

AGENDA

Garden Grove City
Council

Tuesday, February 23,
2021

6:30 PM



City Council Meeting
conducted Telephonically
- submit comments to
cityclerk@ggcity.org by
3:00 p.m. the day of or
attend at the Community
Meeting Center, 11300
Stanford Avenue, Garden
Grove, CA, following strict
COVID-19 Guidelines

Steve Jones
Mayor

Kim B. Nguyen
Mayor Pro Tem - District 6

George S. Brietigam
Council Member - District 1

John R. O'Neill
Council Member - District 2

Diedre Thu-Ha Nguyen
Council Member - District 3

Patrick Phat Bui
Council Member - District 4

Stephanie Klopfenstein
Council Member - District 5

COVID-19 Information: Masks are required to be worn and adherence to six foot distancing from others when attending public meetings.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the City Council, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: (714) 741-5040.

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The City Council may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Council Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the City Council meeting agenda; and (3) at the Council Chamber at the time of the meeting.

Public Comments: Members of the public desiring to address the City Council are requested to complete a **pink speaker card** indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the City Clerk prior to the start of the meeting. General comments are made during "Oral Communications" and should be limited to matters under consideration and/or what the City Council has jurisdiction over. Persons wishing to address the City Council regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

Manner of Addressing the City Council: After being called by the Mayor, you may approach the

podium, it is requested that you state your name for the record, and proceed to address the City Council. All remarks and questions should be addressed to the City Council as a whole and not to individual Council Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the City Council shall be called to order by the Mayor. If such conduct continues, the Mayor may order the person barred from addressing the City Council any further during that meeting.

Time Limitation: When any group of persons wishes to address the City Council on the same subject matter, the Mayor may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the City Council's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

AGENDA

ROLL CALL: COUNCIL MEMBER BRIETIGAM, COUNCIL MEMBER O'NEILL, COUNCIL MEMBER D. NGUYEN, COUNCIL MEMBER BUI, COUNCIL MEMBER KLOPFENSTEIN, MAYOR PRO TEM K. NGUYEN, MAYOR JONES

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

1. PRESENTATIONS

1.a. New Recycling Laws under Senate Bill 1383 presented by HF&H Consultants.

2. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)

RECESS

CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

RECONVENE

3. CONSENT ITEMS

(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Council Member.)

3.a. Adoption of a Proclamation celebrating February as Black History Month. *(Action Item)*

3.b. Adoption of a Proclamation celebrating February 12, 2021, as the Tet Lunar New Year. *(Action Item)*

3.c. Rejection of bids for RFP No. S-1276 for replacing the existing Police Department holding facility surveillance camera system. *(Action Item)*

- 3.d. Approval of Amendment No. 1 to the agreement with Stray Cat Alliance for the Field Cat Trapping Program and authorize entering an agreement in July 2021. (Cost: Amendment No. 1, \$21,000, Annual Agreement, \$70,000) (*Action Item*)
- 3.e. Approval of an issuance of an emergency purchase order with Harbor Pointe for City facility heating, ventilation and air conditioning system repairs. (Cost: \$23,922.97) (*Action Item*)
- 3.f. Receive and file minutes from the meeting held on February 9, 2021. (*Action Item*)
- 3.g. Receive and file warrants. (*Action Item*)
- 3.h. Approval to waive full reading of Ordinances listed. (*Action Item*)

4. PUBLIC HEARINGS

(Motion to approve will include adoption of each Resolution unless otherwise stated.)

- 4.a. Introduction and first reading of an Ordinance approving Amendment No. A-027-2020
Entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-027-2020, A ZONING TEXT AMENDMENT TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS. (*Action Item*)

5. COMMISSION/COMMITTEE MATTERS

- 5.a. Appointments to the Administrative Board of Appeals.
(Continued Action Item from the January 26, 2021, and February 9, 2021, meetings.)

6. ITEMS FOR CONSIDERATION

- 6.a. Approval of Amendment No. 1 to the agreement with West Yost Associates for professional services Supervisory Control and Data Acquisition (SCADA) Implementation Projects. (Cost: \$452,849)
(Joint Action Item with the Garden Grove Sanitary District.)

7. MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

8. ADJOURNMENT

The next Regular City Council Meeting will be on Tuesday, March 9, 2021, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: From:
Dept.: Dept.:
Subject: New Recycling Laws under Date:
Senate Bill 1383 presented
by HF&H Consultants.

ATTACHMENTS:

Description	Upload Date	Type	File Name
PowerPoint Presentation	2/24/2021	Backup Material	SB_1383_Council_Presentation_(2).pdf

SB 1383

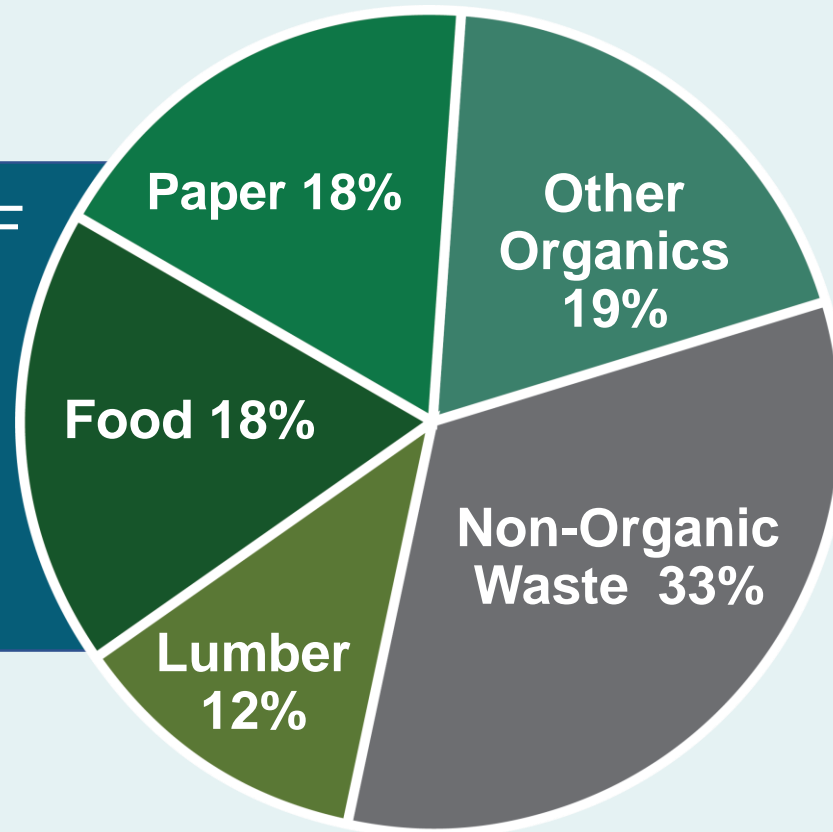
Reducing Short-Lived Climate Pollutants in California

An Overview of SB 1383's Organic Waste Reduction Requirements



Organic Waste Is the Largest Waste Stream in California

CALIFORNIA DISPOSED OF APPROXIMATELY **27 MILLION TONS** OF ORGANIC WASTE IN 2017



California's Waste Stream

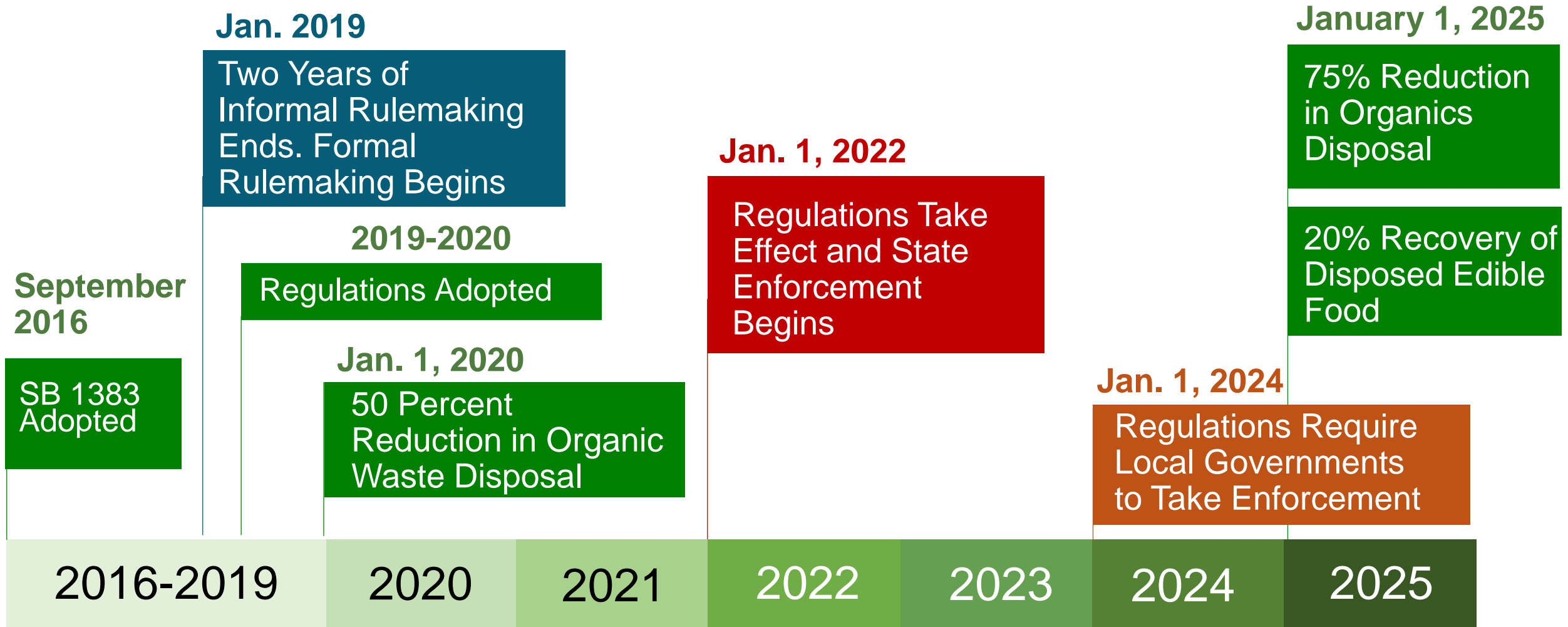
IN CALIFORNIA, MILLIONS ARE
FOOD INSECURE

1 IN 8 CALIFORNIANS
1 IN 5 CHILDREN



CALIFORNIA THROWS AWAY
MORE THAN 6 MILLION TONS
OF FOOD WASTE EVERY YEAR!

SB 1383 Key Implementation Dates



SB 1383 Key Jurisdiction Dates

2022



Provide Organics Collection Service to All Residents and Businesses



Establish Edible Food Recovery Program



Conduct Education and Outreach



Procurement



Capacity Planning

2024



Starting January 1, 2024 Jurisdictions must take action against non compliant entities

SB 1383 IN ACTION

JURISDICTION REQUIREMENTS



Provide organics collection service to all residents and businesses

Organic Waste Collection Services



Three-Container “source separated” Collection Service

- Organics prohibited from black container
- All organic waste segregated for collection and recycling



Two-Container Collection Service

- One container for collection of segregated organic waste
- One container for collection of mixed waste (subject to 75% organic content recovery standard)



One-Container Collection Service

- One container for collection of mixed waste (subject to 75% organic content recovery standard)

- Minimum contamination monitoring and reduction requirements
- Collection waivers authorized for certain documented circumstances

SB 1383 IN ACTION

EDIBLE FOOD RECOVERY PROGRAM



Establish Edible Food Recovery Program

JURISDICTION REQUIREMENTS

Identify Existing Food Recovery Capacity



Expand Existing Food Recovery Capacity (if needed)

Monitor Commercial Edible Food Generators for Compliance

Ensure Commercial Edible Food Generators Have Access to Food Recovery Services

SB 1383 IN ACTION

EDUCATION REQUIREMENTS



Conduct Education and Outreach to Community

JURISDICTION REQUIREMENTS

Annually educate all organic waste generators, commercial edible food generators, and self-haulers about relevant requirements

Jurisdictions must provide print or electronic communication.



Jurisdictions May Supplement with Direct Communication.



Appropriate educational material must be provided to linguistically isolated households

SB 1383 IN ACTION

PROCUREMENT REQUIREMENTS



Procure Recycled and Recovered Organic Products

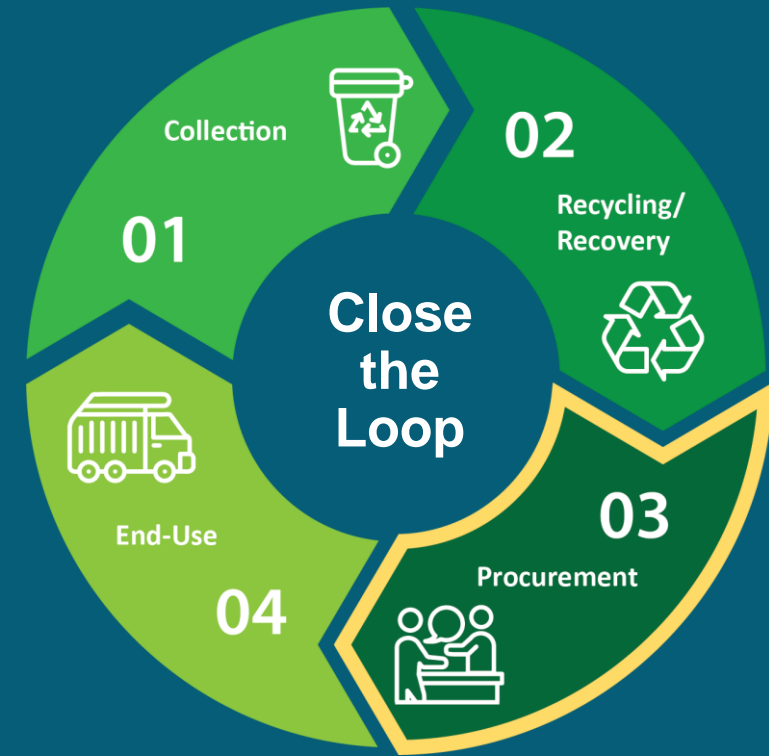
JURISDICTION REQUIREMENTS

COMPOST, RNG & ELECTRICITY

- Minimum Per Capita Procurement Target

PAPER PROCUREMENT REQUIREMENTS

- Recycled Content
- Recyclability



SB 1383 IN ACTION

INSPECTION AND ENFORCEMENT REQUIREMENTS



Monitor Compliance and Conduct Enforcement

JURISDICTION REQUIREMENTS

Ordinance

2022



Adopt an Ordinance
(Enforceable Mechanism)
Including Enforcement

Compliance Monitoring & Education

2022-2024



Annual Compliance Reviews, Route Reviews, Inspections

Educate Violators

Compliance Monitoring & Enforcement

2024



Annual Compliance Reviews
Route Reviews, Inspections,
Notice of Violations,
Penalties for Violators



STATE ENFORCEMENT



CALRECYCLE OVERSIGHT (BEGINS IN 2022)



Authorize Waivers

- Low Population
- Rural Areas

Emergency Circumstances

Oversee and Monitor

- State Agencies and Facilities
- Local Education Agencies



Oversee and Monitor for Compliance

Jurisdiction Review

- Conduct joint inspections with jurisdictions
- Review Implementation Record



If Violations

- Issue Notices of Violation
- May Authorize Corrective Action Plan
- Allows up to 24 months to address barriers outside of a jurisdiction's control

NEXT STEPS

- Draft/modify ordinances and policies
- Amend solid waste agreement
 - Negotiate solid waste services and rates
- Educate residents and businesses



**STAY
ENGAGED**



<https://www2.calrecycle.ca.gov/Listservs/Subscribe/152>



<https://www.calrecycle.ca.gov/organics/slcp>



Debbie Morris, CMC
HF&H Consultants, LLC
dmorris@hfh-consultants.com
(949) 251-1106

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation Date: 2/23/2021
 celebrating February as Black
 History Month. (*Action*
 Item)

Attached is a Proclamation celebrating February as Black History Month approved for agenda listing at the February 9, 2021, City Council meeting.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	2/10/2021	Proclamation	2-9-21_Black_History_Month.pdf

Proclamation

February as Black History Month

WHEREAS, during the month of February, we celebrate the vast contributions of African Americans to our Nation's history and identity. Black History Month is designed to recognize and pay tribute to the contributions that African Americans made, and continue to make to our nation's economic, cultural, spiritual, and political development; and

WHEREAS, the 2021 national theme for Black History Month is "The Black Family: Representation, Identity, and Diversity." The Black family is diasporic and complex, and has long been a topic of study in history, literature, art, film, sociology, anthropology, and social policy. The family offers a rich tapestry of images for exploring the African American past and present. Throughout Black history, factors such as slavery, inequality, and poverty have put pressure on maintaining family ties, while also strengthening the bonds within micro-communities, where Black individuals have found emotional comfort. Throughout history, the Black family has been an incredible source of comfort, strength, and survival; and

WHEREAS, the legacy of slavery and segregation still persists in our nation, and the observance of Black History Month calls our attention to the continued need to battle racism and build a society that lives up to its democratic ideals; and

WHEREAS, the City of Garden Grove is proud to be an inclusive community in which all individuals are respected and recognized for their contributions and potential contributions on a local, state, national, and global level.

NOW THEREFORE, BE IT PROCLAIMED that February 2021 is Black History Month in Garden Grove and all residents are encouraged to celebrate diversity and work together to create a world that is more just, peaceful, and prosperous for all.

February 23, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation Date: 2/23/2021
 celebrating February 12,
 2021, as the Tet Lunar New
 Year. (*Action Item*)

Attached is a Proclamation celebrating February 12, 2021, as Tet Lunar New Year requested by Mayor Pro Tem Kim Nguyen that was approved for agenda listing at the February 9, 2021, City Council meeting.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	2/10/2021	Proclamation	2-9-21_Proclamation_- _Lunar_New_Year.pdf

Proclamation

Celebrating February 12, 2021, as Lunar New Year

WHEREAS, Garden Grove enjoys the privilege of a rich diversity that includes the internationally known Little Saigon; and

WHEREAS, Little Saigon is the home of the largest Vietnamese American population and is fortunate to share in its rich and vibrant culture; and

WHEREAS, Tết or the Vietnamese Lunar New Year is one of the most important celebrations in Vietnamese culture; and

WHEREAS, *Tết Nguyên Đán*, which means "Feast of the First Morning of the First Day" that celebrates the arrival of spring based on the Vietnamese calendar; and

WHEREAS, the year 2021 is identified as the year of the Ox, which represents stability and security achieved through hard work, routine, convention and tradition; and

WHEREAS, Tết is an occasion to share traditional foods, enjoy family reunions, and to forget about the troubles of the past year and hope for a healthy, happy and prosperous new year.

NOW THEREFORE BE IT PROCLAIMED that February 12, 2021, be celebrated in Garden Grove as the Vietnamese Lunar New Year and to hope this Lunar New Year will be a year of good health, happiness, and prosperity.

February 23, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Tom DaRé
 Dept.: City Manager Dept.: Police
 Subject: Rejection of bids for RFP No. S-1276 for replacing the existing Police Department holding facility surveillance camera system. (*Action Item*) Date: 2/23/2021

OBJECTIVE

To seek City Council approval to reject all proposals received for RFP No. S-1276.

BACKGROUND

The Garden Grove Police Department maintains a three-cell temporary holding facility and is responsible for the safety and security of the staff and inmates. Funds were allocated in the 2019-2020 budget and carried over into the 2020-2021 budget, authorizing the replacement of the existing Police Department holding facility surveillance camera system. The current system has been in use for approximately 10 years. As technology is ever evolving, it is important to replace the system as it reaches its end of life use.

DISCUSSION

In November 2020, a request for proposal was issued for the replacement of the Garden Grove Police Department holding facility surveillance camera system. On December 17, 2020, six proposals were received for providing and installing a camera system for the facility, however, all six proposals received exceeded the amount budgeted for the project (see below). Staff recommends rejecting all six proposals, re-evaluating the project and reissuing the request for proposal.

Am-Tech Total Security	\$125,757.66
Case Global Inc.	\$153,419.31
Climatec, LLC	\$165,038.35
Comlock Security Group	\$128,127.90
DataGear Inc.	\$101,336.40

Inter-Pacific, Inc. \$155,771.53

FINANCIAL IMPACT

There is no financial impact to the City by rejecting RFP No. S-1276.

RECOMMENDATION

It is recommended that the City Council:

- Reject all bids received on December 17, 2020, for providing and installing a camera system in the Garden Grove Police Department holding facility.

By: Lieutenant Brian Dalton

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: William E. Murray
Dept.: City Manager Dept.: Public Works
Subject: Approval of Amendment No. 1 to the agreement with Stray Cat Alliance for the Field Cat Trapping Program and authorize entering an agreement in July 2021.
(Cost: Amendment No. 1, \$21,000, Annual Agreement, \$70,000) (*Action Item*) Date: 2/23/2021

OBJECTIVE

To secure City Council authorization to approve Amendment No. 1 with Stray Cat Alliance to increase the current contract amount by \$21,000, for a new total of \$70,000 and authorize the City Manager to execute the next one-year agreement starting on July 1, 2021, for \$70,000.

