costa Unified School District Bond Oversight Committee 2 Years President of Ellorhorst Elementary School PTA 1 Year Member of Orem Utah Little League

Commission 4 years Boy Scout Leader 6 years Little League Baseball Coach 4 years Football Coach 2 Years

Education (high school, college, trade school or training)

Graduated from Shelley High School 1974 42 Years in the Construction Industry

When are you available to attend this commission/committee/board regular and/or special meetings?

After 4:00 pm or weekends

Do you have any financial or professional interest or association related to this position?

No

If yes, please explain.

Field not completed.

Please list three references with telephone numbers

Dennis Severs 925-383-8726 Steve Alberts 925-575-0067
Steve Zahn 925-250-0067

Optional Resume

[KelvinLoveresume.rtf](#)

Application Certification: Please Read Below

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment. I hereby authorize representatives of the City of Patterson to contact organizations (including employers and schools) and individuals listed, for the purpose of establishing or verifying my qualifications and work history in connection with this application. I understand and acknowledge that such information will be used confidentially and for the purpose of appointment/reappointment decisions only. I understand and hereby accept that if the City Council of the City of Patterson appoints/reappoints me to a City of Patterson Commission/Committee/Board, I will serve without pay and will be subject to the filings of the Fair Political Practices Commission (Statement of Economic Interest, Form 700). I hereby further understand and accept that per City Ordinance No. 718, if I am appointed/reappointed, I will be required to pass a Department of Justice (DOJ) fingerprint (background) test.

I certify that I have read and agree with the above statement. Yes, I agree

Date

12/16/2015 6:59 AM

The City Clerk's Office will keep your application on file for one (1) year from the date received.



**COMMISSION/COMMITTEE/BOARD
APPLICATION FOR
APPOINTMENT/REAPPOINTMENT**

(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board Parks, Recreation & Beautification Commission

Appointment _____ or Reappointment x

Name of Applicant Ms. x Mrs. _____ Mr. Vivian Louise Ratliff

Residence Street Address _____ City Patterson, CA Zip 95363

Mailing Address _____ City Patterson, CA Zip 95363

Phone (home) (209) 892-5141 (cell) (209) 450-2636 (work) _____

Email Address dvsrat@evansinet.com Length of time at residence 28 plus 4 1/2

Employer n/a

Experience or Special Knowledge Pertaining to Area of Interest

I have been the chairman of the Beautification Committee approximately since 2008. I have participated in developing programs that has provided safety and in beautifying our community.

Employment Experience

N/A

Organization and Community/Public Service/Experience

I have participate and volunteered on various committees in the school systems and in my community. Also, volunteered as the secretary, bookkeeper, event coordinator, etc. on various committees & helped developed programs to enhance the organization that i participated in as a volunteer.

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

High school, and some college credits.

Do you have any financial or professional interest or association related to this position?
____ Yes No If yes, please explain.

Please list three references with telephone numbers:

1. Mimi Kraper Phone (214) 892-6009
2. Chris & Sherri Nelson Phone (214) 996-1735
3. Shela Rinder Phone (515) 672-1425

A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment.

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Date 01/04/2016

Signature 

File this application with:

The City Clerk of the City of Patterson
P.O. Box 667
1 Plaza, 2nd Floor
Patterson, CA 95363
Web Site www.ci.patterson.ca.us
Email cityclerk@ci.patterson.ca.us
Direct No. (209) 895-8014

(The City Clerk's Office will keep your application on file for one (1) year from the date stamped received)



Commission/Committee/Board
Application for
APPOINTMENT OR REAPPOINTMENT

RECEIVED
BY CM

(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board Parks and Recreation

Appointment Reappointment Name of Applicant Elias Funez

Residence Street Address _____ City Patterson Zip 95365

Mailing Address same as above City " Zip "

Phone (home) (209) 416-9510 (cell) (209) 416-9510 (work) (209) 416-9510

Email Address efunezelias@yahoo.com Length of time at residence 32 years

Employer _____

Experience or Special Knowledge Pertaining to Area of Interest

Employment Experience

Ten years of local journalism experience with the Modoc Bee, Modoc Sun-Star, and Patterson Irrigator

Organization and Community/Public Service/Experience

2 years of honorable service on the City of Patterson's Planning Commission, 3 years + on the Parks and Recreation Commission, served on the Parks and Recreation master plan, skate park advisory, General Plan Advisory Comm.