BACKGROUND

In July 2020, the City entered into a one-year, sole source agreement with Stray Cat Alliance (SCA) for continuation of the City's Return to Field (RTF) cat trapping program. The RTF program allows residents to trap feral or stray cats so that they can be sterilized, given a rabies vaccination and a medical examination, and then be returned back to the location they came from. Animal Care Services has administered this program with SCA since 2018.

DISCUSSION

The RTF program has been well received by the community. The goal of the program is to limit the cat's reproductive cycle and reduce the number of kittens being born to feral or stray cats and reduce shelter intake.

In 2020, due to the unknown financial impact of the COVID-19 pandemic, an agreement was entered into with SCA for \$49,000, instead of the full budgeted allocation of \$70,000 for FY 2020-21. From July to December 2020, 226 cats went through the RTF program compared to 79 during the same time frame in 2019. Due to this increase in activity over the prior year, the initial amount of the contract has been

exhausted and the remaining budget allocation is needed to provide continued services.

Staff is also recommending that the City Council authorize the City Manager to enter into and execute the next one-year agreement with SCA, to start on July 1, 2021, under the same terms and conditions, in an amount not to exceed \$70,000.

FINANCIAL IMPACT

There is no additional impact to the General Fund. The program is budgeted for \$70,000 as part of the FY 2020-21 and 2021-22 budgets respectively.

RECOMMENDATION

It is recommended that City Council:

- Approve Amendment No. 1 to the agreement with Stray Cat Alliance; and
- Authorize the City Manager to enter into and execute the next one-year agreement with Stray Cat Alliance, to start on July 1, 2021, under the same terms and conditions, in an amount not to exceed \$70,000.

By: Mark Ladney, Supervisor

ATTACHMENTS:

Description	Upload Date	Type	File Name
Amendment No. 1	2/9/2021	Agreement	AMENDMENT_1- Stray_Cat_Alliance_2021.pdf

CITY OF GARDEN GROVE

AMENDMENT NO. 1

To: Perform the Return to Field Program per Scope of Work, Attachment "A"

This Amendment No. 1 to Perform the Return to Field Program per Scope of Work, Attachment "A" for the City of Garden Grove is made and entered into this ____ day of _____ 2021, by and between the **CITY OF GARDEN GROVE**, hereinafter referred to as "CITY", and **Stray Cat Alliance**, hereinafter referred to as "CONTRACTOR".

WHEREAS, Contractor and CITY entered into Contract No. **B200007** effective **July 10, 2020**.

WHEREAS, Contractor and CITY desire to amend the Existing Contract as provided herein.

Now, therefore, it is mutually agreed, by and between the parties as follows:

Section 3: Compensation - shall be revised as follows:

The contract Price is hereby increased from \$49,000.00 to a new Firm Fixed Price of \$70,000.00. This is an increase of \$21,000.00 to cover additional expenses through the current contract term of July 9, 2021 only.

Except as expressly amended hereby, the Existing Contract remains in full force and effect as originally executed.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to the Existing Contract to be executed by their respective officers duly authorized on the date first written above.

Date: _____

**"CITY"
CITY OF GARDEN GROVE**

By: _____
City Manager

ATTESTED:

City Clerk

Date: _____

**"CONTRACTOR"
Stray Cat Alliance**

By: _____

Name: _____

Title: _____

Date: _____

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

APPROVED AS TO FORM:

Garden Grove City Attorney

Date

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: William E. Murray
Dept.: City Manager Dept.: Public Works
Subject: Approval of an issuance of an emergency purchase order with Harbor Pointe for City facility heating, ventilation and air conditioning system repairs. (Cost: \$23,922.97) (Action Item) Date: 2/23/2021

OBJECTIVE

To receive City Council approval of an emergency purchase order for heating, ventilation and air conditioning system (HVAC) repairs.

BACKGROUND

The Public Works Department maintains and operates several HVAC systems at City facilities including City Hall, Police Station, Municipal Service Center and various community buildings. Within these buildings, repairs, improvements and monthly maintenance are required to support the temperature control systems and mechanical systems in order for them to operate within manufacturer recommended specifications. Due to the age of the system each of the components has the potential to fail and require extensive repairs and/or replacements.

DISCUSSION

Currently, the City has a contract with Harbor Pointe with an annual amount of \$50,000, to provide HVAC maintenance requiring technical expertise not available in-house. Outside of planned maintenance and repair activities, Staff experienced two instances of unexpected equipment failure. In October 2020, the Chapman Library had a compressor unit on the rooftop that failed. The replacement cost was \$4,944.72. In November 2020, a cooling tower motor and VFD drive located at City Hall unexpectedly failed due to over-amping. The HVAC system had to be completely shut down for repairs to prevent additional equipment from being damaged. This emergency repair amounted to \$18,978.25.

With the combined costs of these emergency repairs of \$23,922.97, the current purchase order balance is underfunded by \$21,783.83. Staff is requesting to

designate these costs as emergency repairs.

FINANCIAL IMPACT

The total costs of \$23,922.97 will be funded through the General Fund and absorbed within the existing Public Works Building Maintenance budget.

RECOMMENDATION

It is recommended that City Council:

- Approve an emergency purchase order to Harbor Pointe for heating, ventilation and air conditioning system (HVAC) repairs in the amount of \$23,922.97.

By: Phil Carter, Facilities Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Invoice \$18,978.25	2/9/2021	Backup Material	Harbor_Pointe_\$18_978.25.pdf
Invoice \$4,944.72	2/9/2021	Backup Material	Harbor_Pointe_\$4_944.72.pdf



INVOICE

Invoice Number: HP43064
 Invoice Date: Dec 1, 2020
 Page: 1

720 South Richfield Road, Placentia, CA 92870
 657.275.9188 v 657.275.9357 f
 CA 683516

Bill To:		Job Information:	
CITY OF GARDEN GROVE ATT: ACCOUNTING DEPT. 11222 ACACIA PARKWAY GARDEN GROVE, CA 92840		SERVICE ORDER 58704/58614 DATE OF SERVICE 11/18/2020	
Customer ID	Customer PO	Payment Terms	Due Date
CGG100	B155314	Net 15 Days	12/16/20

Quantity	Office Code	Description	Unit Price	Amount
1.00		PROPOSAL 1211-174 REPLACE 15HP MOTOR AND VFD ON CT-2 SERVING CITY HALL LABOR AND MATERIALS AS PROPOSED SERVICE ORDER S 58704 DATED 11/18/2020 AND 58614 DATED 11/02/2020	18,978.25	18,978.25

Subtotal	18,978.25
Sales Tax	
Total Invoice Amount	18,978.25
Payment/Credit Applied	
Total	18,978.25

Payment is due in full per the payment terms on the front of the invoice. Invoice not paid as agreed are subject to a finance charge of 1.5% per month until paid in full. Should it become necessary to place this account an attorney for collection, Harbor Pointe shall be entitled to reimburse its actual attorneys fees and costs incurred whether a lawsuit is filed or not, and if it becomes necessary to file suit to collect on the invoice, Harbor Pointe shall be entitled to reasonable attorney's fees, costs monthly finance charges and interest at the legal rate from the date the invoice was due.

DATE: 11/18/2020

P.O. #

JOB # 1211-174



SERVICE ORDER

58704

720 South Richfield Road-Placentia-CA 92870

License No. 683516 Office: 657-275-9188 Fax: 657-275-9357 Toll Free:1-800-377-7911

FACILITY NAME City of Garden Grove	UNIT# C.T. 1	SERVING City Hall
ADDRESS 11222 Acacia Parkway	MFG. Evapco	REFRIGERANT N/A
CITY Garden Grove STATE Ca ZIP 92840	MODEL LSTA493	
	SERIAL# 10402404	
	MOTOR MAKE Web	HP 15

JOB DESCRIPTION: Remove and Replace VFD

DETAILED REPORT:

Located and picked up new VFD. Pre prepped the drive for installation. Shut down the chiller then shut down the drive. Isolate electrical and removed inlet and outlet power. Disconnect all control wiring and EMS wiring, removed the existing drive. Install new drive and secured it to the wall frame. Connected in and out power wires. Connect all EMS and control wires. Power up drive and installed all input motor parameters. Start chiller and drive and checked operation. Unit is now running normal and is back in service.

MAINTENANCE INSPECTION CHECK LIST

Check Filters	Check Boiler/Furnace	Oil/Check Dampers
Change Filters	Clean Air Cool Condensers	Check Exp. Valve Operation
Lube Moving Parts	Check operating pressures of cond. Units	Check Condensate Drains
Tighten Belts	Check Heat/Cool Operation	Check Control Operation
Check Oil Levels	Check Water Treatment	Check Safety Devices
Drain/Flush Tower/Evap. If Necessary	Test For Leaks	Clean Up Equipment

RECORD OF MATERIAL USED

QUAN.	DESCRIPTION	AMOUNT
1	Box #10 x 1-1/2 Tex screws	
1	Box no Med mask	
2	Bi metal set 10 piece.	
1	ACH 550 FVD speed drive/w bypas	
1	Elect tape	
3	Large blue wire nuts	
	combine 30 58614	
	N/ 3058704	
	for total	
	proposal 1211-174.	
	TOTAL	

HOURS

ENGINEER	DATE	STRAIGHT	O' TIME	TOTAL
Bill F.	11/18/2020	4		
Bill F.	11/20/2020	8		
ABOVE ORDER COMPLETED SATISFACTORY			AMOUNT	
BY <i>Mike</i>		REF.	REC.	
DEPT.		PM		
SERVICE ENGINEER BILL F		<i>Proposal</i>		
		1211-174		18,978.25
CHANGE ORDER		LABOR		
CHARGE		TRUCK FEE		
CONTRACT		MATERIAL		
WARRANTY		SALES TAX		
		TOTAL		

DATE: 11/2/2020



SERVICE ORDER

58614

P.O. # _____

JOB # 1211-173

720 South Richfield Road-Placentia-CA 92870

License No. 683516 Office: 657-275-9188 Fax: 657-275-9357 Toll Free: 1-800-377-7911

FACILITY NAME <u>CITY OF GARDEN GROVE</u>	UNIT# <u>1</u>	SERVING <u>CENTRAL PLANT</u>
ADDRESS <u>11222 ACACIA PARKWAY</u>	MFG. <u>EVAPCO</u>	REFRIGERANT _____
CITY <u>GARDEN GROVE</u> STATE <u>CA.</u> ZIP <u>92840</u>	MODEL <u>LSTA 493</u>	SERIAL# <u>10402404</u> MOTOR SERIAL # <u>1054594696</u>
	MOTOR MAKE <u>WEG</u> MODEL <u>01518ET3E254T-SG</u>	HP <u>15</u>

JOB DESCRIPTION: EVAPCO COOLING TOWER FAN MOTOR VFD OVER-AMPING.

DETAILED REPORT:

INSPECTED EVAPCO COOLING TOWER FAN MOTOR FOR OVER-AMPING ALARM FAILURES. DISCOVERED ABB VFD HAD TRIPPED ON A CODE #1210 OVERAMP ALARM. CHECKED VOLTAGE TO THE DRIVE WHICH INDICATED 208 VOLTS. CHECKED MOTOR WINDINGS AND DETECTED A SHORTED L-3 LEG. MEGGARED MOTOR WINDINGS AND CONFIRMED THAT THE WINDINGS WERE SHORTED. ISOLATED ELECTRICAL COMPONENTS AND REMOVED THE MOTOR. REINSTALLED A UPGRADED VFD RATED 15HP DRIPPROOF MOTOR, REPLACED DRIVE PULLEY AND FAN BELTS AS WELL. PERFORMED STARTUP AND RAMPED DRIVE TO FULL LOAD AMPS WHICH IMMEDIATELY FAILED TO OVER-AMP ALARM. ATTEMPTED TO PERFORM RESETS TO THE PROGRAMMING BUT THE ALARMS RE- OCCURED. REMOVED DRIVE PANEL AND DISCOVERED THE L-3 HAD DISINTEGRATED. ISOLATED ELECTRICAL CIRCUITS AND PUT THE SYSTEM IN BYPASS OPERATION. RESTORED THE COOLING TOWER FUNCTION WHICH OPERATED NORMALLY. ACTIVATED THE CHILLER AND ALL OTHER COOLING CONTROLS. WILL CHECK ON MANUFACTURER AVAILABILITY OF A REPLACEMENT DRIVE AND BYPASS.

MAINTENANCE INSPECTION CHECK LIST

Check Filters		Check Boiler/Furnace		Oil/Check Dampers	
Change Filters		Clean Air Cool Condensers		Check Exp. Valve Operation	
Lube Moving Parts	✓	Check operating pressures of cond. Units	✓	Check Condensate Drains	
Tighten Belts	✓	Check Heat/Cool Operation	✓	Check Control Operation	✓
Check Oil Levels		Check Water Treatment		Check Safety Devices	✓
Drain/Flush Tower/Evap. If Necessary		Test For Leaks		Clean Up Equipment	✓

RECORD OF MATERIAL USED

QUAN.	DESCRIPTION	AMOUNT
1	DREM. 4000	
2	15A IVO. 2 TERMINAL	
1	15A IVO. 3 TERMINAL	
1	PK. 1 1X4 LOCKNUTS	
1	PK. 2" X 1 1X4 WASHERS	
1	15 HP FAN MOTOR FR254T	
	RPM 1770 VOLTS 208 3 PHASE	
	AMPS 18.2 SF 1.15	
3	B-81 VBELTS	
1	7 3/8 PULLEY 3B5V70D	
1	B X 1 5/8 BUSHING	
1	PK #6 WIRE TERMINALS (T.S.)	
1	PK. #10 WIRE NUTS (T.S.)	
	TOTAL	

HOURS

ENGINEER	DATE	STRAIGHT	O' TIME	TOTAL
GREG	11/2/2020	8	4	
BILL	11/2/2020	4	4	
ROBERT	11/2/2020	1	4	
BILL	11/3/2020	2		
ABOVE ORDER COMPLETED SATISFACTORY BY <u>X</u> DEPT. SERVICE _____ SERVICE ENGINEER <u>Shea Perry</u>		AMOUNT		
		REF. REC.		
		PM		
		LABOR		
		TRUCK FEE		
		MATERIAL		
		SALES TAX		
		TOTAL		
		WARRANTY		



INVOICE

Invoice Number: HP42792
 Invoice Date: Oct 9, 2020
 Page: 1

720 South Richfield Road, Placentia, CA 92870
 657.275.9188 v 657.275.9357 f
 CA 683516

Bill To:		Job Information:	
CITY OF GARDEN GROVE ATT: ACCOUNTING DEPT. 11222 ACACIA PARKWAY GARDEN GROVE, CA 92840		SERVICE ORDER 58395 DATE OF SERVICE 09/25/2020	
Customer ID	Customer PO	Payment Terms	Due Date
CGG100	B155314	Net 15 Days	10/24/20

Quantity	Office Code	Description	Unit Price	Amount
		LIBRARY AC UNIT -3 FAILED COMPRESSOR		
1.00	09	Labor, Overtime, after hours	195.00	195.00
16.50	10	Labor, Regular	130.00	2,145.00
1.00	11	Materials	2,284.80	2,284.80
3.00	12	Trip Charge	40.00	120.00

Subtotal	4,744.80
Sales Tax	199.92
Total Invoice Amount	4,944.72
Payment/Credit Applied	
Total	4,944.72

Payment is due in full per the payment terms on the front of the invoice. Invoice not paid as agreed are subject to a finance charge of 1.5% per month until paid in full. Should it become necessary to place this account an attorney for collection, Harbor Pointe shall be entitled to reimburse its actual attorneys fees and costs incurred whether a lawsuit is filed or not, and if it becomes necessary to file suit to collect on the invoice, Harbor Pointe shall be entitled to reasonable attorney's fees, costs monthly finance charges and interest at the legal rate from the date the invoice was due.

DATE: 9/25/2020

P.O. # _____

JOB # 1211-171



SERVICE ORDER

58395

720 South Richfield Road-Placentia-CA 92870

License No. 683516 Office: 657-275-9188 Fax: 657-275-9357 Toll Free: 1-800-377-7911

FACILITY NAME <u>City of Garden Grove</u>	UNIT# <u>3</u>	SERVING <u>Library</u>
ADDRESS <u>9182 Chapman Ave</u>	MFG. <u>Bryant</u>	REFRIGERANT <u>R-22</u>
CITY <u>Garden Grove</u> STATE <u>Ca</u> ZIP <u>92840</u>	MODEL <u>ZR54K5E-PFV-800</u>	SERIAL# <u>20HE1305L</u>
	MOTOR MAKE <u>Copeland</u>	HP <u>N/A</u>

JOB DESCRIPTION: Unit at the Library had the compressor blow out the pecker head

DETAILED REPORT:

Upon arrival I found the compressor had blown out the electrical at the pecker head and blew oil and refrigerant everywhere. Located and picked up compressor, dryer, and contactor also capacitor. Removed faulty comp. from unit cut ref lines and disconnect elect. Cleaned up all oil with degreaser. Installed new compressor and dryer. Made welds and connected electrical. Install new contactor and ran unit on vacuum pump to 190 microns. I then found the indoor fan motor faulty and the fan wheel blown apart had to reach in the heat exchanger to remove all metal. Installed new IFM, wheel and capacitor. Wired in and charged unit with Freon. Started and checked operation. Now the condenser fan motor is locked up. Replaced capacitor but did not change. Locate and picked up new motor and blade and installed. Unit now back in service.

MAINTENANCE INSPECTION CHECK LIST

Check Filters	Check Boiler/Furnace	Oil/Check Dampers
Change Filters	Clean Air Cool Condensers	Check Exp. Valve Operation
Lube Moving Parts	Check operating pressures of cond. Units	Check Condensate Drains
Tighten Belts	Check Heat/Cool Operation	Check Control Operation
Check Oil Levels	Check Water Treatment	Check Safety Devices
Drain/Flush Tower/Evap. If Necessary	Test For Leaks	Clean Up Equipment

RECORD OF MATERIAL USED

QUAN .	DESCRIPTION	AMOUNT
1	Copeland ZR54K5E-PFV-800	1218 83
1	Mars nitril gloves	30 00
1	Box Rags	45 00
1	Gallon grez-off	56 91
1	Spray grez =off	20 97
1	80/5x370 run cap	39 90
1	1/4 HP genteq motor	164 25
1	2223CW fan blade	106 90
2	1/2" 16 cu liquid line dryer	80 00
1	30 a 1 poll 24 v contactor	18 70
1	Pk wire ties	9 96
1	5x370 run cap	9 96
4	9 V batteries	15 36
	LOOK FOR SECOND PARTS PAG	
	TOTAL	1816 74

HOURS

ENGINEER	DATE	STRAIGHT	O' TIME	TOTAL
Bill F.	9/23/2020	2.0	1.0	
Bill F.	9/24/2020	8.0		
Bill F.	9/28/2020	6.5		
ABOVE ORDER COMPLETED SATISFACTORY BY <u>Bill F.</u> DEPT. _____ SERVICE ENGINEER <u>BILL F</u>				AMOUNT REF. REC. _____ PM _____
CHANGE ORDER		LABOR	1 @ 195	195 ⁰⁰
CHARGE		TRUCK FEE	16 1/2 @ 130	2145 ⁰⁰
CONTRACT		MATERIAL	3 @ 40	120 ⁰⁰
WARRANTY		SALES TAX		2284.80
		TOTAL	8.75%	199.92

PAGE 2 + 468.06
2284.80 PAGE 1 OF 2

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, February 9, 2021

Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE CLOSED SESSION MEETING

At 5:32 p.m., Mayor Jones convened closed session telephonically.

ROLL CALL PRESENT: (7) Council Members Brietigam, O'Neill, D.
 Nguyen, Bui, Klopfenstein, Mayor Pro Tem K.
 Nguyen, Mayor Jones

 ABSENT: (0) None

ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1): OCWD, et al. v. 3M Company, et. al., OCSC Case No. 30-2020-01172419-CU-PL-CXC

ADJOURN CLOSED SESSION

Mayor Jones adjourned closed session at 6:33 p.m.

CONVENE REGULAR MEETING

Mayor Jones convened the meeting telephonically at 6:36 p.m. with all Council Members present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ORAL COMMUNICATIONS

Speakers: Tom Raber

Written Communications: Lynn Groff, Robert Harrison, Jill Freshour

RECESS

At 6:42 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 6:46 p.m., Mayor Jones reconvened the meeting telephonically with all Council Members present.

ADOPTION OF A RESOLUTION OF COMMENDATION RECOGNIZING JIM DURSLAG ON HIS RETIREMENT AS AREA GENERAL MANAGER FOR THE ANAHEIM MARRIOTT SUITES AND EMBASSY SUITES BY HILTON ANAHEIM SOUTH (F: 83.1)

It was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member Klopfenstein that:

A Resolution of Commendation recognizing Jim Durslag's retirement as Area General Manager for the Anaheim Marriott Suites and Embassy Suites by Hilton Anaheim South, be adopted.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

APPROVAL OF AN AGREEMENT WITH SIEMENS INDUSTRIES, INC., TO PROVIDE SERVICE TO THE HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS (F: 55-Siemens Industries, Inc.) (XR: 24.1)

It was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member Klopfenstein that:

An agreement with Siemens Industries Inc., in the amount of \$168,870 for three (3) years, with an option to extend for an additional two (2) years, at a cost of \$121,190, for a total \$290,060 over five (5) years for the maintenance of Siemens HVAC systems; and

The City Manager be authorized to execute the agreement on behalf of the City and make minor modifications as necessary.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON JANUARY 26, 2021
(F: VAULT)

It was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member Klopfenstein that:

Minutes from the meeting held on January 26, 2021, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

WARRANTS

It was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member Klopfenstein that:

Payroll Checks 184379 through 184392; Direct Deposits D375748 through D376340; and Wires W2770 through W2773 have been audited for accuracy and have been verified by the Finance Director for payment, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

PUBLIC HEARING – APPROVAL OF SUBSTANTIAL AMENDMENT NO. 5 TO THE 2019-20 ANNUAL ACTION PLAN FOR THE USE OF HOUSING AND URBAN DEVELOPMENT FUNDING (JOINT ACTION ITEM WITH THE HOUSING AUTHORITY) (F: 117.10D)

Following staff introduction, Mayor Jones declared the public hearing open.

Speakers: None.

With no public comment, Mayor Jones declared the public hearing closed.

Following City Council comments, it was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member Klopfenstein that:

CDBG-CV3 funds (Fund 225) for homeless services be appropriated in the amount of \$1,612,275, and any unused appropriation will be carried over to Fiscal Year 2021-22 up to the timeline for use established by the CARES Act to be used for the same programs;

CDBG-EN (Fund 225) for homeless services be appropriated in the amount of \$400,000, and any unused appropriation will be carried over to Fiscal Year 2021-22 up to the timeline for use established by Housing and Urban Development (HUD) to be used for the same programs;

ESG-CV2 (Fund 227) for homeless services be reallocated in the amount of \$413,515, and any unused appropriation will be carried over to Fiscal Year 2021-22 up to the timeline for use established by the CARES Act to be used for the same programs;

Staff be directed to submit Substantial Amendment No. 5 to HUD; and

The City Manager be authorized to execute agreements, and make modifications as appropriate thereto, on behalf of the City.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

HOUSING AUTHORITY ACTION

It was moved by Commissioner Beckles, seconded by Commissioner D. Nguyen that:

LMIHAF (Fund 501) for homeless services be appropriated in the amount of \$150,000, and any unused appropriation will be carried over to Fiscal Year 2021-22 to be used for the same programs.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, Brietigam, O'Neill, D. Nguyen, Jones, Bui,
Klopfenstein, K. Nguyen
Noes: (0) None

APPOINTMENTS TO THE ADMINISTRATIVE BOARD OF APPEALS (CONTINUED FROM THE JANUARY 26, 2021 MEETING.) (F: VIP)

This matter was continued to the next meeting.

MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

DISCUSSION ON ADOPTION OF A PROCLAMATION CELEBRATING FEBRUARY AS BLACK HISTORY MONTH, AS REQUESTED BY MAYOR PRO TEM KIM NGUYEN (F: 83.1)

Following Mayor Pro Tem K. Nguyen's introduction, it was moved by Council Member O'Neill, seconded by Council Member Brietigam that:

A Proclamation celebrating February as Black History Month be listed on the next agenda and placed on an annual listing.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

DISCUSSION ON ADOPTION OF A PROCLAMATION CELEBRATING THE TET LUNAR NEW YEAR COMMENCING FEBRUARY 12, 2021, AS REQUESTED BY MAYOR PRO TEM KIM NGUYEN (F: 83.1)

Following Mayor Pro Tem K. Nguyen's introduction and City Council comments, it was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member D. Nguyen that:

A Proclamation celebrating the Tet Lunar New Year commencing February 12, 2021, be listed on the next agenda and placed on an annual listing.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

FINANCIAL UPDATE FOR FISCAL YEAR 2020-21 AND BUDGET CONSIDERATIONS FOR FISCAL YEARS 2021 THROUGH 2023 AS REQUESTED BY CITY MANAGER STILES (F: 34.1)

City Manager Stiles introduced this matter and Finance Director, Patricia Song, provided a financial update including results of Fiscal Year 2019-20, 2020-21, and considerations to develop the biennial budget for fiscal years 2021 through 2023. As listed in the report, Ms. Song reviewed: The General Fund Fiscal Year 2019-20 Operating Results closed with a positive operating result due to Measure O. COVID-19 related costs from March 16, 2020 through January 14, 2021, were in the amount of \$2,848,882 with the CARES Act funding to offset COVID related costs were in the amount of \$6,731,714. The General Fund Fiscal Year 2020-21 Mid-Year Update is on target for a balanced budget due to cost containment measures established by the

City Manager in April 2020. Major General Fund revenues rely on property taxes, sales taxes, transient occupancy taxes, Motor Vehicle In-Lieu fee, and Measure O. Considerations for Fiscal Years 2021 through 2023 will be to continue to focus on the priorities established by the City Council that includes: improving infrastructure, quality of life and beautification, public safety, economic development, and homelessness. More in-depth analysis for revenue forecasting for the next two years will be provided in April.

MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER
(Continued)

Mayor Pro Tem K. Nguyen commented that she is working with the City's Information Technology Department on modest changes to the City's website to enhance the user experience.

Council Member Klopfenstein wished her husband a happy 13th Wedding Anniversary.

Council Member Bui wished everyone a very happy Lunar New Year and noted that this year there will not be a Tet parade or festival because of the pandemic, and that he will be working on planning for 2023. He commented on parking issues affecting Districts 4 and 6, and noted this issue has been brought up in the past. He stated that he would like to bring back an agenda matter to discuss forming a committee on parking issues.

Mayor Jones stated that the parking issues are a significant problem and should be brought before the Traffic Commission.

Following City Council discussion on the request to bring back an agenda item, consensus was to direct staff to work with the Traffic Commission and report findings to the City Council.

City Manager Stiles stated he will work with staff to address this issue by utilizing Traffic Commission and gathering information from other cities, which will be reported back to the City Council.

Council Member D. Nguyen congratulated Council Member Klopfenstein on her wedding anniversary. She wished the community a Happy Lunar New Year, noting 2020 was challenging and she is looking forward to a better future.

Council Member O'Neill noted that Disneyland will be opening on a ticketed basis in March with some Disney employees returning to work. He wished Council Member Klopfenstein a happy wedding anniversary.

Council Member Breitigam wished his daughter, Julie, a happy birthday, and he wished a happy anniversary to Council Member Klopfenstein. He encouraged those in need of COVID-19 rental assistance to check online through the OC Public Health

Agency at www.era.211oc.org. He strongly encouraged the Garden Grove Unified School District to open the schools for the physical, emotional, and mental well-being of the children in our community, and stated it is time for teachers to get back to work.

Mayor Jones announced that no reportable action was taken during closed session.

ADJOURNMENT

At 7:32 p.m., Mayor Jones adjourned the meeting in memory of 45 year Garden Grove resident, Peggy McClure who recently passed away soon after her 95th birthday. The next Regular City Council Meeting will be held on Tuesday, February 23, 2021, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC
City Clerk

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Patricia Song
Dept.: City Manager Dept.: Finance
Subject: Receive and file warrants. Date: 2/23/2021
(Action Item)

Attached are the warrants recommended to be received and filed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	2/18/2021	Warrants	2-23-21_CC_Warrants_(01-13-21).pdf
Warrants	2/18/2021	Warrants	2-23-21_CC_Warrants_(01-20-21).pdf
Warrants	2/18/2021	Warrants	2-23-21_CC_Warrants_(01-27-21).pdf
Warrants	2/18/2021	Warrants	2-23-21_CC_Warrants_(02-01-21).pdf
Warrants	2/18/2021	Warrants	2-23-21_CC_Warrants_(02-03-21).pdf
Warrants	2/18/2021	Warrants	2-23-21_CC_Warrants_(Payroll_02-05-21).pdf



City of Garden Grove
Certificate of Warrants
Register Dates:
01/13/2021

This is to certify the demands covered by Wire numbers 00000254 to 00000261 EFT numbers 00006874 to 00006881, and check numbers 00668629 through 00668725 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Check # 668700 will be voided for 0 amount. Invoice & credit memo

A handwritten signature in blue ink, which appears to read 'Patricia Song'. The signature is written in a cursive style.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
FEFM001 Warrant Register
Check Dates Between Jan 7, 2021 and Jan 13, 2021

Report Generated on Jan 13, 2021 5:10:52 PM

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AP - Checking Account

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000254	V00637	CITY OF ANAHEIM	01/13/2021	\$95.91
00000255	V00789	SO CALIF EDISON CO	01/13/2021	\$109,170.83
00000256	V00789	SO CALIF EDISON CO	01/13/2021	\$7,120.70
00000257	V00805	TIME WARNER CABLE	01/13/2021	\$2,885.10
00000258	V02152	EXPERT PAY CHILD SUPPO	01/13/2021	\$3,081.52
00000259	V02091	MARYLAND CHILD SUPPORT	01/13/2021	\$343.38
00000260	V02090	MICHELE REYNOLDS	01/13/2021	\$461.54
00000261	V02089	SHANNON WAINWRIGHT	01/13/2021	\$553.85
00006874	V00625	ASSETWORKS, LLC	01/13/2021	\$8,979.96
00006875	V00523	BPS SUPPLY GROUP	01/13/2021	\$137.39
00006876	V00650	BUREAU VERITAS NORTH AMERICA, INC	01/13/2021	\$11,314.55
00006877	V00218	GRAINGER	01/13/2021	\$309.75
00006878	V00716	INTERVAL HOUSE	01/13/2021	\$23,884.86
00006879	V00271	MONTROSE AIR QUALITY SERVICES, LLC	01/13/2021	\$2,247.50
00006880	V00250	SIMPSON CHEVROLET OF GG	01/13/2021	\$12,500.00
00006881	V01458	TOYOTA OF GARDEN GROVE	01/13/2021	\$19,000.00
00668629	V00048	AIS ADVANCED IMAGING STRATEGIES, INC	01/13/2021	\$164.86
00668630	V02608	ALAN MORENO	01/13/2021	\$53.00
00668631	V00635	ALL CITY MANAGEMENT SERVICES, INC	01/13/2021	\$2,805.54
00668632	V00426	ALS GROUP USA CORP	01/13/2021	\$6.50
00668633	V01162	SONIA LISA ASENCIO	01/13/2021	\$20.00
00668634	V00145	AUTONATION FORD TUSTIN	01/13/2021	\$3,534.67
00668635	V00959	Robert Baldwin	01/13/2021	\$22.00
00668636	V00176	CALIBER BODYWORKS, INC	01/13/2021	\$842.41
00668637	V01293	CALIFORNIA BUILDING STANDARDS COMMISSION	01/13/2021	\$871.20
00668638	V00901	LUCIA CARRILLO	01/13/2021	\$20.00
00668639	V02189	CHARADE DANCE ACADEMY	01/13/2021	\$1,680.00
00668640	V00689	CITY OF GARDEN GROVE	01/13/2021	\$159.95
00668641	V00481	DATA TICKET, INC	01/13/2021	\$58.05
00668642	V02600	DAVE BANG ASSOCIATES INC OF CA	01/13/2021	\$4,621.83
00668643	V00493	DEPT OF CONSERVATION DIV OF ADMIN SVCS,ACTG OFFICE	01/13/2021	\$3,518.24
00668644	V00184	DIAMOND ENVIRONMENTAL SERVICES	01/13/2021	\$558.78
00668645	V02200	DIANA LING CHEN	01/13/2021	\$17.00

CITY OF GARDEN GROVE
FEFM001 Warrant Register
Check Dates Between Jan 7, 2021 and Jan 13, 2021

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00668646	V01222	DIVISION OF THE STATE ARCHITECT	01/13/2021	\$1,394.00
00668647	V00565	DOG SERVICES UNLIMITED	01/13/2021	\$60.47
00668648	V01371	DXP ENTERPRISES, INC	01/13/2021	\$613.81
00668649	V00233	FACTORY MOTOR PARTS CO BIN 139107	01/13/2021	\$936.70
00668650	V00829	FERGUSON ENTERPRISES, INC 1350	01/13/2021	\$233.61
00668651	V00658	FRANCHISE TAX BOARD	01/13/2021	\$200.00
00668652	V00658	FRANCHISE TAX BOARD	01/13/2021	\$579.46
00668653	V01382	GARDEN GROVE NISSAN, LP	01/13/2021	\$7,000.00
00668654	V01224	GGTPC	01/13/2021	\$25,000.00
00668655	V00588	GMS AUTOGLASS	01/13/2021	\$75.00
00668656	V00544	HARRINGTON INDUSTRIAL PLASTICS, LLC	01/13/2021	\$47.15
00668657	V00711	HILL'S BROS LOCK & SAFE, INC	01/13/2021	\$586.61
00668658	V00034	HOME DEPOT CREDIT SERVICES	01/13/2021	\$3,509.75
00668659	V01093	INTERNAL REVENUE SERVICE	01/13/2021	\$51.50
00668660	V00351	ALEXANDER ISERI	01/13/2021	\$50.00
00668661	V02611	JOSE DE JESUS CISNEROS	01/13/2021	\$320.00
00668662	V02107	KARI PHUONG NGUYEN	01/13/2021	\$20.00
00668663	V02138	KATIE NGUYEN	01/13/2021	\$3,000.00
00668664	V02610	KHADRA AINAB HASSAN	01/13/2021	\$159.00
00668665	V00725	KNORR SYSTEMS, INC	01/13/2021	\$532.55
00668666	V02609	LAW OFC OF JERRY L STERRING ATTY CLIENT TRUST ACCT	01/13/2021	\$100,000.00
00668667	V00838	QUAN H LE	01/13/2021	\$11.00
00668668	V02522	CRYSTAL MAI	01/13/2021	\$13.00
00668669	V00900	NGOC HA THI MAI	01/13/2021	\$29.00
00668670	V00487	MARK THOMAS & COMPANY, INC	01/13/2021	\$13,802.50
00668671	V02486	ALEJANDRA MENDOZA	01/13/2021	\$44.00
00668672	V00151	MERCY HOUSE LIVING CENTERS	01/13/2021	\$36,217.37
00668673	V00365	MOMAR INC	01/13/2021	\$444.14
00668674	V01604	MULTIRIVER STUDIOS, LLC WESTMINSTER ARTS ACADEMY	01/13/2021	\$116.52
00668675	V00362	NICOLE MYERS	01/13/2021	\$46.60
00668676	V00557	NATIONAL CONSTRUCTION RENTALS	01/13/2021	\$153.60
00668677	V01171	NFPA	01/13/2021	\$175.00
00668678	V01987	AMY TU UYEN NGUYEN	01/13/2021	\$29.00

CITY OF GARDEN GROVE
FEFM001 Warrant Register
Check Dates Between Jan 7, 2021 and Jan 13, 2021

Report Generated on Jan 13, 2021 5:10:52 PM

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00668679	V02009	ANH DAO THI NGUYEN	01/13/2021	\$104.00
00668680	V02035	JULIE NGUYEN	01/13/2021	\$23.00
00668681	V00741	NIAGARA PLUMBING	01/13/2021	\$12.07
00668682	V02491	OC PREMIER BUILDERS	01/13/2021	\$12,500.00
00668683	V00209	WHJ OCN,IND	01/13/2021	\$1,805.00
00668684	V00560	ORANGE COUNTY FIRE PROTECTION	01/13/2021	\$1,495.80
00668685	V01086	ORANGE COUNTY SHERIFF/ LEVYING OFFICER CENTRAL DIV	01/13/2021	\$250.00
00668686	V00563	ORANGE COUNTY STRIPING SERV	01/13/2021	\$4,478.20
00668687	V01649	ORANGE COUNTY TRANSIT AUTHORITY	01/13/2021	\$3,211.00
00668688	V00136	ORANGE COUNTY WELDING, INC	01/13/2021	\$3,500.00
00668689	V00010	PLUMBERS DEPOT, INC	01/13/2021	\$449.99
00668690	V00766	POOL WATER PRODUCTS	01/13/2021	\$48.72
00668691	V00768	POWERTRON BATTERY CO	01/13/2021	\$422.41
00668692	V01316	QUINN COMPANY	01/13/2021	\$1,040.00
00668693	V00774	REFRIGERATION SUPPLIES DISTRIBUTOR	01/13/2021	\$448.94
00668694	V00401	REPUBLIC WASTE SERVICES OF SO CALIFORNIA, LLC	01/13/2021	\$625,490.08
00668695	V00163	RETAIL MARKETING SERVICES INC	01/13/2021	\$2,083.00
00668696	V00779	S C YAMAMOTO, INC	01/13/2021	\$77.00
00668697	V00839	SANTA ANA COLLEGE CRIMINAL JUSTICE ACADEMIES	01/13/2021	\$4,232.00
00668698	V02607	SEAN MCCLURE	01/13/2021	\$53.00
00668699	V00450	SIMPLOT PARTNERS	01/13/2021	\$839.89
00668700	V01415	SOCAL AUTO & TRUCK PARTS INC	01/13/2021	\$0.00
00668701	V00333	SONSHINE GLASS AND MIRROR	01/13/2021	\$5,000.00
00668702	V00795	SPARKLETTS	01/13/2021	\$187.51
00668703	V01616	STERICYCLE, INC	01/13/2021	\$332.78
00668704	V01937	SWRCB ACCOUNTING OFFICE	01/13/2021	\$117,103.08
00668705	V00568	TEAM OF ADVOCATES FOR SPECIAL KIDS	01/13/2021	\$810.59
00668706	V01389	THE HOME DEPOT PRO	01/13/2021	\$47.96
00668707	V00193	THE PM GROUP	01/13/2021	\$4,398.94
00668708	V01623	TRAFFIC MANAGEMENT, INC	01/13/2021	\$102.37
00668709	V01942	TONY KIEU TRAN	01/13/2021	\$14.00
00668710	V00808	TRUCK & AUTO SUPPLY, INC	01/13/2021	\$1,190.23
00668711	V00424	TYLER TECHNOLOGIES, INC	01/13/2021	\$992.25
00668712	V00812	UNIFIRST CORP	01/13/2021	\$855.12

CITY OF GARDEN GROVE
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Check	Vendor #	Vendor Name	Issue Date	Check Amount	
00668713	V00815	UNITED RENTALS NORTHWEST, INC	01/13/2021	\$238.71	
00668714	V01461	UNITED TACTICAL SYSTEMS, LLC	01/13/2021	\$223.78	
00668715	V02358	UNIVERSAL WASTE SYSTEMS	01/13/2021	\$1,166.80	
00668716	V02556	VINCENT V. LE DDS	01/13/2021	\$5,000.00	
00668717	V01465	VOLKSWAGEN OF GARDEN GROVE	01/13/2021	\$1,000.00	
00668718	V02605	VU HAU	01/13/2021	\$39.10	
00668719	V00398	VULCAN MATERIALS COMPANY WESTERN DIVISION	01/13/2021	\$2,147.58	
00668720	V00826	WEST COAST ARBORISTS, INC	01/13/2021	\$18,675.95	
00668721	V01469	WEST YOST ASSOCIATES	01/13/2021	\$2,777.78	
00668722	V02448	WILLIAM J. CAVENAUGH	01/13/2021	\$620.00	
00668723	V00112	WM OF SOUTHERN CALIFORNIA	01/13/2021	\$1,056.00	
00668724	V00115	YORBA LINDA FEED STORE, INC	01/13/2021	\$79.07	
00668725	OTV000882	FAIRCREST REAL ESTATE,, LLC	01/13/2021	\$677.00	
			EFT:	8	\$78,374.01
			Check:	105	\$1,165,418.90
			Total:	113	\$1,243,792.91



City of Garden Grove
Certificate of Warrants
Register Dates:
01/20/2021

This is to certify the demands covered by WIRE numbers 00000262 through 00000274, EFT numbers 00006882 through 00006889, and check numbers 00668726 through 00668814 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Wire #'s 00000265 and 00000266 were voided.