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

Patterson High graduate with honors and 3.75 GPA
163 college units with minimum GPA of 3.5

Do you have any financial or professional interest or association related to this position?

Yes No If yes, please explain.

Please list three references with telephone numbers:

1. Maddy Hawk Phone (209) 486-3759
2. Lucie Field Phone (209) 482-5594
3. Reyes Cuellar Phone (209) 893-5152

A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment.

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Date 12/29/15 Signature [Handwritten Signature]

File this application with: The City Clerk of the City of Patterson
P.O. Box 667
1 Plaza, 2nd Floor
Patterson, CA 95363

Web Site www.ci.patterson.ca.us Email cityclerk@ci.patterson.ca.us
Direct No. (209) 895-8014

(The City Clerk's Office will keep your application on file for one (1) year from the date stamped received)

Thursday, January 28, 2016

Interview Panel

City Council Members: Mayor Luis Molina & Councilmember McCord

School Board Members: Carlos Fierros & James Leonard

	CANDIDATE
	Chinyere Jack
	Ryan Segoviano
	Andrea Torrence
	Troy McComak
	Rob Cozart

Park, Recreation & Beautification Commission has five (5) open seats for appointment or reappointment. All seats are two year terms.

(2) School Reps. – Terms are May 2016 to May 2018 (even numbered years)

(3) City Reps. – Terms are May 2015 to May 2017 (odd numbered years)



COMMISSION/COMMITTEE/BOARD
APPLICATION FOR
APPOINTMENT/REAPPOINTMENT



(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board Parks Recreation & Beautification

Appointment or Reappointment

Name of Applicant Ms. Mrs. Mr. Chinyere Anodim Jack

Residence Street Address _____ City Patterson Zip 95363

Mailing Address _____ City Patterson Zip CA 95363

Phone (home) 209-485-2820 (cell) 894-2145 (work) 794-3122

Email Address Chijack@pacbell.net Length of time at residence 8 years

Employer Expedia Inc.

Experience or Special Knowledge Pertaining to Area of Interest

I am in travel related services. My job include traveling around the world to experience what each country has to offer.

Employment Experience

Working in sales and marketing for over 20 years. I am a business owner. Worked in customer services in my current position.

Organization and Community/Public Service/Experience

Elected Delegate 3 times. PFA president. Helping Hands one life at a time founder. Organizing local events for my community.

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

Have a B.S degree in Business management.

Do you have any financial or professional interest or association related to this position?
Yes No If yes, please explain.

Please list three references with telephone numbers:

1. Helena Shapiro Phone 510-301-0572
2. Vivian Ratliff Phone _____
3. Ameera Fuller Phone 909 532-6035

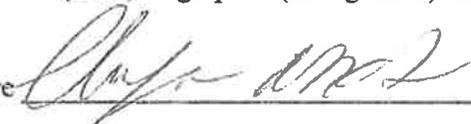
A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment.

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I understand and hereby accept that if the City Council of the City of Patterson appoints/reappoints me to a City of Patterson Commission/Committee/Board, I will serve without pay and will be subject to the filings of the Fair Political Practices Commission (*Statement of Economic Interest, Form 700*). I hereby further understand and accept that per City Ordinance No. 718, if I am appointed/reappointed, I will be required to pass a Department of Justice (DOJ) fingerprint (background) test.