Finance Director
Patricia Song

CITY OF GARDEN GROVE
FEFM001 Warrant Register
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000262	V00819	VERIZON WIRELESS-LA	01/20/2021	\$12,418.78
00000263	V00789	SO CALIF EDISON CO	01/20/2021	\$244.92
00000264	V00789	SO CALIF EDISON CO	01/20/2021	\$97,700.50
00000267	V02087	DELTA CARE USA	01/20/2021	\$2,662.25
00000268	V01596	PUBLIC EMPLOYEES' RETI	01/20/2021	\$634,955.99
00000269	V01539	DELTA DENTAL OF CALIFO	01/20/2021	\$12,375.10
00000270	V01539	DELTA DENTAL OF CALIFO	01/20/2021	\$2,279.64
00000271	V00541	MUNICIPAL WATER DISTRI	01/20/2021	\$306,561.95
00000272	V00732	THE LINCOLN NATIONAL L	01/20/2021	\$7,250.04
00000273	V02088	VISION SERVICE PLAN -	01/20/2021	\$6,840.81
00000274	V00691	CITY OF GARDEN GROVE-W	01/20/2021	\$313,686.96
00006882	V00224	CDW-GOVERNMENT, INC	01/20/2021	\$264.77
00006883	V00672	CRON & ASSOCIATES TRANSCRIPTION, INC	01/20/2021	\$2,053.23
00006884	V01305	FLEMING ENVIRONMENTAL, INC	01/20/2021	\$420.00
00006885	V00218	GRAINGER	01/20/2021	\$150.20
00006886	V00716	INTERVAL HOUSE	01/20/2021	\$1,404.00
00006887	V00082	NFINIT	01/20/2021	\$823.00
00006888	V00425	PETDATA	01/20/2021	\$1,941.60
00006889	V00506	REDFLEX TRAFFIC SYSTEMS, INC	01/20/2021	\$30,800.00
00668726	V00635	ALL CITY MANAGEMENT SERVICES, INC	01/20/2021	\$4,675.90
00668727	V00137	ANIMAL PEST MANAGEMENT SERVICES, INC	01/20/2021	\$3,000.00
00668728	V00647	ANTHONY BIRMINGHAM WINDOW CLEANING	01/20/2021	\$1,351.00
00668729	V00145	AUTONATION FORD TUSTIN	01/20/2021	\$2,647.34
00668730	V00645	BARR AND CLARK, INC	01/20/2021	\$1,600.00
00668731	V00489	BAY ALARM COMPANY	01/20/2021	\$691.50
00668732	V00429	BEE REMOVERS	01/20/2021	\$285.00
00668733	V00649	BROWNELLS, INC	01/20/2021	\$105.11
00668734	V00074	BSN SPORTS, LLC	01/20/2021	\$998.10
00668735	V01494	C G LANDSCAPE, INC	01/20/2021	\$950.00
00668736	V00655	C WELLS PIPELINE MATERIALS, INC	01/20/2021	\$5,545.17
00668737	V00660	CAMERON WELDING SUPPLY	01/20/2021	\$118.31
00668738	V00554	CARL WARREN & CO	01/20/2021	\$2,125.00
00668739	V01059	CHEMEX INDUSTRIES	01/20/2021	\$936.01
00668740	V00579	COASTLINE EQUIPMENT	01/20/2021	\$56.47

CITY OF GARDEN GROVE
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00668741	V00666	COMMUNITY VETERINARY HOSPITAL	01/20/2021	\$637.75
00668742	V00667	CONTINENTAL CONCRETE CUTTING	01/20/2021	\$1,144.00
00668743	V00336	EXCLUSIVE AUTO DETAIL	01/20/2021	\$198.00
00668744	V00684	EXPERIAN INFO SOLUTIONS, INC	01/20/2021	\$77.00
00668745	V02582	FAR EAST INNOVATION AND CONSTRUCTION	01/20/2021	\$1,000.00
00668746	V00829	FERGUSON ENTERPRISES, INC 1350	01/20/2021	\$687.40
00668747	V00276	FG SOLUTIONS, LLC	01/20/2021	\$3,746.00
00668748	V01379	FIVESTAR RUBBER STAMP ETC, INC	01/20/2021	\$34.60
00668749	V00054	GALLS LLC	01/20/2021	\$1,779.58
00668750	V00526	GANAHL LUMBER COMPANY	01/20/2021	\$49.85
00668751	V00707	HACH COMPANY, INC	01/20/2021	\$390.76
00668752	V02623	HAMILTON DO	01/20/2021	\$1,000.00
00668753	V00711	HILL'S BROS LOCK & SAFE, INC	01/20/2021	\$155.08
00668754	V00182	INFOSEND, INC	01/20/2021	\$135.83
00668755	V00300	IPROMOTEU	01/20/2021	\$1,487.70
00668756	V00531	IRV SEAVER MOTORCYCLES	01/20/2021	\$48.49
00668757	V02624	JANA HOA TRAN	01/20/2021	\$1,000.00
00668758	V02627	JOE LY	01/20/2021	\$1,000.00
00668759	V00727	L C ACTION POLICE SUPPLY	01/20/2021	\$1,984.00
00668760	V02473	THU HAI LAMPHAM	01/20/2021	\$1,000.00
00668761	V02626	LEVICA BUILDERS INC	01/20/2021	\$1,000.00
00668762	V01411	MAGNUM OIL SPREADING, INC	01/20/2021	\$247.95
00668763	V00736	MC MASTER-CARR SUPPLY CO	01/20/2021	\$53.74
00668764	V01570	MEEDER PUBLIC FUNDS, INC	01/20/2021	\$6,000.00
00668765	V00420	MIKE RAAHAUGES SHOOTING ENTERPRISES	01/20/2021	\$733.00
00668766	V02408	MOORE IACOFANO GOLTSMAN, INC	01/20/2021	\$23,417.55
00668767	V01218	MSC INDUSTRIAL SUPPLY CO, INC	01/20/2021	\$275.40
00668768	V00557	NATIONAL CONSTRUCTION RENTALS	01/20/2021	\$113.58
00668769	V01280	NATIONAL CREDIT REPORTING	01/20/2021	\$27.90
00668770	V01131	NATURE'S GROWERS NURSERY	01/20/2021	\$140.08
00668771	V00741	NIAGARA PLUMBING	01/20/2021	\$52.31
00668772	V00551	OC HOUSING AUTHORITY	01/20/2021	\$1,500.00
00668773	V00371	OFFICE DEPOT, INC	01/20/2021	\$1,801.95
00668774	V01530	ORANGE COUNTY SANITATION DIST, INC	01/20/2021	\$78,098.63
00668775	V00563	ORANGE COUNTY STRIPING SERV	01/20/2021	\$23,125.24

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00668776	V00136	ORANGE COUNTY WELDING, INC	01/20/2021	\$170.00
00668777	V02619	PAULINE LIU	01/20/2021	\$1,000.00
00668778	V00761	PETTY CASH - MUN SRVC CTR	01/20/2021	\$376.53
00668779	V02057	PHUC VAN DANG	01/20/2021	\$1,000.00
00668780	V01031	PL HAWN COMPANY, INC AIR FILTRATION & POLLUTION CO	01/20/2021	\$910.05
00668781	V00010	PLUMBERS DEPOT, INC	01/20/2021	\$616.30
00668782	V00766	POOL WATER PRODUCTS	01/20/2021	\$97.44
00668783	V01217	PRECISION POWDER COATING, INC	01/20/2021	\$1,726.40
00668784	V01592	PREMIERE PACKAGING INDUSTRIES	01/20/2021	\$343.65
00668785	V00169	PSI	01/20/2021	\$9.35
00668786	V00771	PYRO-COMM SYSTEMS, INC	01/20/2021	\$135.00
00668787	V00163	RETAIL MARKETING SERVICES INC	01/20/2021	\$2,083.00
00668788	V00155	RPW SERVICES, INC	01/20/2021	\$2,965.00
00668789	V00525	RYAN HERCO PRODUCTS CORP	01/20/2021	\$32.61
00668790	V00779	S C YAMAMOTO, INC	01/20/2021	\$77.00
00668791	V01157	SAF-T-FLO WATER SERVICES	01/20/2021	\$1,026.70
00668792	V00029	SIEMENS INDUSTRY, INC	01/20/2021	\$1,274.55
00668793	V01415	SOCAL AUTO & TRUCK PARTS INC	01/20/2021	\$12.55
00668794	V00128	SOCAL SALES & MARKETING	01/20/2021	\$982.92
00668795	V00367	SOUTHERN COMPUTER WAREHOUSE	01/20/2021	\$274.75
00668796	V00474	SOUTHERN COUNTIES LUBRICANTS, LLC	01/20/2021	\$1,024.86
00668797	V00795	SPARKLETTS	01/20/2021	\$135.23
00668798	V01199	STANDARD INSURANCE COMPANY 00 643061 0001	01/20/2021	\$21,770.96
00668799	V00228	SUPERION, LLC	01/20/2021	\$21,000.00
00668800	V01454	THE CHRISTMAS LIGHT GUY COMPANY	01/20/2021	\$600.00
00668801	V00287	THE FILE DEPOT BEACH CITIES	01/20/2021	\$9,577.07
00668802	V01389	THE HOME DEPOT PRO	01/20/2021	\$103.29
00668803	V00804	THOMSON REUTERS- WEST	01/20/2021	\$2,110.81
00668804	V00465	TIERRA WEST ADVISORS, INC	01/20/2021	\$1,560.00
00668805	V02625	TINH NGUYEN	01/20/2021	\$1,000.00
00668806	V02621	TOI NGO	01/20/2021	\$1,000.00
00668807	V00808	TRUCK & AUTO SUPPLY, INC	01/20/2021	\$974.58
00668808	V00811	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	01/20/2021	\$605.93

CITY OF GARDEN GROVE
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00668809	V00814	UNITED PARCEL SERVICE	01/20/2021	\$12.67	
00668810	V00815	UNITED RENTALS NORTHWEST, INC	01/20/2021	\$667.46	
00668811	V00152	UNITED WATER WORKS, INC	01/20/2021	\$318,265.36	
00668812	V00823	WATERLINE TECHNOLOGIES, INC	01/20/2021	\$3,887.76	
00668813	V01469	WEST YOST ASSOCIATES	01/20/2021	\$36,027.60	
00668814	V01044	WESTERN WATER WORKS	01/20/2021	\$912.42	
			EFT:	8	\$37,856.80
			Check:	100	\$2,012,555.02
			Total:	108	\$2,050,411.82



City of Garden Grove
Certificate of Warrants
Register Dates:
01/27/2021

This is to certify the demands covered by Wires 00000275 to 00000282, EFT numbers 00006890 to 00006897, and check numbers #00668815 through 00668897 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Check#'s 668849 and 668850 were voided.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000275	V01596	PUBLIC EMPLOYEES' RETIREMENT	01/27/2021	\$508.41
00000276	V02152	EXPERT PAY CHILD SUPPO	01/27/2021	\$3,081.52
00000277	V02091	MARYLAND CHILD SUPPORT	01/27/2021	\$343.38
00000278	V02090	MICHELE REYNOLDS	01/27/2021	\$461.54
00000279	V02089	SHANNON WAINWRIGHT	01/27/2021	\$553.85
00000280	V01478	ANAHEIM ORANGE COUNTY	01/27/2021	\$43,193.11
00000281	V01579	ORANGE COUNTY FIRE AUT	01/27/2021	\$1,972,914.00
00000282	V01596	PUBLIC EMPLOYEES' RETI	01/27/2021	\$493,422.23
00006890	V00657	CALIF FORENSIC PHLEBOTOMY, INC	01/27/2021	\$2,247.00
00006891	V00218	GRAINGER	01/27/2021	\$394.97
00006892	H3781	PAULINE HO	01/27/2021	\$2,106.00
00006893	V00368	JOHNSON CONTROLS SECURITY SOLUTIONS	01/27/2021	\$804.54
00006894	V02362	LEXIPOL LLC	01/27/2021	\$86,136.00
00006895	V00136	ORANGE COUNTY WELDING, INC	01/27/2021	\$23,840.00
00006896	V00230	SCHAFFER CONSULTING, INC	01/27/2021	\$4,012.50
00006897	V00261	STRICTLY TECHNOLOGY, LLC	01/27/2021	\$1,583.07
00668815	V00043	A-THRONE CO , INC	01/27/2021	\$143.74
00668816	V00426	ALS GROUP USA CORP	01/27/2021	\$1,304.50
00668817	V00641	AQUA-METRIC SALES CO	01/27/2021	\$3,438.93
00668818	V00489	BAY ALARM COMPANY	01/27/2021	\$789.38
00668819	V00411	CALIFORNIA FUELS & LUBRICANTS	01/27/2021	\$131,893.00
00668820	V00660	CAMERON WELDING SUPPLY	01/27/2021	\$63.56
00668821	V01059	CHEMEX INDUSTRIES	01/27/2021	\$1,604.85
00668822	V00546	COMMUNITY SENIORSERV	01/27/2021	\$5,000.00
00668823	V01134	COUNTY OF ORANGE TREAS REV RECOVERY-A/R UNIT	01/27/2021	\$210,593.00
00668824	V00481	DATA TICKET, INC	01/27/2021	\$976.50
00668825	V02083	DEPARTMENT OF CONSERVATION	01/27/2021	\$1,678.80
00668826	H4690	KIM-ANH T DINH	01/27/2021	\$1,429.00
00668827	OTV001108	DUONG LE	01/27/2021	\$1,000.00
00668828	V00682	EWING IRRIGATION PRODUCTS, INC	01/27/2021	\$289.33
00668829	V00623	FAIR HOUSING FOUNDATION	01/27/2021	\$2,107.31
00668830	V00658	FRANCHISE TAX BOARD	01/27/2021	\$200.00
00668831	H2768	DALE A FULLWOOD	01/27/2021	\$15,641.00
00668832	V00054	GALLS LLC	01/27/2021	\$353.37
00668833	V00054	GALLS LLC	01/27/2021	\$1,668.11

CITY OF GARDEN GROVE
FEFM001 Warrant Register
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00668834	V00698	GENERAL PUMP CO, INC	01/27/2021	\$850.00
00668835	V02116	HABITAT FOR HUMANITY OF ORANGE COUNTY, INC.	01/27/2021	\$6,000.00
00668836	OTV001103	HELEN HAN	01/27/2021	\$909.00
00668837	V00711	HILL'S BROS LOCK & SAFE, INC	01/27/2021	\$210.00
00668838	V01093	INTERNAL REVENUE SERVICE	01/27/2021	\$51.50
00668839	OTV001101	ISABELLA ZANDVLIET	01/27/2021	\$500.00
00668840	OTV001106	JASON NGUYEN	01/27/2021	\$1,000.00
00668841	V00610	LT PROPERTIES	01/27/2021	\$17,460.70
00668842	V00151	MERCY HOUSE LIVING CENTERS	01/27/2021	\$51,436.82
00668843	OTV001104	MINH DANG DINH TRAN	01/27/2021	\$1,000.00
00668844	V00848	LLC MRI SOFTWARE	01/27/2021	\$22,711.01
00668845	V00141	MWB COPY PRODUCTS, INC	01/27/2021	\$9,981.36
00668846	V00557	NATIONAL CONSTRUCTION RENTALS	01/27/2021	\$924.83
00668847	V01416	NEWMAN POOL SERVICE, INC	01/27/2021	\$95.00
00668848	V00459	O'REILLY AUTO PARTS	01/27/2021	\$1,823.55
00668851	V00530	ORANGE COUNTY APPLIANCE PARTS	01/27/2021	\$12.54
00668852	V01422	ORANGE COUNTY CLERK-RECORDER'S OFFICE	01/27/2021	\$100.00
00668853	V00560	ORANGE COUNTY FIRE PROTECTION	01/27/2021	\$2,400.52
00668854	V01530	ORANGE COUNTY SANITATION DIST, INC	01/27/2021	\$219,219.56
00668855	V01086	ORANGE COUNTY SHERIFF/ LEVYING OFFICER CENTRAL DIV	01/27/2021	\$160.70
00668856	V01583	ORANGE COUNTY WINWATER WORKS, INC	01/27/2021	\$7,351.50
00668857	V01053	PILAR ALCIVAR MCCOY	01/27/2021	\$825.00
00668858	V00766	POOL WATER PRODUCTS	01/27/2021	\$437.11
00668859	V00744	R J NOBLE COMPANY	01/27/2021	\$1,955.84
00668860	OTV001105	RAM CONSTRUCTION	01/27/2021	\$1,000.00
00668861	V00529	REGENTS OF THE UNIVERSITY OF CALIFORNIA AT IRVINE	01/27/2021	\$800.00
00668862	V00163	RETAIL MARKETING SERVICES INC	01/27/2021	\$2,083.00
00668863	V00850	SAFARILAND, LLC	01/27/2021	\$751.68
00668864	V00542	SCHORR METALS, INC	01/27/2021	\$273.90
00668865	V00784	SHOETERIA	01/27/2021	\$3,212.14
00668866	V00785	SHRED CONFIDENTIAL, INC	01/27/2021	\$282.19
00668867	V00120	SIEMENS MOBILITY, INC	01/27/2021	\$22,257.40
00668868	V01442	SOCIALWISE CONSULTING, LLC	01/27/2021	\$5,400.00

CITY OF GARDEN GROVE
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00668869	V01061	SOUTHERN CALIFORNIA EDISON	01/27/2021	\$4,161.99
00668870	V00474	SOUTHERN COUNTIES LUBRICANTS, LLC	01/27/2021	\$1,034.16
00668871	V00160	SOUTHERN COUNTIES OIL COMPANY	01/27/2021	\$4,526.23
00668872	V00795	SPARKLETTS	01/27/2021	\$22.72
00668873	V00799	SUN BADGE COMPANY	01/27/2021	\$117.30
00668874	V00228	SUPERION, LLC	01/27/2021	\$350.00
00668875	V00414	SUPPLY SOLUTIONS	01/27/2021	\$304.50
00668876	V02258	TAIT & ASSOCIATES	01/27/2021	\$3,359.50
00668877	OTV001107	THANH LE	01/27/2021	\$1,000.00
00668878	V02630	THAO DOUNG	01/27/2021	\$350.00
00668879	V01454	THE CHRISTMAS LIGHT GUY COMPANY	01/27/2021	\$7,500.00
00668880	V00528	THE ORANGE COUNTY HUMANE SOCIETY	01/27/2021	\$24,666.66
00668881	OTV001102	THI NGUYEN	01/27/2021	\$1,000.00
00668882	V01206	TOPAZ ALARM CORP	01/27/2021	\$60.00
00668883	V00437	TYCO INTEGRATED SECURITY, LLC	01/27/2021	\$926.00
00668884	V00816	U S POSTAL SERVICE (HASLER)	01/27/2021	\$20,000.00
00668885	V00812	UNIFIRST CORP	01/27/2021	\$1,683.85
00668886	V00815	UNITED RENTALS NORTHWEST, INC	01/27/2021	\$1,479.83
00668887	V00501	US BEHAVIORAL HEALTH PLAN, CA	01/27/2021	\$1,422.40
00668888	V00817	VALLEY POWER SYSTEMS, INC	01/27/2021	\$1,490.02
00668889	V00398	VULCAN MATERIALS COMPANY WESTERN DIVISION	01/27/2021	\$5,787.95
00668890	OTV001110	WALKER PRODUCTS	01/27/2021	\$25.00
00668891	V00823	WATERLINE TECHNOLOGIES, INC	01/27/2021	\$360.00
00668892	V00826	WEST COAST ARBORISTS, INC	01/27/2021	\$3,721.00
00668893	V00828	WEST COAST SAND & GRAVEL	01/27/2021	\$620.19
00668894	V00112	WM OF SOUTHERN CALIFORNIA	01/27/2021	\$1,210.00
00668895	V00582	WOODRUFF, SPRADLIN & SMART, A PROFESSIONAL CORP	01/27/2021	\$18,899.86
00668896	V00115	YORBA LINDA FEED STORE, INC	01/27/2021	\$71.08
00668897	V00113	ZERO WASTE USA	01/27/2021	\$621.84
			EFT: 8	\$121,124.08
			Check: 89	\$3,384,901.35
			Total: 96	\$3,506,025.43



City of Garden Grove
Certificate of Warrants
Register Dates:
02/01/2021

This is to certify the demands covered by EFT numbers 00006898 to 00007844, and check numbers 00668898 through 00669092 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

A handwritten signature in blue ink, appearing to read 'Patricia Song'. The signature is fluid and cursive, written over a horizontal line.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
FEFM001 Warrant Register
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AP - Checking Account

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00006898	H0951	12392 TO 12432 GROVEVIEW	02/01/2021	\$710.00
00006899	H3409	12911 GALWAY ST, LLC	02/01/2021	\$4,220.00
00006900	H3297	13251 NEWLAND, LLC	02/01/2021	\$11,738.00
00006901	H00063	13392 MAGNOLIA STREET LLC C/O TREEWATER MANAGEMENT	02/01/2021	\$336.00
00006902	H4567	15915 LA FORGE ST WHITTIER, LLC	02/01/2021	\$1,688.00
00006903	H3906	19822 BROOKHURST, LLC	02/01/2021	\$2,608.00
00006904	H2617	2300 W EL SEGUNDO, LP	02/01/2021	\$11,708.00
00006905	H4149	2555 WEST WINSTON ROAD, LP PEBBLE COVE APARTMENTS	02/01/2021	\$1,331.00
00006906	H4791	606 SOUTH 6TH ST ASSOCIATES, LP	02/01/2021	\$6,888.00
00006907	H2483	7632 21ST ST, LP	02/01/2021	\$5,229.00
00006908	H2971	8080 BEVER PLACE-NEGBA, LLC	02/01/2021	\$1,500.00
00006909	H1044	ABCO CROWN VILLA,LTD	02/01/2021	\$1,918.00
00006910	H3560	ACACIA VILLAGE	02/01/2021	\$23,586.00
00006911	H9002	ACACIAN APTS	02/01/2021	\$39,596.00
00006912	H4585	ACT EQUITIES, LLC	02/01/2021	\$1,693.00
00006913	H4389	ADRIATIC APTS	02/01/2021	\$993.00
00006914	H3401	AEGEAN APARTMENTS	02/01/2021	\$7,034.00
00006915	H4741	PARVIZ ALAI	02/01/2021	\$5,236.00
00006916	H00033	ALEXANY NGUYEN PROPERTIES, LLC	02/01/2021	\$1,351.00
00006917	H3512	ALFRED P VU & JULIE NGA HO, LLC	02/01/2021	\$2,955.00
00006918	H1684	REHANA ALIBULLA	02/01/2021	\$1,996.00
00006919	H4121	ALLARD APARTMENT, LLC	02/01/2021	\$5,148.00
00006920	H3645	LYNN KATHLEEN ALLEN	02/01/2021	\$1,203.00
00006921	H2454	ALTEZA,INC	02/01/2021	\$2,036.00
00006922	H4668	AMCAL OCEANA FUND, LP OCEANA APARTMENTS	02/01/2021	\$1,975.00
00006923	H2489	AMERICAN FAMILY HOUSING	02/01/2021	\$1,144.00
00006924	H2938	ANAHEIM SUNSET PLAZA APTS	02/01/2021	\$7,339.00
00006925	H4371	CHUNG NAN AOU	02/01/2021	\$1,307.00
00006926	H4254	ARBOR VILLAS, LLC	02/01/2021	\$1,359.00
00006927	H00048	JESSIE WONG ARIAS	02/01/2021	\$1,751.00
00006928	H4027	TIMOTEO ARJON	02/01/2021	\$1,278.00
00006929	H4729	ARTESIA BOULEVARD 44, LLC	02/01/2021	\$1,950.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00006930	H3930	EIDA A ATTIA	02/01/2021	\$1,658.00
00006931	H4272	PAUL AUDUONG	02/01/2021	\$1,064.00
00006932	H4532	AUGUSTA GROUP INVESTMENTS INC	02/01/2021	\$1,423.00
00006933	H00084	AVANATH GROVE LP	02/01/2021	\$43,075.00
00006934	H2062	AYNEM INVESTMENTS, LP	02/01/2021	\$15,501.00
00006935	H4505	BACH & JASON NGUYEN INVESTMENT LLC	02/01/2021	\$1,395.00
00006936	H4295	BAKER RANCH AFFORDABLE, LP	02/01/2021	\$1,845.00
00006937	H4403	HA BANH	02/01/2021	\$1,405.00
00006938	H2370	BARRY SAYWITZ PROP TWO, LP	02/01/2021	\$6,345.00
00006939	H4777	BDA INVESTMENTS, LLC	02/01/2021	\$1,130.00
00006940	H4797	BEACH CREEK PARTNERS II, LP	02/01/2021	\$1,331.00
00006941	H4735	BEACHWOOD VILLAGE APARTMENTS	02/01/2021	\$1,255.00
00006942	H4368	BEHRENS PROPERTIES, LLC	02/01/2021	\$967.00
00006943	H3168	BELAGE PRESERVATION, LP	02/01/2021	\$2,107.00
00006944	H4463	BERTINA PANG LOH CHANG	02/01/2021	\$560.00
00006945	H3365	JAIME OR MAGALI BERTRAN	02/01/2021	\$1,392.00
00006946	H3115	ANIL BHALANI	02/01/2021	\$1,182.00
00006947	H0645	N C BHATT	02/01/2021	\$4,345.00
00006948	H4746	BMN INVESTMENTS, INC	02/01/2021	\$2,245.00
00006949	H3312	KELLY BORTHWICK	02/01/2021	\$1,249.00
00006950	H3966	ADEL A BOUTROS	02/01/2021	\$1,449.00
00006951	H4331	BOWEN PROPERTY, LLC	02/01/2021	\$1,399.00
00006952	H0231	MAI BOZARJIAN	02/01/2021	\$21,250.00
00006953	H4085	MAI BOZARJIAN	02/01/2021	\$3,695.00
00006954	H4399	BRIAR CREST / ROSE CREST	02/01/2021	\$3,264.00
00006955	H4784	BRIDGE WF CRYSTAL VIEW AGP, LLC	02/01/2021	\$3,623.00
00006956	H0968	SHARON OR NORMAN BROWN	02/01/2021	\$3,119.00
00006957	H4475	BUENA PARK SUNRISE APTS, LP	02/01/2021	\$1,219.00
00006958	H4088	BACH BUI	02/01/2021	\$1,049.00
00006959	H4656	DANIEL D BUI	02/01/2021	\$1,954.00
00006960	H3590	DUNG BUI	02/01/2021	\$1,000.00
00006961	H3898	KIMBERLY BUI	02/01/2021	\$4,357.00
00006962	H4699	KIMLOAN THI BUI	02/01/2021	\$1,059.00
00006963	H1770	LAI BUI	02/01/2021	\$1,122.00
00006964	H4664	LONG BUI	02/01/2021	\$1,319.00

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00006965	H0276	MINH Q BUI	02/01/2021	\$3,879.00
00006966	H3322	MONICA BUI	02/01/2021	\$2,820.00
00006967	H1510	NGA HUYNH BUI	02/01/2021	\$1,100.00
00006968	H4215	SON VAN BUI	02/01/2021	\$2,050.00
00006969	H4779	TAM BUI	02/01/2021	\$1,083.00
00006970	H4760	THINH BUI	02/01/2021	\$2,589.00
00006971	H4108	THUAN BUI	02/01/2021	\$2,292.00
00006972	H4075	TRiet THO-MINH BUI	02/01/2021	\$1,708.00
00006973	H3524	DAVID M BURLEY	02/01/2021	\$1,586.00
00006974	H2916	THU T CAI-NGUYEN	02/01/2021	\$400.00
00006975	H3272	CAMBRIDGE HEIGHTS, LP	02/01/2021	\$1,573.00
00006976	H2159	HUONG B CAO	02/01/2021	\$639.00
00006977	H4457	MYTRANG CAO	02/01/2021	\$893.00
00006978	H2856	PHUOC GIA CAO	02/01/2021	\$1,055.00
00006979	H4524	CASA MADRID	02/01/2021	\$4,531.00
00006980	H4073	CASCADE TERRACE APARTMENTS	02/01/2021	\$4,520.00
00006981	H4689	DAVID G CASCINO	02/01/2021	\$1,884.00
00006982	H3904	KOU LEAN CHAN	02/01/2021	\$909.00
00006983	H4466	TIFFANNIE L CHAN	02/01/2021	\$1,141.00
00006984	H4135	CHIEN CHAN,MIN OR TRAN	02/01/2021	\$2,791.00
00006985	H1229	EVELYN CHANG	02/01/2021	\$2,865.00
00006986	H9008	SHERRI CHANG	02/01/2021	\$1,938.00
00006987	H3586	WARREN CHANG	02/01/2021	\$801.00
00006988	H1368	CHARLESTON GARDENS, LLC	02/01/2021	\$1,270.00
00006989	H1239	CHATHAM VILLAGE APTS	02/01/2021	\$4,697.00
00006990	H3494	ALICE CHAU	02/01/2021	\$2,505.00
00006991	H4714	KENNY CHAU	02/01/2021	\$1,495.00
00006992	H3757	DENNIS KYINSAN CHEN	02/01/2021	\$5,210.00
00006993	H1362	SHIAO-YUNG CHEN	02/01/2021	\$6,007.00
00006994	H9010	T C CHEN	02/01/2021	\$28,084.00
00006995	H1788	STEPHEN CHEUNG	02/01/2021	\$1,429.00
00006996	H3094	PAUL M CHEY	02/01/2021	\$1,128.00
00006997	H4707	NARITH CHHUM	02/01/2021	\$1,698.00
00006998	H0317	LI-YONG CHIANG	02/01/2021	\$1,653.00
00006999	H0159	DON J G CHONG	02/01/2021	\$5,485.00

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00007000	H1946	JOHN CHUN	02/01/2021	\$1,131.00
00007001	H9011	KYU B CHUNG	02/01/2021	\$4,774.00
00007002	H4723	CINCO TRAN, LLC	02/01/2021	\$1,435.00
00007003	H4444	CITRUS GROVE, LP	02/01/2021	\$1,668.00
00007004	H3246	KATHLEEN P CLIFTON	02/01/2021	\$1,292.00
00007005	H4785	CM 2080 NEW, LLC	02/01/2021	\$1,158.00
00007006	H0776	PONCH CO	02/01/2021	\$1,101.00
00007007	H3137	KATHY D COLACION	02/01/2021	\$2,222.00
00007008	H4337	COMMUNITY GARDENS PARTNERS, LP	02/01/2021	\$5,154.00
00007009	H3359	NORMA S CONCEPCION	02/01/2021	\$1,288.00
00007010	H2193	CONCORD MGMT, LLC	02/01/2021	\$1,011.00
00007011	H3752	CONNOR PINES, LLC	02/01/2021	\$13,848.00
00007012	H0642	CONTINENTAL GARDENS APTS	02/01/2021	\$9,816.00
00007013	H1134	CONTINENTAL GARDENS APTS	02/01/2021	\$4,394.00
00007014	H00080	COUNTRY SQUIRE TUSTIN LLC	02/01/2021	\$968.00
00007015	H0039	COURTYARD VILLAS	02/01/2021	\$8,680.00
00007016	H4626	CYNTHIA COY, CHRISTINE OR FREEMAN	02/01/2021	\$1,445.00
00007017	H4280	KERILYN CRUZAT	02/01/2021	\$1,131.00
00007018	H4556	CST CAPITAL, LLC	02/01/2021	\$1,546.00
00007019	H4686	CTC INVESTMENT GROUP, INC	02/01/2021	\$484.00
00007020	H0017	KHANH CUNG	02/01/2021	\$3,588.00
00007021	H3376	CURTIS FAMILY TRUST	02/01/2021	\$1,502.00
00007022	H4659	D1 SENIOR IRVINE HOUSING PARTNERS, LP	02/01/2021	\$1,285.00
00007023	H2985	NGHIA HO OR PHAN VE TU DAC	02/01/2021	\$4,231.00
00007024	H4646	HUONG NGOC DAI	02/01/2021	\$1,459.00
00007025	H00082	DAISY APARTMENT HOMES LLC	02/01/2021	\$9,365.00
00007026	H2100	BINH DINH DAM	02/01/2021	\$1,360.00
00007027	H3947	ANNIE DANG	02/01/2021	\$1,820.00
00007028	H3369	CHINH VAN DANG	02/01/2021	\$1,445.00
00007029	H4561	MIKE M DANG	02/01/2021	\$2,270.00
00007030	H3065	DAVID DANG	02/01/2021	\$1,026.00
00007031	H4598	THANH-THUY THI DANG	02/01/2021	\$1,029.00
00007032	H1895	JOSEPH N DAO	02/01/2021	\$1,287.00
00007033	H4303	MINH DAO	02/01/2021	\$841.00
00007034	H1245	NELSON NGUYEN DAO	02/01/2021	\$4,188.00

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00007035	H1750	TRU DAO	02/01/2021	\$4,415.00
00007036	H2184	TU VAN DAO	02/01/2021	\$727.00
00007037	H9413	TU VAN DAO	02/01/2021	\$1,128.00
00007038	H3021	NGOC-THUY DAO	02/01/2021	\$1,292.00
00007039	H1802	LUONG-NGUYEN DAO-PHAM, LOC THI OR PHAM	02/01/2021	\$2,519.00
00007040	H4239	RICHARD DAVIS	02/01/2021	\$1,324.00
00007041	H3054	SON OR MICHELLE DAVIS	02/01/2021	\$1,150.00
00007042	H3354	DDA, LLC	02/01/2021	\$1,217.00
00007043	H4607	DE ANZA PLAZA APTS II	02/01/2021	\$1,020.00
00007044	H4071	DEERING II FAMILY, LP	02/01/2021	\$1,032.00
00007045	H3626	CLARA J DEWYER	02/01/2021	\$1,250.00
00007046	H4583	HOI TUAN DIEP	02/01/2021	\$1,386.00
00007047	H3483	CHINH DINH	02/01/2021	\$2,251.00
00007048	H2147	HANH DINH	02/01/2021	\$2,100.00
00007049	H4223	KATHLEEN DINH	02/01/2021	\$1,522.00
00007050	H4614	KATHY DINH	02/01/2021	\$2,698.00
00007051	H1479	KIM DINH	02/01/2021	\$2,569.00
00007052	H4373	LAN THAI DINH	02/01/2021	\$6,329.00
00007053	H3629	LONG T DINH	02/01/2021	\$3,560.00
00007054	H4372	NHU Y DINH	02/01/2021	\$1,256.00
00007055	H4406	THU V DINH	02/01/2021	\$1,974.00
00007056	H4594	TUAN DINH	02/01/2021	\$1,602.00
00007057	H4619	Y NHA DINH	02/01/2021	\$2,526.00
00007058	H2769	THANH DINH	02/01/2021	\$1,690.00
00007059	H3284	DNK PROPERTY, LLC	02/01/2021	\$15,892.00
00007060	H4498	BRANDON BINH DO	02/01/2021	\$2,205.00
00007061	H4717	BYRON DO	02/01/2021	\$2,536.00
00007062	H4718	DAITRANG DO	02/01/2021	\$2,777.00
00007063	H4418	DOMINIC HAU DO	02/01/2021	\$1,969.00
00007064	H4544	JONATHAN DO	02/01/2021	\$446.00
00007065	H1867	MINH C DO	02/01/2021	\$4,738.00
00007066	H4450	MY-PHUONG DO	02/01/2021	\$1,375.00
00007067	H1674	NANCY DO	02/01/2021	\$1,043.00
00007068	H4802	NGA N DO	02/01/2021	\$2,661.00
00007069	H3593	THUY THI DO	02/01/2021	\$1,083.00

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00007070	H3181	TIM DO	02/01/2021	\$996.00
00007071	H3671	TINA DO	02/01/2021	\$1,359.00
00007072	H9016	TINA DO	02/01/2021	\$3,416.00
00007073	H3732	XUYEN THI DO	02/01/2021	\$1,105.00
00007074	H0580	HARRY DOAN	02/01/2021	\$666.00
00007075	H4639	HIEP THI DOAN	02/01/2021	\$4,224.00
00007076	H3609	HOAI T DOAN	02/01/2021	\$1,703.00
00007077	H4808	HUEY G DOAN	02/01/2021	\$3,808.00
00007078	H3999	HUY DOAN	02/01/2021	\$698.00
00007079	H4289	HUY DOAN	02/01/2021	\$1,257.00
00007080	H4420	KYLAM DOAN	02/01/2021	\$1,620.00
00007081	H3980	NHA & JOANNE TRANG VU DOAN	02/01/2021	\$1,637.00
00007082	H3855	PHUONGNGA THI DOAN	02/01/2021	\$2,308.00
00007083	H4615	THANH QUE DOAN	02/01/2021	\$1,616.00
00007084	H4228	WILLIAM D DOHANH	02/01/2021	\$2,068.00
00007085	H2424	JERRY DOIDGE	02/01/2021	\$1,363.00
00007086	H3382	DOLCE VITA INVESTMENTS, LLC	02/01/2021	\$3,732.00
00007087	H1744	MINH TRANG DONG	02/01/2021	\$1,063.00
00007088	H2945	DORADO SENIOR APARTMENTS, LP	02/01/2021	\$2,072.00
00007089	H4413	WILLIAM A DOWD III	02/01/2021	\$1,117.00
00007090	H3228	DSN INVESTMENT GROUP, LLC	02/01/2021	\$6,543.00
00007091	H3510	DTP INVESTMENTS, LLC	02/01/2021	\$3,023.00
00007092	H4464	CHRISTINE H DU	02/01/2021	\$1,154.00
00007093	H4050	DUCATO GARDENS, LLC	02/01/2021	\$846.00
00007094	H00061	DULILEON NINE LLC	02/01/2021	\$1,518.00
00007095	H1385	DAVID C DUNN	02/01/2021	\$2,780.00
00007096	H9021	DAVID F DUNNETT	02/01/2021	\$2,647.00
00007097	H3866	HONG MANH DUONG	02/01/2021	\$1,028.00
00007098	H1885	MINH B DUONG	02/01/2021	\$5,289.00
00007099	H3688	THAI VAN DUONG	02/01/2021	\$1,447.00
00007100	H00081	TIFFANY DUONG	02/01/2021	\$1,619.00
00007101	H3087	CHI THI DUONG	02/01/2021	\$2,000.00
00007102	H2869	HUNG Q DUONG	02/01/2021	\$1,232.00
00007103	H2781	GLADYS DYO	02/01/2021	\$585.00
00007104	H2422	EASTWIND PROPERTIES, LLC	02/01/2021	\$2,606.00

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00007105	H4770	EBL, LLC	02/01/2021	\$4,710.00
00007106	H2036	DANIEL T EDLUND	02/01/2021	\$1,465.00
00007107	H9025	GERALD EHLE	02/01/2021	\$1,954.00
00007108	H4250	EL PUEBLO APTS	02/01/2021	\$1,340.00
00007109	H4294	EL RAY PARTNERS, LLC	02/01/2021	\$7,815.00
00007110	H4438	ELIAS CAPITAL GROUP, LLC	02/01/2021	\$2,619.00
00007111	H4048	EMERALD COURT APARTMENTS	02/01/2021	\$898.00
00007112	H4234	TERRY C ENGEL	02/01/2021	\$995.00
00007113	H3299	EVERGREEN ESTATE EXPANSION, LLC	02/01/2021	\$7,078.00
00007114	H1553	FAIRVIEW MGMT COMPANY	02/01/2021	\$2,578.00
00007115	H5769	BOONE FAN	02/01/2021	\$2,521.00
00007116	H3034	FBC APARTMENTS	02/01/2021	\$780.00
00007117	H4757	FG GOLDENWEST SENIOR APTS, LP	02/01/2021	\$13,970.00
00007118	H1702	FLOYD H FIELDS	02/01/2021	\$1,180.00
00007119	H1689	WENDY FINCH	02/01/2021	\$986.00
00007120	H00049	FIVE POINTS HOUSING LP	02/01/2021	\$2,455.00
00007121	H3329	FOREVERGREEN EXPANSION, LLC	02/01/2021	\$1,549.00
00007122	H2834	FOUNTAIN GLEN AT ANAHEIM HILLS	02/01/2021	\$1,436.00
00007123	H00051	FOUR SEASON 339 LLC	02/01/2021	\$1,165.00
00007124	H7410	FRANCISCAN GARDENS APTS	02/01/2021	\$24,086.00
00007125	H2569	WILLIAM FRECHTMAN	02/01/2021	\$1,221.00
00007126	H4610	FREEDOMPATH PROPERTIES, LLC	02/01/2021	\$1,309.00
00007127	H3691	FU CRAIG FA, LLC	02/01/2021	\$4,841.00
00007128	H2215	KARL GANZ	02/01/2021	\$1,010.00
00007129	H3384	ALBINO GARCIA	02/01/2021	\$2,668.00
00007130	H4412	NORMA OR WILLIAM GARCIA	02/01/2021	\$1,297.00
00007131	V00694	GARDEN GROVE HOUSING AUTHORITY-ESCROW ACCT	02/01/2021	\$5,651.00
00007132	H4275	GARDEN GROVE HOUSING ASSOCIATE	02/01/2021	\$2,936.00
00007133	H2029	GEORGIAN APTS	02/01/2021	\$1,107.00
00007134	H4137	AARON & CASSANDRA GERMAIN	02/01/2021	\$1,276.00
00007135	H4037	BRIGITTE GIACALONE	02/01/2021	\$966.00
00007136	H4742	GIERS WELLS PARTNERSHIP	02/01/2021	\$1,922.00
00007137	H3894	GIGI APARTMENTS	02/01/2021	\$1,955.00
00007138	H4046	GLENHAVEN MOBILODGE	02/01/2021	\$368.00
00007139	H4346	HENRY S GOMEZ	02/01/2021	\$1,282.00