Date 11-18-15 Signature 

File this application with:

The City Clerk of the City of Patterson
P.O. Box 667
1 Plaza, 2nd Floor
Patterson, CA 95363
Web Site www.ci.patterson.ca.us
Email cityclerk@ci.patterson.ca.us
Direct No. (209) 895-8014

(The City Clerk's Office will keep your application on file for one (1) year from the date stamped received)

Vela, Maricela

From: noreply@civicplus.com
Sent: Monday, January 04, 2016 5:01 PM
To: Vela, Maricela;
Subject: Online Form Submittal: Commission/Committee/Board Application for Appointment/Reappointment

Commission/Committee/Board Application for Appointment/Reappointment

Applying For	Parks and Recreation Commission
Appointment or Reappointment	Appointment
First Name	Ryan
Last Name	Segoviano
Residential Address	
Mailing Address If Different	<i>Field not completed.</i>
City	Patterson
State	CA
Zip	95363
Email	segoviano9@aol.com
Length of time at residence	7 years
Employer	Stanislaus County Office of Education
Experience or Special Knowledge Pertaining to Area of Interest	I have worked with the City of Modesto parks and recreation program for 5 years, and have worked with children for six years. I have helped organize art and recreation activities through the after school programs I have worked with and enjoyed every minute of it.
Employment Experience	I have worked with the City of Modesto Parks and Recreation department. I currently work with Stanislaus county office of education as a para educator. I currently work for Stanislaus county police activities league as a site supervisor at an after school program.

Vela, Maricela

From: noreply@civicplus.com
Sent: Wednesday, December 23, 2015 10:05 AM
To: Vela, Maricela;
Subject: Online Form Submittal: Commission/Committee/Board Application for Appointment/Reappointment

Commission/Committee/Board Application for Appointment/Reappointment

Applying For	Beautification Committee
Appointment or Reappointment	Appointment
First Name	Andrea
Last Name	Torrence
Residential Address	
Mailing Address If Different	<i>Field not completed.</i>
City	Patterson
State	California
Zip	95363
Email	atorrence@c21mm.com
Length of time at residence	7 years 2months
Employer	Self (Century 21 Realtor) & Robert Half Technology
Experience or Special Knowledge Pertaining to Area of Interest	I do not have any experience in Beautification Committee as this will be my first time volunteering. I do however have done many personal projects for myself and friend beautifying outdoor living spaces. I would love the opportunity to help make my city stand out and a city that everyone want to live in
Employment Experience	Realtor-Century 21 Patterson CA ,Negotiate sell, and buy of residential properties Robert Half Technology, Specialize in job placement of highly skilled technology professionals Hertz-Assistant Manager, Retail car rental

Organization, Community and/or Public Service Experience

Volunteer for Boys and Girls Club, United Way

Education (high school, college, trade school or training)

Modesto High School Graduation 1996, Institute of Technology (Accounting) Graduation 2005 California Realtor 2014

When are you available to attend this commission/committee/board regular and/or special meetings?

Yes

Do you have any financial or professional interest or association related to this position?

No

If yes, please explain.

Field not completed.

Please list three references with telephone numbers

Luis Molina 209-681-1937 Erica Puno 209-481-5618 David Patterson 209-872-9622

Optional Resume

Field not completed.

Application Certification: Please Read Below

I certify that the statements made by me in this application are true, complete, and correct to the best of my knowledge and belief. I understand that statements made are subject to verification and that any misrepresentation, fraud, or omission of material facts may result in denial of appointment/reappointment. I hereby authorize representatives of the City of Patterson to contact organizations (including employers and schools) and individuals listed, for the purpose of establishing or verifying my qualifications and work history in connection with this applicaiton. I understand and acknowledge that such information will be used confidentially and for the purpose of appointment/reappointment decisions only. I understand and hereby accept that if the City Council of the City of Patterson appoints/reappoints me to a City of Patterson Commission/Committee/Board, I will serve without pay and will be subject to the filings of the Fair Political Practices Commission (Statement of Economic Interest, Form 700). I hereby further understand and accept that per City Ordinance No. 718, if I am appointed/reappointed, I will be required to pass a Department of Justice (DOJ) fingerprint (background) test.

I certify that I have read and agree with the above statement.