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00007140	H3072	GREEN LANTERN VILLAGE CALIFORNIA MHPMGT CO	02/01/2021	\$395.00
00007141	H2737	WILLIAM GREEN	02/01/2021	\$1,199.00
00007142	H3833	GREENFIELDSDIE, LLC	02/01/2021	\$2,033.00
00007143	H3639	GROVE PARK LP	02/01/2021	\$73,537.00
00007144	H9028	JIM GULMESOFF	02/01/2021	\$6,536.00
00007145	H4437	TIMOTHY M GUSTIN	02/01/2021	\$699.00
00007146	H3949	GINA GUYUMJYAN	02/01/2021	\$3,221.00
00007147	H4172	HA OF DEKALB COUNTY	02/01/2021	\$674.73
00007148	H4692	CASIE HA	02/01/2021	\$2,401.00
00007149	H4092	DAC T HA	02/01/2021	\$1,324.00
00007150	H1824	KHIEM Q HA	02/01/2021	\$1,094.00
00007151	H4562	TRAN D HA	02/01/2021	\$3,245.00
00007152	H3735	TRJET M HA	02/01/2021	\$1,136.00
00007153	H4750	YU HAH	02/01/2021	\$1,136.00
00007154	H0550	HALL & ASSOCIATES, INC	02/01/2021	\$4,274.00
00007155	H1969	LINDA HAN	02/01/2021	\$2,150.00
00007156	H5208	CLIFTON & BRENDA HANSON	02/01/2021	\$2,214.00
00007157	H3838	STEVEN HAU	02/01/2021	\$1,801.00
00007158	H2955	HERITAGE PARK	02/01/2021	\$3,758.00
00007159	H0515	HERITAGE VILLAGE ANAHEIM	02/01/2021	\$1,316.00
00007160	H4708	HIGHLAND FINANCE INVESTMENTS CORP	02/01/2021	\$1,393.00
00007161	H0250	SHERRY OR RICHARD HILLIARD	02/01/2021	\$1,770.00
00007162	H3921	HMZ RESIDENTIAL PARK, LP	02/01/2021	\$1,858.00
00007163	H3255	HENRY HOI HO	02/01/2021	\$1,885.00
00007164	H1010	HO, HIEP or DAO, NGOC THUY	02/01/2021	\$4,997.00
00007165	H3941	KEVIN TRIEU HO	02/01/2021	\$2,493.00
00007166	H3653	LIEN KIM HO	02/01/2021	\$1,539.00
00007167	H3781	PAULINE HO	02/01/2021	\$2,414.00
00007168	H4827	PETER HO	02/01/2021	\$1,291.00
00007169	H4103	LAN T HOANG	02/01/2021	\$1,400.00
00007170	H3984	LONG HOANG	02/01/2021	\$1,553.00
00007171	H4783	THINH HOANG	02/01/2021	\$1,850.00
00007172	H4224	TRACY HOANG	02/01/2021	\$1,091.00
00007173	H2354	TRIEU HOANG	02/01/2021	\$1,530.00
00007174	H4542	TUAN HOANG	02/01/2021	\$2,038.00

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00007175	H2662	LANG HOANG	02/01/2021	\$1,460.00
00007176	H2974	NHAN TIEN HOANG	02/01/2021	\$1,205.00
00007177	H3883	ROSEMARY LC HOLTZMAN	02/01/2021	\$888.00
00007178	H1120	SALLY HOPPE	02/01/2021	\$771.00
00007179	H2532	LUC HUA	02/01/2021	\$1,325.00
00007180	H3595	HUNTINGTON WESTMINSTER APT, LLC	02/01/2021	\$1,365.00
00007181	H1659	DON HUSS	02/01/2021	\$2,521.00
00007182	H0658	CHEN THI HUYNH	02/01/2021	\$3,636.00
00007183	H3641	FELIX HUYNH	02/01/2021	\$775.00
00007184	H4763	JOANNE HUYNH	02/01/2021	\$1,336.00
00007185	H3509	KELVIN HUYNH	02/01/2021	\$1,199.00
00007186	H4405	LOAN HUYNH	02/01/2021	\$552.00
00007187	H4237	MINH HUY HUYNH	02/01/2021	\$1,891.00
00007188	H4082	MINH T MAI HUYNH	02/01/2021	\$967.00
00007189	H4271	PHILIP HUYNH	02/01/2021	\$586.00
00007190	H1574	SALLY B HUYNH	02/01/2021	\$1,351.00
00007191	H4246	KIM DONG T HUYNH, SCOTT THANH OR LE	02/01/2021	\$1,094.00
00007192	H4747	THAI C HUYNH	02/01/2021	\$2,417.00
00007193	H3117	LONG BAO HUYNH	02/01/2021	\$1,314.00
00007194	H1262	CM HWANG	02/01/2021	\$1,346.00
00007195	H4666	TUE T HWINN	02/01/2021	\$1,159.00
00007196	H3848	IMPERIAL NORTH HOLDINGS, LLC	02/01/2021	\$1,988.00
00007197	H3644	IMPERIAL NORTHWEST HOLDINGS	02/01/2021	\$4,129.00
00007198	H2984	INTERNATIONAL BUSINESS INVESTMENT GROUP, LLC	02/01/2021	\$1,211.00
00007199	H4350	J & E ESTATES, LLC	02/01/2021	\$1,931.00
00007200	H3402	JERRY JANESKI	02/01/2021	\$1,226.00
00007201	H4427	JD PROPERTY MANAGEMENT, INC	02/01/2021	\$2,175.00
00007202	H4716	NARIYA JEAN	02/01/2021	\$1,989.00
00007203	H4440	JEANNE JURADO TRUSTEE	02/01/2021	\$1,615.00
00007204	H00031	JEFFERSON HB, LLC	02/01/2021	\$972.00
00007205	H3040	JENSEN SOMMERVILLE CONZELMAN	02/01/2021	\$1,699.00
00007206	H3165	JG & B CORPORATION	02/01/2021	\$7,381.00
00007207	H3266	JGK GARDEN GROVE, LP	02/01/2021	\$25,970.00
00007208	H2936	JGKALLINS INVESTMENTS, LP	02/01/2021	\$1,300.00
00007209	H2530	NATHAN D JOHNSON	02/01/2021	\$1,927.00

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00007210	H4363	JTK & ASSOCIATES	02/01/2021	\$1,352.00
00007211	H4557	JTM BAYOU, LLC	02/01/2021	\$1,683.00
00007212	H9029	LIN J JU	02/01/2021	\$2,203.00
00007213	H2595	FRED JU	02/01/2021	\$1,076.00
00007214	H4042	JUNG SUN NOH	02/01/2021	\$6,514.00
00007215	H4077	JUNG SUN NOH	02/01/2021	\$827.00
00007216	H4078	JUNG SUN NOH	02/01/2021	\$1,351.00
00007217	H4467	KAID MALINDA INVESTMENT INC	02/01/2021	\$2,338.00
00007218	H4482	JAIDEEP KAMAT	02/01/2021	\$1,543.00
00007219	H4758	JUN-WEI KAO	02/01/2021	\$1,573.00
00007220	H3320	KASHI TRUST	02/01/2021	\$11,185.00
00007221	H4767	KATELLA FAMILY HOUSING PARTNER	02/01/2021	\$1,476.00
00007222	H3771	KATELLA MOBILE HOME ESTATES	02/01/2021	\$744.00
00007223	H3385	KAY VEE, LLC	02/01/2021	\$1,121.00
00007224	H3721	KCM INVESTMENTS, LLC	02/01/2021	\$2,226.00
00007225	H4696	KD RENT	02/01/2021	\$1,622.00
00007226	H1018	LU-YONG KEH	02/01/2021	\$4,538.00
00007227	H4374	KEITH AND HOLLY CORPORATION	02/01/2021	\$977.00
00007228	H9030	ROBERT KELLEY	02/01/2021	\$4,093.00
00007229	H3113	KENSINGTON GARDENS	02/01/2021	\$883.00
00007230	H1535	DAN VAN KHA	02/01/2021	\$2,441.00
00007231	H2423	CAM MY KHA	02/01/2021	\$1,753.00
00007232	H2624	SETH S KHEANG	02/01/2021	\$2,311.00
00007233	H3727	HENRY THAI KHUU	02/01/2021	\$1,447.00
00007234	H0890	DAVID S KIM	02/01/2021	\$897.00
00007235	H4527	MELVIN LEE KIM	02/01/2021	\$1,052.00
00007236	H9033	SON H KIM	02/01/2021	\$4,812.00
00007237	H9031	HARRY H KIM	02/01/2021	\$1,351.00
00007238	H9001	KING COUNTY HOUSING AUTHORITY	02/01/2021	\$2,643.78
00007239	H1797	KING INVESTMENT GROUP, INC	02/01/2021	\$3,571.00
00007240	H3591	BERNARD KING	02/01/2021	\$951.00
00007241	H3567	KENT M KITSELMAN	02/01/2021	\$1,403.00
00007242	H2960	MARILYN KLUNK	02/01/2021	\$3,962.00
00007243	H2460	KNK PROPERTIES	02/01/2021	\$9,343.00
00007244	H4510	KPKK, LLC	02/01/2021	\$1,263.00

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00007245	H0082	EDWARD KUO	02/01/2021	\$492.00
00007246	H1193	EDWARD KUO	02/01/2021	\$1,331.00
00007247	H4804	SATOKO KURATA	02/01/2021	\$1,091.00
00007248	H4609	JOAQUIN KURZ	02/01/2021	\$4,650.00
00007249	H4737	TUYET B LA	02/01/2021	\$2,117.00
00007250	H4712	LADERA WNG II, LLC	02/01/2021	\$2,539.00
00007251	H3611	LAGUNA HILLS TRAVELODGE, LLC	02/01/2021	\$34,782.00
00007252	H3793	LAGUNA STREET APARTMENTS, LLC	02/01/2021	\$2,118.00
00007253	H2636	LAKESIDE ASSOCIATION	02/01/2021	\$3,472.00
00007254	H4253	JULIE LALLY	02/01/2021	\$1,435.00
00007255	H3552	ANDRE LAM	02/01/2021	\$1,765.00
00007256	H00028	ANH LAN LAM	02/01/2021	\$1,200.00
00007257	H3711	CAM THI T LAM	02/01/2021	\$1,164.00
00007258	H1224	CHAU LAM	02/01/2021	\$6,314.00
00007259	H2396	HAI LAM	02/01/2021	\$6,371.00
00007260	H4631	HUNG LAM	02/01/2021	\$2,144.00
00007261	H4563	QUOC D LAM	02/01/2021	\$1,892.00
00007262	H00042	STEVEN LAM	02/01/2021	\$1,234.00
00007263	H2168	THONG KIM LAM	02/01/2021	\$2,819.00
00007264	H3400	TONY LAM	02/01/2021	\$1,392.00
00007265	H2873	MAI LAM	02/01/2021	\$1,156.00
00007266	H4752	THUY T LAM	02/01/2021	\$989.00
00007267	H4454	LAMPLIGHTER VILLAGE APTS	02/01/2021	\$12,514.00
00007268	H4745	LAMPSON EP, LLC	02/01/2021	\$2,240.00
00007269	H4504	LAMY OANH, LLC	02/01/2021	\$6,103.00
00007270	H4663	LAS PALMAS APTS	02/01/2021	\$1,748.00
00007271	H4402	STEPHEN LAU	02/01/2021	\$2,739.00
00007272	H3945	JOHN LAZENBY	02/01/2021	\$2,671.00
00007273	H4471	LE MORNINGSIDE, LLC	02/01/2021	\$2,941.00
00007274	H4754	ANH LE	02/01/2021	\$3,167.00
00007275	H4421	BILL BQ LE	02/01/2021	\$1,407.00
00007276	H4634	DANIEL LE	02/01/2021	\$1,338.00
00007277	H3748	HIEN QUANG LE	02/01/2021	\$1,569.00
00007278	H4133	HIEP THI LE	02/01/2021	\$2,487.00
00007279	H4134	HUNG LE	02/01/2021	\$520.00

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00007280	H1258	JIMMY T LE	02/01/2021	\$1,883.00
00007281	H4555	JOHN LE	02/01/2021	\$2,081.00
00007282	H4142	JOHN TOAN LE	02/01/2021	\$2,793.00
00007283	H4480	KIM CHI THI LE	02/01/2021	\$4,298.00
00007284	H4462	LAN V LE	02/01/2021	\$1,787.00
00007285	H4319	LANH C LE	02/01/2021	\$1,647.00
00007286	H3542	LANH VAN LE	02/01/2021	\$1,629.00
00007287	H3796	LY PHUONG LE	02/01/2021	\$1,261.00
00007288	H3623	MICHAEL LE	02/01/2021	\$2,335.00
00007289	H3725	MY LE	02/01/2021	\$257.00
00007290	H0918	NANCY NGAT THI LE	02/01/2021	\$3,217.00
00007291	H3416	NGA LE	02/01/2021	\$1,809.00
00007292	H3687	NGUYEN NHU LE	02/01/2021	\$36.00
00007293	H4217	PHUONG L LE	02/01/2021	\$602.00
00007294	H4428	RICHARD TUANANH LE	02/01/2021	\$1,201.00
00007295	H0948	STEPHANIE THU LE	02/01/2021	\$3,989.00
00007296	H3661	THANH TIEN LE	02/01/2021	\$1,300.00
00007297	H00069	THOMAS T LE	02/01/2021	\$1,373.00
00007298	H0717	TINA M LE	02/01/2021	\$1,154.00
00007299	H4695	VANESSA LE	02/01/2021	\$1,896.00
00007300	H4502	VICTOR LE	02/01/2021	\$1,746.00
00007301	H2548	XAN NGOC LE	02/01/2021	\$1,143.00
00007302	H3447	MONIQUE LEDUC	02/01/2021	\$1,289.00
00007303	H3946	DAVID OR TRINH LEE	02/01/2021	\$1,264.00
00007304	H4547	LEMON GROVE, LP	02/01/2021	\$1,522.00
00007305	H1602	ROGER LEUNG	02/01/2021	\$1,422.00
00007306	H4002	SOL M LI	02/01/2021	\$1,828.00
00007307	H1533	DAVID LIN	02/01/2021	\$2,676.00
00007308	H1616	EEL-YU LIN	02/01/2021	\$854.00
00007309	H4344	LINCOLN VILLAS APT HOMES, LLC	02/01/2021	\$6,672.00
00007310	H4592	LINCOLN WOODS APARTMENTS	02/01/2021	\$2,635.00
00007311	H1960	KATHERINE LITTON	02/01/2021	\$1,486.00
00007312	H2080	LLE, LLC	02/01/2021	\$976.00
00007313	H3888	TROY LONG, TU-ANH & DUONG	02/01/2021	\$770.00
00007314	H3311	CINDY W LOUIE	02/01/2021	\$1,878.00

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00007315	H2120	QUYNH THUY LU	02/01/2021	\$2,644.00
00007316	H1424	KHANH LUONG	02/01/2021	\$1,345.00
00007317	H4603	LONG DUC LUONG	02/01/2021	\$1,026.00
00007318	H4157	TRA THI-PHUONG LUONG	02/01/2021	\$2,245.00
00007319	H4572	ALLEN LUU	02/01/2021	\$1,262.00
00007320	H4491	TUAN V LUU	02/01/2021	\$1,360.00
00007321	H3696	XUYEN LUU	02/01/2021	\$1,518.00
00007322	H4669	ANDY LY	02/01/2021	\$2,136.00
00007323	H3717	DUC T LY	02/01/2021	\$1,652.00
00007324	H1613	MING LY	02/01/2021	\$1,600.00
00007325	H3754	TAN Q LY	02/01/2021	\$868.00
00007326	H3562	THANH LY	02/01/2021	\$1,588.00
00007327	H3390	TRANH LY	02/01/2021	\$4,291.00
00007328	H4154	TUYEN X LY	02/01/2021	\$2,394.00
00007329	H6070	MADJE-STAMPER PATRICIA A MADJE	02/01/2021	\$7,966.00
00007330	H3201	ANN N MAI	02/01/2021	\$2,520.00
00007331	H3996	FRANK MAI	02/01/2021	\$1,736.00
00007332	H4308	JENNIE THUY MAI	02/01/2021	\$2,433.00
00007333	H1499	LINDA MAI	02/01/2021	\$1,737.00
00007334	H2451	CHUCK MAI	02/01/2021	\$2,186.00
00007335	H4298	JAIMIE MAI-NGO	02/01/2021	\$832.00
00007336	H4539	KONSTANTINOS P MANDAS	02/01/2021	\$3,240.00
00007337	H4796	HARALAMBOS & GEORGIA MANTAS	02/01/2021	\$1,943.00
00007338	H4818	LLOYD MANTONG	02/01/2021	\$355.00
00007339	H6865	MARIPOSA PROPERTIES	02/01/2021	\$1,160.00
00007340	H4816	MATTAR REAL ESTATE INVESTMENT	02/01/2021	\$907.00
00007341	H7370	LEOPOLD MAYER	02/01/2021	\$2,498.00
00007342	H2135	JOHN MC GOFF	02/01/2021	\$1,020.00
00007343	H2842	GRACE OR GERALD MCGRATH	02/01/2021	\$312.00
00007344	H8490	GRACE OR GERALD MCGRATH	02/01/2021	\$2,625.00
00007345	H4793	MEAGHER FAMILY BYPASS TRUST	02/01/2021	\$776.00
00007346	H4794	ELAINE MEAGHER	02/01/2021	\$1,091.00
00007347	H1653	MANH MEAK	02/01/2021	\$1,201.00
00007348	H4435	JAGDISH P MEHTA	02/01/2021	\$2,534.00
00007349	H4404	MAURICE F MEYSENBERG	02/01/2021	\$1,138.00

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00007350	H2638	MIKE & KATHY LEE, LP	02/01/2021	\$2,968.00
00007351	H4568	ROSEMARY MILLER	02/01/2021	\$1,446.00
00007352	H4814	MITTAL LEGACY, LP	02/01/2021	\$1,469.00
00007353	H3256	MONARCH POINTE	02/01/2021	\$1,114.00
00007354	H3534	ANTHONY MONTEBELLO	02/01/2021	\$1,363.00
00007355	H2976	MONTECITO VISTA APT HOMES	02/01/2021	\$1,290.00
00007356	H4658	BACH MORALES	02/01/2021	\$2,395.00
00007357	H4715	MORNINGSIDE APTS, LLC	02/01/2021	\$7,668.00
00007358	H4812	UDAYA CHAITHANYA MOTHE	02/01/2021	\$1,457.00
00007359	H00077	RANDALL MYCORN	02/01/2021	\$2,310.00
00007360	H3798	N & V DEVELOPMENT, LLC	02/01/2021	\$7,639.00
00007361	H2491	N&V DEVELOPMENT, LLC	02/01/2021	\$11,008.00
00007362	H2034	ABRAM B NACHAM	02/01/2021	\$1,085.00
00007363	H2622	PATRICK NAMSINH	02/01/2021	\$1,740.00
00007364	H4799	NAPO OF CALIFORNIA, LLC	02/01/2021	\$1,317.00
00007365	H3834	NEW HORIZONVIEW, LLC	02/01/2021	\$1,338.00
00007366	H3865	NEW KENYON APARTMENTS, LLC	02/01/2021	\$1,050.00
00007367	H3973	NEW TCNY, LLC RETIREMENT PLAN & TRUST	02/01/2021	\$1,029.00
00007368	H4029	NEWPORT ESTATE EXPANSION, LLC	02/01/2021	\$1,405.00
00007369	H2745	DALE XUAN NGHIEM	02/01/2021	\$1,100.00
00007370	H3956	DANIEL NGHIEM	02/01/2021	\$19,301.00
00007371	H1921	DAVID NGO	02/01/2021	\$1,466.00
00007372	H4751	DUNG T NGO	02/01/2021	\$1,572.00
00007373	H3630	HONG DIEP LE NGO	02/01/2021	\$938.00
00007374	H0314	LOC T NGO	02/01/2021	\$802.00
00007375	H4550	TAMMY NGO	02/01/2021	\$1,090.00
00007376	H4691	AN MANH NGUYEN	02/01/2021	\$1,635.00
00007377	H4719	ANA-KARINA A NGUYEN	02/01/2021	\$1,237.00
00007378	H4645	ANDREA NGUYEN	02/01/2021	\$1,094.00
00007379	H3734	ANDREW Q NGUYEN	02/01/2021	\$1,776.00
00007380	H4401	ANH NGUYEN	02/01/2021	\$1,305.00
00007381	H1938	ANH-DAO NGUYEN	02/01/2021	\$1,069.00
00007382	H3749	ANTHONY NGUYEN	02/01/2021	\$1,278.00
00007383	H1457	BINH NGOC NGUYEN	02/01/2021	\$2,621.00
00007384	H1430	BINH QUOC NGUYEN	02/01/2021	\$3,172.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00007385	H3958	BRIAN BAO-KHA NGUYEN	02/01/2021	\$2,518.00
00007386	H4297	CALVIN H NGUYEN	02/01/2021	\$1,733.00
00007387	H3248	CHARLIE NGUYEN	02/01/2021	\$1,640.00
00007388	H4511	CHRISTINE NGUYEN	02/01/2021	\$1,407.00
00007389	H2274	CHRISTOPHER NGUYEN	02/01/2021	\$1,692.00
00007390	H3777	CHUONG NGUYEN	02/01/2021	\$1,255.00
00007391	H9043	CUONG NGUYEN	02/01/2021	\$2,620.00
00007392	H4641	DAN NGUYEN	02/01/2021	\$1,153.00
00007393	H4569	DAT NGUYEN	02/01/2021	\$1,744.00
00007394	H4015	LOAN T NGUYEN, DAVID / HA	02/01/2021	\$1,596.00
00007395	H4565	RICHARD NGUYEN, DEBBY & TRAN	02/01/2021	\$1,512.00
00007396	H1881	DIEM-THUY NGUYEN	02/01/2021	\$1,915.00
00007397	H00085	DOMINIC NGUYEN	02/01/2021	\$3,213.00
00007398	H4558	DONG NGUYEN	02/01/2021	\$1,363.00
00007399	H4679	DUNG KIM NGUYEN	02/01/2021	\$1,833.00
00007400	H3872	DUONG NGUYEN	02/01/2021	\$1,795.00
00007401	H1143	DZUNG DAN NGUYEN	02/01/2021	\$2,602.00
00007402	H2551	ERIC NGUYEN	02/01/2021	\$1,610.00
00007403	H4621	HANG NGUYEN	02/01/2021	\$1,946.00
00007404	H3953	HANH V NGUYEN	02/01/2021	\$1,528.00
00007405	H3370	HAO & HUONG T NGUYEN	02/01/2021	\$850.00
00007406	H1446	JOSEPH NGUYEN, HOA THI OR NGUYEN	02/01/2021	\$5,230.00
00007407	H4514	HOAN VAN NGUYEN	02/01/2021	\$939.00
00007408	H4460	HUAN NGOC NGUYEN	02/01/2021	\$1,224.00
00007409	H4479	HUE THI NGUYEN	02/01/2021	\$1,192.00
00007410	H3276	HUNG NGUYEN	02/01/2021	\$1,161.00
00007411	H3870	TIEN D NGUYEN, HUONG THY OR PHAM	02/01/2021	\$1,165.00
00007412	H00039	JANET NGUYEN	02/01/2021	\$2,738.00
00007413	H3242	JEANNIE NGUYEN	02/01/2021	\$1,432.00
00007414	H3241	JULIE NGUYEN	02/01/2021	\$1,341.00
00007415	H4697	KEVIN NGUYEN	02/01/2021	\$2,149.00
00007416	H4285	KHAI HUE NGUYEN	02/01/2021	\$2,726.00
00007417	H3497	KHANH DANG NGUYEN	02/01/2021	\$1,112.00
00007418	H4419	KHOI NGUYEN	02/01/2021	\$1,600.00
00007419	H3149	KIEN NGUYEN	02/01/2021	\$4,559.00

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00007420	H4652	KIEN THI NGUYEN	02/01/2021	\$1,684.00
00007421	H3919	KIMCHI THI NGUYEN	02/01/2021	\$571.00
00007422	H4713	LAN HUONG NGUYEN	02/01/2021	\$1,745.00
00007423	H4195	LANIE NGUYEN	02/01/2021	\$2,649.00
00007424	H4700	LE B NGUYEN	02/01/2021	\$1,819.00
00007425	H1687	LINDA NGUYEN	02/01/2021	\$2,621.00
00007426	H4079	LINDA LIEN NGUYEN	02/01/2021	\$1,399.00
00007427	H2331	LONG HUYEN DAC NGUYEN	02/01/2021	\$5,417.00
00007428	H4478	LUONG NGUYEN	02/01/2021	\$1,387.00
00007429	H1380	LYNDA NGUYEN	02/01/2021	\$1,321.00
00007430	H3183	MAI H NGUYEN	02/01/2021	\$2,011.00
00007431	H2391	MAN M NGUYEN	02/01/2021	\$1,339.00
00007432	H3526	MICHAEL THANG NGUYEN	02/01/2021	\$2,108.00
00007433	H4738	MINH NGUYEN	02/01/2021	\$1,452.00
00007434	H4782	MY CHAU NGUYEN	02/01/2021	\$1,345.00
00007435	H00040	MY DUNG THI NGUYEN	02/01/2021	\$1,914.00
00007436	H3613	MY THI NGUYEN	02/01/2021	\$1,049.00
00007437	H0907	MYLY NGUYEN	02/01/2021	\$1,533.00
00007438	H3170	MYRA D NGUYEN	02/01/2021	\$1,017.00
00007439	H1717	NANCY NGUYEN	02/01/2021	\$6,565.00
00007440	H3713	NANCY NGUYEN	02/01/2021	\$1,179.00
00007441	H1899	NGHI NGUYEN	02/01/2021	\$1,856.00
00007442	H1298	NGHIA NGUYEN	02/01/2021	\$1,319.00
00007443	H4744	NGOC NGUYEN	02/01/2021	\$1,709.00
00007444	H4469	OSCAR THUAN NGUYEN	02/01/2021	\$2,292.00
00007445	H4423	PETER NGUYEN	02/01/2021	\$3,838.00
00007446	H4414	PHONG NGUYEN	02/01/2021	\$1,454.00
00007447	H4711	PHONG NGUYEN	02/01/2021	\$2,012.00
00007448	H00068	PHUC T NGUYEN	02/01/2021	\$1,311.00
00007449	H2197	PHUONG MY THI NGUYEN	02/01/2021	\$10,007.00
00007450	H4439	QUAN NGUYEN	02/01/2021	\$1,197.00
00007451	H3853	QUANG M NGUYEN	02/01/2021	\$161.00
00007452	H4680	SHAWN B NGUYEN	02/01/2021	\$1,949.00
00007453	H4559	SKY NGUYEN	02/01/2021	\$3,804.00
00007454	H3185	SON DINH NGUYEN	02/01/2021	\$1,170.00

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00007455	H4118	STEVE NGUYEN	02/01/2021	\$1,258.00
00007456	H3425	STEVEN NGUYEN	02/01/2021	\$1,044.00
00007457	H4670	STEVEN NGUYEN	02/01/2021	\$1,892.00
00007458	H4340	STEVENS NGUYEN	02/01/2021	\$1,797.00
00007459	H3317	TAM N NGUYEN	02/01/2021	\$1,395.00
00007460	H4774	TAN QUOC VIET NGUYEN	02/01/2021	\$2,442.00
00007461	H3373	THAI DUC NGUYEN	02/01/2021	\$2,438.00
00007462	H4586	THANG XUAN NGUYEN	02/01/2021	\$1,052.00
00007463	H00059	THANH-HAI NGUYEN	02/01/2021	\$1,008.00
00007464	H3978	THANH-LE NGUYEN	02/01/2021	\$1,989.00
00007465	H3313	THANH-NHAN NGUYEN	02/01/2021	\$304.00
00007466	H3755	THINH QUOC NGUYEN	02/01/2021	\$1,315.00
00007467	H4749	THOMAS NGUYEN	02/01/2021	\$2,455.00
00007468	H4734	THU-DUNG TRAN NGUYEN	02/01/2021	\$1,657.00
00007469	H1302	THUY NGUYEN	02/01/2021	\$1,514.00
00007470	H4772	THUY NGUYEN	02/01/2021	\$2,277.00
00007471	H3331	THUYHUONG THI NGUYEN	02/01/2021	\$1,170.00
00007472	H9045	TIEP NGUYEN	02/01/2021	\$1,659.00
00007473	H00046	TIM NGUYEN	02/01/2021	\$941.00
00007474	H2473	TIMMY NGUYEN	02/01/2021	\$3,021.00
00007475	H4349	TRACY TRUC NGUYEN	02/01/2021	\$898.00
00007476	H4805	TRAM ANH NGUYEN	02/01/2021	\$1,475.00
00007477	H4636	TRANG NGUYEN	02/01/2021	\$1,864.00
00007478	H3469	TUAN HOANG NGUYEN	02/01/2021	\$1,695.00
00007479	H4243	TUAN NGOC NGUYEN	02/01/2021	\$1,992.00
00007480	H3737	TUNG QUOC NGUYEN	02/01/2021	\$2,300.00
00007481	H4069	TUNG XUAN NGUYEN	02/01/2021	\$1,348.00
00007482	H4677	TUONG LAN DAI NGUYEN	02/01/2021	\$1,886.00
00007483	H4643	TUYET MAI NGUYEN	02/01/2021	\$1,238.00
00007484	H1937	TUYET TRINH NGUYEN	02/01/2021	\$1,506.00
00007485	H4166	TUYET TRINH NGUYEN	02/01/2021	\$1,156.00
00007486	H4766	UYEN NGUYEN	02/01/2021	\$1,688.00
00007487	H3655	VAN HUY NGUYEN	02/01/2021	\$1,842.00
00007488	H3852	SOAN P NGUYEN, VANANH & DO	02/01/2021	\$2,022.00
00007489	H4570	VIVIAN NGUYEN	02/01/2021	\$1,339.00

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00007490	H4755	NGUYEN, VY & THI	02/01/2021	\$1,783.00
00007491	H2501	CANG NGUYEN	02/01/2021	\$1,182.00
00007492	H2550	CUONG CHI NGUYEN	02/01/2021	\$5,096.00
00007493	H2337	DUNG VAN NGUYEN	02/01/2021	\$1,117.00
00007494	H3012	HAN NGUYEN	02/01/2021	\$1,026.00
00007495	H1766	HUNG C NGUYEN	02/01/2021	\$1,826.00
00007496	H3061	HUY NGUYEN	02/01/2021	\$2,090.00
00007497	H3096	HUYEN TT NGUYEN	02/01/2021	\$4,311.00
00007498	H2956	JAMES NGUYEN	02/01/2021	\$1,225.00
00007499	H1552	LAN PHUONG THI NGUYEN	02/01/2021	\$2,241.00
00007500	H2409	LAN-NGOC NGUYEN	02/01/2021	\$1,362.00
00007501	H3086	LANI LAN T NGUYEN	02/01/2021	\$1,137.00
00007502	H2812	MINH NGOC NGUYEN	02/01/2021	\$1,453.00
00007503	H2511	PERRY NGUYEN	02/01/2021	\$1,122.00
00007504	H2637	THANH NGUYEN	02/01/2021	\$3,436.00
00007505	H2610	THANH-TUYEN NGUYEN	02/01/2021	\$2,310.00
00007506	H2479	THINH THI NGUYEN	02/01/2021	\$7,020.00
00007507	H2561	TIFFANY NGUYEN	02/01/2021	\$2,955.00
00007508	H2885	TIM NGUYEN	02/01/2021	\$1,459.00
00007509	H3070	WIN NGUYEN	02/01/2021	\$1,557.00
00007510	H2912	XUAN YEN NGUYEN	02/01/2021	\$1,142.00
00007511	H3366	PHIYEN TERESA NGUYEN-LAM	02/01/2021	\$1,198.00
00007512	H3802	DIANA NGUYEN-THIEN-NH	02/01/2021	\$2,534.00
00007513	H4725	NIGUEL EQUITY PARTNERS, LLC	02/01/2021	\$1,474.00
00007514	H00029	NOGAL FELIZ APARTMENTS	02/01/2021	\$1,035.00
00007515	H3952	NORMANDY APARTMENTS, LLC	02/01/2021	\$992.00
00007516	H1141	OLIVEWOOD APTS	02/01/2021	\$825.00
00007517	H3822	MARIEL J OLSEN	02/01/2021	\$1,253.00
00007518	H00030	OLYMPIA CAPITAL CORPORATION	02/01/2021	\$1,328.00
00007519	H4597	JOHN OMDAHL	02/01/2021	\$813.00
00007520	H9048	ORANGE COUNTY COMMUNITY HOUSING CORP	02/01/2021	\$27,842.00
00007521	H1622	ORANGE TREE APTS	02/01/2021	\$14,198.00
00007522	H4761	ORRWAY APTS HOMES, LLC	02/01/2021	\$1,472.00
00007523	H2516	SUIKO OZAKI	02/01/2021	\$1,439.00
00007524	H4495	P & J PROPERTY MANAGEMENT	02/01/2021	\$2,481.00

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00007525	H00083	JOHN PAGLIASSOTTI	02/01/2021	\$1,497.00
00007526	H1776	BRADRAKUMAR L PAHU	02/01/2021	\$2,462.00
00007527	H1328	PALM ISLAND	02/01/2021	\$12,662.00
00007528	H4335	PALM VISTA APTS - RENTAL OFFICE -	02/01/2021	\$1,113.00
00007529	H4477	PARISIAN APARTMENTS, LP	02/01/2021	\$1,243.00
00007530	H4487	PARK LANDING APARTMENTS	02/01/2021	\$1,062.00
00007531	H0254	PARK PLACE APTS LLP	02/01/2021	\$5,913.00
00007532	H4307	JIN PARK	02/01/2021	\$1,500.00
00007533	H8794	PATEL DILIP M	02/01/2021	\$5,699.00
00007534	H3249	SMITA DIPAK PATEL	02/01/2021	\$1,176.00
00007535	H3111	PELICAN INVESTMENTS #6, LLC	02/01/2021	\$3,058.00
00007536	H4370	PELICAN INVESTMENTS #8, LLC	02/01/2021	\$1,300.00
00007537	H3544	PELICAN INVESTMENTS, LLC	02/01/2021	\$671.00
00007538	H3386	PETITE ELISE, LLC	02/01/2021	\$1,738.00
00007539	H4176	BINH Q PHAM	02/01/2021	\$1,517.00
00007540	H4210	CAROLINE PHAM	02/01/2021	\$2,939.00
00007541	H3408	CHIEN DINH PHAM	02/01/2021	\$726.00
00007542	H4743	CHINH VAN PHAM	02/01/2021	\$1,639.00
00007543	H1651	DAVID DUNG PHAM	02/01/2021	\$3,232.00
00007544	H9709	DAVID LINH PHAM	02/01/2021	\$2,051.00
00007545	H4398	DUNG TIEN PHAM	02/01/2021	\$1,440.00
00007546	H3912	HIEU PHAM	02/01/2021	\$1,877.00
00007547	H1080	HOANG PHAM	02/01/2021	\$4,356.00
00007548	H2305	KHANG PHAM	02/01/2021	\$1,003.00
00007549	H1971	KHANH CONG PHAM	02/01/2021	\$1,341.00
00007550	H1117	LUCY PHAM, KIM ANH OR PHAM	02/01/2021	\$3,534.00
00007551	H0788	LAN VAN PHAM	02/01/2021	\$3,070.00
00007552	H4095	LIEN PHAM	02/01/2021	\$1,297.00
00007553	H2243	MINH VAN PHAM	02/01/2021	\$763.00
00007554	H4033	NGHIA PHAM	02/01/2021	\$1,625.00
00007555	H4724	NHAC T PHAM	02/01/2021	\$1,642.00
00007556	H4683	PAULINE TRAM PHAM	02/01/2021	\$1,656.00
00007557	H3773	PHUONG T PHAM	02/01/2021	\$1,281.00
00007558	H4501	QUYNH GIAO PHAM	02/01/2021	\$2,708.00
00007559	H3786	QUYNH-ANH HOANG PHAM	02/01/2021	\$1,737.00

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00007560	H4213	SON THAI PHAM	02/01/2021	\$3,073.00
00007561	H3302	THANH QUOC PHAM	02/01/2021	\$3,618.00
00007562	H2255	TIM PHAM	02/01/2021	\$3,040.00
00007563	H4651	TRANG PHAM	02/01/2021	\$2,379.00
00007564	H2065	TRI PHAM	02/01/2021	\$2,140.00
00007565	H4593	TRUONG TAI PHAM	02/01/2021	\$2,339.00
00007566	H4105	TUAN A PHAM	02/01/2021	\$1,208.00
00007567	H4537	TUAN A PHAM	02/01/2021	\$945.00
00007568	H3880	VAN LOAN THI PHAM	02/01/2021	\$930.00
00007569	H4503	VERONIQUE PHAM	02/01/2021	\$1,470.00
00007570	H3967	VU PHAM	02/01/2021	\$912.00
00007571	H2328	XUANNHA T PHAM	02/01/2021	\$1,092.00
00007572	H0595	HAI MINH PHAM	02/01/2021	\$9,625.00
00007573	H1932	HELEN PHAM	02/01/2021	\$1,025.00
00007574	H0651	QUANG PHAM	02/01/2021	\$1,563.00
00007575	H4685	KATHY PHAN	02/01/2021	\$2,574.00
00007576	H4188	OANH PHAN	02/01/2021	\$4,946.00
00007577	H4781	STEVEN PHAN	02/01/2021	\$1,436.00
00007578	H4408	TAMMY PHAN	02/01/2021	\$1,537.00
00007579	H3820	THANH T PHAN	02/01/2021	\$829.00
00007580	H4768	TRUNG QUANG PHAN	02/01/2021	\$1,485.00
00007581	H3257	DON PHAN	02/01/2021	\$1,291.00
00007582	H1101	TOAN CONG PHAN	02/01/2021	\$1,189.00
00007583	H3698	ART S PHARN	02/01/2021	\$1,677.00
00007584	H4701	ANH PHI	02/01/2021	\$2,800.00
00007585	H2863	PINE TREE PROPERTY, LLC	02/01/2021	\$1,016.00
00007586	H3464	PINEMEADOWS APARTMENTS ATTEN: LEASING OFFICE	02/01/2021	\$1,506.00
00007587	H3505	PJP PROPERTIES, LLC	02/01/2021	\$1,405.00
00007588	H1493	PLAZA PATRIA COURT LTD	02/01/2021	\$1,337.00
00007589	H4214	PLYMOUTH HRA	02/01/2021	\$494.05
00007590	H3769	PNB GREEN EXPANSION MGMT, LLC	02/01/2021	\$2,645.00
00007591	H4384	SAILESH POKAL	02/01/2021	\$1,072.00
00007592	H4795	POST STERLING COURT, LP	02/01/2021	\$1,117.00
00007593	H0182	LEO OR DEBORAH POWELL	02/01/2021	\$2,233.00
00007594	H3668	PRINCE NEW HORIZON VILLAGE	02/01/2021	\$3,676.00

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00007595	H1967	RONNIE PUGH	02/01/2021	\$608.00
00007596	H2078	JAMIE QUACH	02/01/2021	\$1,062.00
00007597	H4306	SAN T QUACH	02/01/2021	\$1,286.00
00007598	H3994	DERRICK WILLIAM QUAN	02/01/2021	\$1,743.00
00007599	H4357	VAN-LAN QUAN	02/01/2021	\$2,740.00
00007600	H1448	GARY L QUINN	02/01/2021	\$817.00
00007601	H2458	D M RATANJEE	02/01/2021	\$1,021.00
00007602	H0978	RAVART PACIFIC, LP	02/01/2021	\$1,009.00
00007603	H3808	RAVENWOOD PROPERTIES, LLC	02/01/2021	\$1,347.00
00007604	H4801	RBJ INVESTMENTS CORP	02/01/2021	\$1,175.00
00007605	H4684	RED BLOSSOM INVESTMENTS, LLC	02/01/2021	\$1,332.00
00007606	H3184	ROGER LEE REED	02/01/2021	\$2,081.00
00007607	H3573	REO INTERNATIONAL CORPORATION	02/01/2021	\$1,302.00
00007608	H4932	RAYMOND REYES	02/01/2021	\$1,656.00
00007609	H1100	ROBERTA APTS, LP	02/01/2021	\$2,221.00
00007610	H3186	ROCEL PROPERTIES MGMT INC	02/01/2021	\$1,233.00
00007611	H1303	ALBERT/PATRICIA RODRIGUEZ	02/01/2021	\$763.00
00007612	H3631	CHARLENE ROSSIGNOL	02/01/2021	\$906.00
00007613	H1149	MIHRAN SABUNJIAN	02/01/2021	\$9,221.00
00007614	H4231	SALSOL PROPERTIES, LLC	02/01/2021	\$531.00
00007615	H4681	SAN MARINO	02/01/2021	\$210.00
00007616	H0858	PAT SARGENT	02/01/2021	\$1,154.00
00007617	H3340	JILL ANN SCHLEIFER	02/01/2021	\$2,830.00
00007618	H4376	SCOTT G JOE	02/01/2021	\$1,026.00
00007619	H3528	ALFRED L SCULLIN	02/01/2021	\$1,452.00
00007620	H3151	LISA & BRYAN SEO	02/01/2021	\$2,860.00
00007621	H2952	ALVINA SERNA	02/01/2021	\$656.00
00007622	H4072	SERRANO WOODS, LP	02/01/2021	\$691.00
00007623	H4546	MOLLY SHIH	02/01/2021	\$1,698.00
00007624	H3699	SHREEVES PROPERTIES, LLC	02/01/2021	\$4,323.00
00007625	H3779	IRV D SIGEL	02/01/2021	\$1,636.00
00007626	H4150	SILVER COVE APARTMENTS, LP	02/01/2021	\$1,173.00
00007627	H4451	IRVIN SILVERSTEIN	02/01/2021	\$1,233.00
00007628	H1182	SINGING TREE	02/01/2021	\$1,335.00
00007629	H3459	BAY SIU	02/01/2021	\$1,442.00