Yes, I agree

Date

12/23/2015 10:00 AM

The City Clerk's Office will keep your application on file for one (1) year from the date received.



Commission/Committee/Board
Application for
APPOINTMENT OR REAPPOINTMENT

RECEIVED
JAN 4 2007
CITY CLERK

(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board Parks, Recreation & Beautification
Appointment Reappointment Name of Applicant Troy McComak
Residence Street Address _____ City Patterson Zip 95363
Mailing Address N/A City _____ Zip _____
Phone (home) _____ (cell) (209) 614-2132 (work) _____
Email Address McComak@gmail.com Length of time at residence 3 months
Employer Patterson Tutoring services

Experience or Special Knowledge Pertaining to Area of Interest
Employment Experience

Biological Sciences understanding, Botany of flowers & environmental impact experience. Scientist for - multinational corporation.

Organization and Community/Public Service/Experience

Senior class president Patterson High School 2003 Boy Scouts, Senator of Clubs & organizations at Stanislaus. Active member of The Church of Jesus Christ of Latter-day Saints.

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

B.S. Biological Sciences CSU Stanislaus 2007
A.A. General Education Modesto Junior College 2005
Patterson High School Graduate 2002

Do you have any financial or professional interest or association related to this position?
 Yes No If yes, please explain.

I would like to open the paintball field at the
T.W. Sports Complex. I am the CEO of Patterson
Paintball Field LLC.

Please list three references with telephone numbers:

1. Todd Trammell Phone (209) 614-2387
2. Sean Klein Phone (209) 872-4472
3. Josh Magorian Phone (209) 652-5174

A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

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Date 1/4/2016 Signature [Handwritten Signature]

File this application with: The City Clerk of the City of Patterson
P.O. Box 667
1 Plaza, 2nd Floor
Patterson, CA 95363

Web Site www.ci.patterson.ca.us Email cityclerk@ci.patterson.ca.us
Direct No. (209) 895-8014

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COMMISSION/COMMITTEE/BOARD
APPLICATION FOR
APPOINTMENT/REAPPOINTMENT

(This is a Public Record Subject to Disclosure)

Name of Commission/Committee/Board PARKS & RECREATION COMMISSION

Appointment X or Reappointment _____

Name of Applicant ___ Ms. ___ Mrs. X Mr. ROB COZART

Residence Street Address _____ City PATTERSON Zip 95363

Mailing Address SAME City _____ Zip _____

Phone (home) 892-3910 (cell) 679-1684 (work) 892-4750 x27139

Email Address RCOZART@PATTERSON.K12.CA.US Length of time at residence 3 YRS

Employer PATTERSON HS

Experience or Special Knowledge Pertaining to Area of Interest

FOOTBALL COACH FOR 17 YRS / PE TEACHER FOR 13 YRS

Employment Experience

PE TEACHER AT PATTERSON HS FOR LAST 13 YEARS
COACHING JUNIOR COLLEGE / HS FOOTBALL FOR LAST 17 YRS.

Organization and Community/Public Service/Experience

Education (high school, college, trade school or training)

Note: There is no specific educational requirement

GRADUATED FROM PATTERSON HS - 1996 / B.S. KINESIOLOGY SPORTS MGMT
SAN JOSE STATE - 2001
MASTERS IN TEACHER EDUCATION
NATIONAL UNIVERSITY - 2008

Do you have any financial or professional interest or association related to this position?
___ Yes No If yes, please explain.

Please list three references with telephone numbers:

1. ERIC MUSSON Phone 988-1213
2. ARTURO LOMELI Phone 503-209-5836
3. DAVID GUZMAN Phone 872-0093

A resume containing other pertinent information about yourself would be helpful to the City Council in evaluating your application (Optional).

APPLICATION CERTIFICATION: PLEASE READ BELOW BEFORE SIGNING.

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Date 1/8/15 Signature 

File this application with:

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1 Plaza, 2nd Floor
Patterson, CA 95363
Web Site www.ci.patterson.ca.us
Email cityclerk@ci.patterson.ca.us
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