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00007630	H4778	SOCP, LLC	02/01/2021	\$1,198.00
00007631	H00055	LLC SOUTHCOAST CAPITAL HOLDINGS	02/01/2021	\$1,126.00
00007632	H1686	JAMES SPEARS	02/01/2021	\$1,163.00
00007633	H4145	SPRINGDALE STREET APARTMENTS	02/01/2021	\$1,909.00
00007634	H3835	SPRINGSIDE, LLC	02/01/2021	\$7,222.00
00007635	H3038	STANTON GROUP THREE, LLC	02/01/2021	\$7,012.00
00007636	H4566	STANTON GROUP, LLC	02/01/2021	\$1,985.00
00007637	H1277	STEWART PROPERTIES	02/01/2021	\$1,125.00
00007638	H0403	ERICA STIDHAM	02/01/2021	\$4,288.00
00007639	H0359	STUART DRIVE/ROSE GARDEN APTS	02/01/2021	\$98,466.00
00007640	H1147	UN SU	02/01/2021	\$2,274.00
00007641	H2049	SUNGROVE SENIOR APTS	02/01/2021	\$19,617.00
00007642	H3805	SUNNYGATE, LLC	02/01/2021	\$2,417.00
00007643	H3766	SUNRISE VILLAGE PROPERTIES, LLC	02/01/2021	\$6,941.00
00007644	H2822	SUNWISE PROPERTIES, LLC	02/01/2021	\$796.00
00007645	H4484	EMILE J SWEIDA	02/01/2021	\$1,161.00
00007646	H4543	SYCAMORE COURT APARTMENTS	02/01/2021	\$10,673.00
00007647	H4178	T AND G TRANG'S CREDIT TRUST UDT 5/1/02	02/01/2021	\$2,548.00
00007648	H4449	VINH TA	02/01/2021	\$2,218.00
00007649	H4081	ALI TAHAMI	02/01/2021	\$2,017.00
00007650	H3614	TAMERLANE APARTMENTS	02/01/2021	\$1,028.00
00007651	H2487	TAMERLANE ASSOCIATES, LLC	02/01/2021	\$2,539.00
00007652	H3432	ENLIANG T TANG	02/01/2021	\$1,257.00
00007653	H3527	TDT WASHINGTON, LLC	02/01/2021	\$1,879.00
00007654	H4653	TH 12622 MORNINGSIDE, LLC	02/01/2021	\$81.00
00007655	H2875	HENRY THACH	02/01/2021	\$2,431.00
00007656	H4731	LYNN THAI	02/01/2021	\$1,311.00
00007657	H4628	PAULA THAI	02/01/2021	\$3,363.00
00007658	H00076	THE ARBORS-LAKE FOREST OWNER LLC	02/01/2021	\$2,279.00
00007659	H2975	THE BERNTH FAMILY TRUST	02/01/2021	\$2,734.00
00007660	H00052	THE CAMBRIDGE	02/01/2021	\$1,600.00
00007661	H4388	THE CORINTHIAN APARTMENTS	02/01/2021	\$806.00
00007662	H4391	THE FLORENTINE APTS	02/01/2021	\$1,741.00
00007663	H4759	THE KELVIN APARTMENTS	02/01/2021	\$1,731.00
00007664	H4390	THE MEDITERRANEAN APTS	02/01/2021	\$997.00

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00007665	H1007	THE ROSE GARDEN APTS	02/01/2021	\$8,664.00
00007666	H4633	THSW PARTNERS, LLC	02/01/2021	\$6,436.00
00007667	H3260	ANA MARIA THULSIRAJ	02/01/2021	\$2,078.00
00007668	H00053	TIC INVESTMENT COMPANY LLC	02/01/2021	\$2,532.00
00007669	H00062	TIC INVESTMENT COMPANY	02/01/2021	\$7,910.00
00007670	H4599	TIC INVESTMENT COMPANY, LLC	02/01/2021	\$4,209.00
00007671	H4600	TIC INVESTMENT COMPANY, LLC	02/01/2021	\$1,175.00
00007672	H00060	TIC INVESTMENT LLC	02/01/2021	\$914.00
00007673	H4494	TLHA DOTY, LLC	02/01/2021	\$2,769.00
00007674	H4219	TLHA PALM, LLC	02/01/2021	\$2,122.00
00007675	H3827	TN INVESTMENTS GROUP, LLC	02/01/2021	\$11,339.00
00007676	H3828	TN INVESTMENTS GROUP, LLC	02/01/2021	\$1,601.00
00007677	H3829	TN INVESTMENTS GROUP, LLC	02/01/2021	\$1,165.00
00007678	H3830	TN INVESTMENTS GROUP, LLC	02/01/2021	\$3,686.00
00007679	H3831	TN INVESTMENTS GROUP, LLC	02/01/2021	\$1,248.00
00007680	H3939	TN INVESTMENTS PROPERTIES, LLC	02/01/2021	\$18,422.00
00007681	H4753	TNL PROPERTY, LLC	02/01/2021	\$2,680.00
00007682	H1212	KIMTRUNG THI TO	02/01/2021	\$1,344.00
00007683	H0855	VAN THU TO	02/01/2021	\$4,871.00
00007684	H4492	TOC TOC, LLC	02/01/2021	\$4,904.00
00007685	H3377	TAP THAT TON	02/01/2021	\$1,179.00
00007686	H1454	KHANH TON	02/01/2021	\$2,344.00
00007687	H4041	JOANNE C TONNU	02/01/2021	\$2,523.00
00007688	H3902	TOPADVANCED, LLC	02/01/2021	\$3,729.00
00007689	H1789	TRAN'S APARTMENTS	02/01/2021	\$4,436.00
00007690	H4099	ANDREW TRAN	02/01/2021	\$934.00
00007691	H4407	ANDREW TRAN	02/01/2021	\$3,441.00
00007692	H7723	ANH TUYET T TRAN	02/01/2021	\$1,076.00
00007693	H4727	ANNA THI TRAN	02/01/2021	\$1,137.00
00007694	H4012	CATHY TRAN	02/01/2021	\$1,443.00
00007695	H4798	CHRISTINE LINH TRAN	02/01/2021	\$1,306.00
00007696	H2027	FREDERICK M TRAN	02/01/2021	\$1,218.00
00007697	H4541	HANG TRAN	02/01/2021	\$1,356.00
00007698	H3646	HENRY TRAN	02/01/2021	\$1,305.00
00007699	H1203	JACLYN TRAN, HIEP OR TRAN	02/01/2021	\$3,289.00

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00007700	H3554	HO VAN TRAN	02/01/2021	\$4,507.00
00007701	H3896	HOA TRAN	02/01/2021	\$1,413.00
00007702	H3142	HOA THU TRAN	02/01/2021	\$1,216.00
00007703	H3456	HUNG QUOC TRAN	02/01/2021	\$1,122.00
00007704	H00044	HUONG TRAN	02/01/2021	\$2,202.00
00007705	H00057	HUYEN TRAN	02/01/2021	\$1,442.00
00007706	H3403	JANE TRAN	02/01/2021	\$1,502.00
00007707	H4270	JIM DUC TRAN	02/01/2021	\$1,555.00
00007708	H4698	JOHNNY TRAN	02/01/2021	\$2,261.00
00007709	H4251	JOSEPH QUANG TRAN	02/01/2021	\$582.00
00007710	H4499	JOSEPHINE TRAN	02/01/2021	\$1,870.00
00007711	H4158	KEVIN THANH TRAN	02/01/2021	\$1,619.00
00007712	H00058	KIEU VAN TRAN	02/01/2021	\$2,272.00
00007713	H3517	KIM VAN TRAN	02/01/2021	\$1,243.00
00007714	H4276	LAY THI TRAN	02/01/2021	\$1,610.00
00007715	H4130	LOC H TRAN	02/01/2021	\$1,832.00
00007716	H4441	LUAN D TRAN	02/01/2021	\$948.00
00007717	H3775	LUCIA THUY TRAN	02/01/2021	\$941.00
00007718	H4602	MAI TRAN	02/01/2021	\$3,052.00
00007719	H3442	MARY TRAN	02/01/2021	\$1,040.00
00007720	H4732	MINH TRAN	02/01/2021	\$1,340.00
00007721	H4059	MY T TRAN	02/01/2021	\$1,111.00
00007722	H4687	NGAN TRAN	02/01/2021	\$3,403.00
00007723	H3211	NGOC THI TRAN	02/01/2021	\$1,545.00
00007724	H4378	NHUT NGUYEN TRAN	02/01/2021	\$3,317.00
00007725	H3530	TAM ANH TRAN	02/01/2021	\$2,816.00
00007726	H4198	TAM MINH TRAN	02/01/2021	\$1,640.00
00007727	H3742	THERESA T TRAN	02/01/2021	\$964.00
00007728	H3744	THERESA T TRAN	02/01/2021	\$1,136.00
00007729	H4291	THONG TRAN	02/01/2021	\$1,125.00
00007730	H3371	THU HUONG THI TRAN	02/01/2021	\$821.00
00007731	H4394	TIM TRAN	02/01/2021	\$1,331.00
00007732	H4573	TINA TRAN	02/01/2021	\$1,908.00
00007733	H00025	TONY TRAN	02/01/2021	\$1,581.00
00007734	H00073	TRANG P TRAN	02/01/2021	\$856.00

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00007735	H3709	TRI TRAN	02/01/2021	\$1,355.00
00007736	H4507	TRUNG H TRAN	02/01/2021	\$1,279.00
00007737	H3163	TRUYEN & HELEN TRAN	02/01/2021	\$2,317.00
00007738	H3220	TU TRAN	02/01/2021	\$1,416.00
00007739	H4265	VAN TRAN	02/01/2021	\$772.00
00007740	H3253	VICTORIA TRAN	02/01/2021	\$1,062.00
00007741	H0386	BAU TRAN	02/01/2021	\$976.00
00007742	H3227	PAUL TUAN DUC TRAN	02/01/2021	\$1,528.00
00007743	H2712	PHUONG THUY TRAN	02/01/2021	\$1,600.00
00007744	H1903	THU-HANG TRAN	02/01/2021	\$3,135.00
00007745	H2776	TUAN HUY TRAN	02/01/2021	\$1,270.00
00007746	H1166	TOM TRANG	02/01/2021	\$2,387.00
00007747	H4136	HONG QUANG TRIEU	02/01/2021	\$1,065.00
00007748	H4266	NANCY TRIEU	02/01/2021	\$1,327.00
00007749	H2231	EMMA TRINH	02/01/2021	\$1,147.00
00007750	H4055	HAI TRINH	02/01/2021	\$1,662.00
00007751	H3759	THANH-MAI TRINH	02/01/2021	\$2,087.00
00007752	H4356	TUAN TRINH	02/01/2021	\$1,565.00
00007753	H0536	TUNG XUAN TRINH	02/01/2021	\$1,510.00
00007754	H3993	DUNG T TRUONG	02/01/2021	\$291.00
00007755	H4476	HANH NGOC TRUONG	02/01/2021	\$1,132.00
00007756	H4780	KENNY N TRUONG	02/01/2021	\$2,298.00
00007757	H4162	KHOA BUU TRUONG	02/01/2021	\$1,602.00
00007758	H4575	NATALIE TRUONG, STEVE OR HO	02/01/2021	\$1,733.00
00007759	H4704	TOMMY TRUONG	02/01/2021	\$1,600.00
00007760	H2729	QUYEN MY TRUONG	02/01/2021	\$1,416.00
00007761	H1813	CAROLINE TSAI	02/01/2021	\$3,079.00
00007762	H4445	YUNGLIN & SHU-MEI TSAO	02/01/2021	\$1,205.00
00007763	H3867	TU BI THIEN TAM	02/01/2021	\$1,153.00
00007764	H8168	TUDOR GROVE	02/01/2021	\$74,466.00
00007765	H4536	TUSTIN AFFORDABLE HOUSING	02/01/2021	\$1,411.00
00007766	H4030	TUSTIN SOUTHERN APTS - OFFICE	02/01/2021	\$1,460.00
00007767	H9100	V W PROPERTY	02/01/2021	\$4,497.00
00007768	H1541	CONNIE VALDEZ	02/01/2021	\$1,138.00
00007769	H0300	VALLEY VIEW SENIOR APTS	02/01/2021	\$24,428.00

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00007770	H0814	MINH XUONG VAN	02/01/2021	\$751.00
00007771	H4661	RONALD VAN	02/01/2021	\$3,147.00
00007772	H2755	ARTURO ENRIQUEZ VAZQUEZ	02/01/2021	\$2,423.00
00007773	H4392	VERSAILLES APTS	02/01/2021	\$2,877.00
00007774	H4809	VINE FULLER, LLC	02/01/2021	\$1,215.00
00007775	H4553	VINTAGE CANYON SR APTS	02/01/2021	\$1,048.00
00007776	H4625	VINTAGE FLAGSHIP, LLC	02/01/2021	\$2,745.00
00007777	H4185	ARTHUR E VIRAMONTES	02/01/2021	\$288.00
00007778	H3689	VJ SURGICAL, LLC	02/01/2021	\$1,161.00
00007779	H3628	VLE RENTAL, LLC	02/01/2021	\$5,205.00
00007780	H3132	HUNG MINH VO	02/01/2021	\$2,305.00
00007781	H4205	JEFF VO	02/01/2021	\$1,235.00
00007782	H4821	JEFFREY Q VO	02/01/2021	\$1,532.00
00007783	H2134	KHANH MAI VO	02/01/2021	\$4,599.00
00007784	H4531	LOAN VO	02/01/2021	\$1,744.00
00007785	H3938	LOC ANH VO	02/01/2021	\$1,074.00
00007786	H4787	MICKEY VO	02/01/2021	\$2,265.00
00007787	H1481	TINA NGA VOLE	02/01/2021	\$2,156.00
00007788	H3718	NIPA D VORA	02/01/2021	\$2,528.00
00007789	H3907	ANNIE VU	02/01/2021	\$1,387.00
00007790	H2123	DAT VU	02/01/2021	\$14,483.00
00007791	H9104	DAVID VU	02/01/2021	\$1,154.00
00007792	H4098	DEAN VU	02/01/2021	\$1,664.00
00007793	H4632	DEANNA PHUONG VU	02/01/2021	\$227.00
00007794	H4560	HOA VU	02/01/2021	\$1,248.00
00007795	H3918	HUAN VU	02/01/2021	\$1,142.00
00007796	H4657	KRYSTINA VU	02/01/2021	\$1,543.00
00007797	H4197	LEO M VU	02/01/2021	\$1,736.00
00007798	H4323	LINH DUY VU	02/01/2021	\$2,650.00
00007799	H00079	MICHELLE QUYNH HOA VU	02/01/2021	\$3,965.00
00007800	H4549	MINH VU	02/01/2021	\$724.00
00007801	H3760	NAM H VU	02/01/2021	\$1,242.00
00007802	H3274	PHUONG MINH VU	02/01/2021	\$1,470.00
00007803	H4676	QUANG DANG VU	02/01/2021	\$1,086.00
00007804	H3823	TAN DUY VU	02/01/2021	\$2,862.00

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00007805	H2823	TRUNG QUOC VU	02/01/2021	\$2,841.00
00007806	H0883	TUONG MANH VU	02/01/2021	\$2,325.00
00007807	H3928	VIVIAN VU	02/01/2021	\$2,653.00
00007808	H4807	YEN T VU	02/01/2021	\$1,614.00
00007809	H00034	HAO DUC VUONG	02/01/2021	\$1,413.00
00007810	H4278	PETER H VUONG	02/01/2021	\$1,559.00
00007811	H4642	DAVID WALD	02/01/2021	\$933.00
00007812	H9105	WALDEN APTS	02/01/2021	\$5,037.00
00007813	H1725	WALDEN GLEN APTS	02/01/2021	\$1,248.00
00007814	H4489	HO PONG WAN	02/01/2021	\$1,096.00
00007815	H2084	CHARLES WANG	02/01/2021	\$4,828.00
00007816	H2253	SUZY WANG	02/01/2021	\$4,121.00
00007817	H4204	WASHINGTON COUNTY HRA	02/01/2021	\$702.43
00007818	H3844	STELLA WEGENER	02/01/2021	\$951.00
00007819	H0867	IRVING WEISER	02/01/2021	\$893.00
00007820	H9106	WEISSER INVESTMENTS	02/01/2021	\$7,152.00
00007821	H4530	WESLEY VILLAGE APARTMENTS	02/01/2021	\$5,364.00
00007822	H0442	HENRY B WESSELN	02/01/2021	\$2,314.00
00007823	H1238	WESTCHESTER PARK, LP	02/01/2021	\$1,584.00
00007824	H3468	WESTLAKE APARTMENTS, LLC	02/01/2021	\$7,185.00
00007825	H2684	WESTMINSTER HOUSING PARTNER, LP	02/01/2021	\$9,988.00
00007826	H2986	CINDY OR ED WICK	02/01/2021	\$1,000.00
00007827	H0029	WILLOWICK ROYAL	02/01/2021	\$436.00
00007828	H4424	WILSHIRE CREST	02/01/2021	\$1,012.00
00007829	H4523	WINDMILL APARTMENTS	02/01/2021	\$6,369.00
00007830	H9108	WINDSOR TOWNE, LP	02/01/2021	\$843.00
00007831	H4608	WINDWOOD GLEN APTS	02/01/2021	\$1,109.00
00007832	H9109	WINNIE INVESTMENT	02/01/2021	\$5,790.00
00007833	H3286	WINSTON PLACE, LLC	02/01/2021	\$1,207.00
00007834	H4232	WONDERFUL IDEA, LLC	02/01/2021	\$1,090.00
00007835	H5169	GIN O WONG	02/01/2021	\$7,226.00
00007836	H3592	PHILLIP WONG	02/01/2021	\$1,461.00
00007837	H4709	WOODBRIIDGE VILLAS APARTMENT HOMES	02/01/2021	\$1,541.00
00007838	H4733	WOODBRIIDGE VILLAS PARTNERS	02/01/2021	\$1,047.00
00007839	H0165	LEON SHU YAU	02/01/2021	\$615.00

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00007840	H4806	JIYUN YEOM	02/01/2021	\$1,901.00
00007841	H4168	HENRY H YOUNG	02/01/2021	\$1,320.00
00007842	H3935	ROY ZARGARI	02/01/2021	\$460.00
00007843	H4596	EUGENIA ZASLAVSKY	02/01/2021	\$3,153.00
00007844	H3730	GEORGE ZHAO	02/01/2021	\$1,454.00
00668898	H4194	WILLIAM ADAMS	02/01/2021	\$1,111.00
00668899	H4534	ALISO VIEJO 621, LP	02/01/2021	\$1,026.00
00668900	H2616	ANAHEIM REVITALIZATION II PART	02/01/2021	\$2,404.00
00668901	H2959	ANAHEIM REVITALIZATION PARTNERS, LP	02/01/2021	\$454.00
00668902	H4705	ANAHEIM REVITALIZATION IV PARTNERS, LP	02/01/2021	\$1,666.00
00668903	H4722	ANAHEIM REVITALIZATION PARTNERS III LP	02/01/2021	\$1,615.00
00668904	H7330	BAHIA VILLAGE MOBILEHOME PARK	02/01/2021	\$902.00
00668905	H00064	BEXAEW THE HAVENS LP	02/01/2021	\$956.00
00668906	H00070	BRIDGE WF CA CRYSTAL VIEW LP	02/01/2021	\$607.00
00668907	H0950	RICHARD BUI JR	02/01/2021	\$3,218.00
00668908	H2035	RICHARD BUI JR	02/01/2021	\$1,107.00
00668909	H3596	JIMMY QUOC BUI	02/01/2021	\$4,232.00
00668910	H4355	LAN HUYNH NGOC BUI	02/01/2021	\$1,101.00
00668911	H0432	PHAT BUI	02/01/2021	\$2,292.00
00668912	H1455	SON MINH BUI	02/01/2021	\$1,282.00
00668913	H4756	TAN H BUI	02/01/2021	\$1,425.00
00668914	H4238	TINH TIEN BUI	02/01/2021	\$1,059.00
00668915	H0289	RONALD CALKINS	02/01/2021	\$1,345.00
00668916	H9009	CHANTECLAIR APTS	02/01/2021	\$1,153.00
00668917	H2701	DAVID CHEN	02/01/2021	\$1,153.00
00668918	H4584	JOON CHOI	02/01/2021	\$6,676.00
00668919	H4671	ROBERT CHRISTMAN	02/01/2021	\$1,940.00
00668920	H4617	MEI-LING CHU	02/01/2021	\$535.00
00668921	H00054	CITY OF FLAGSTAFF HOUSING AUTHORITY	02/01/2021	\$1,647.16
00668922	H4773	CMIF III CORONADO PALMS, LLC	02/01/2021	\$1,297.00
00668923	H4380	CRESTWOOD ON 7, LLC	02/01/2021	\$2,183.00
00668924	H1198	JACK CROCKETT	02/01/2021	\$4,550.00
00668925	H00072	KHANH DANG	02/01/2021	\$1,246.00
00668926	H4824	TIM Q DANG	02/01/2021	\$1,884.00
00668927	H0168	STACY HOA TUOI DANG	02/01/2021	\$1,690.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00668928	H00050	MICHELLE DAO	02/01/2021	\$1,649.00
00668929	H00067	BIEN T DINH	02/01/2021	\$1,191.00
00668930	H4690	KIM-ANH T DINH	02/01/2021	\$2,274.00
00668931	H4533	MINH TAM DO	02/01/2021	\$1,627.00
00668932	H4693	THO DO	02/01/2021	\$2,570.00
00668933	H4222	THUAN DO	02/01/2021	\$1,172.00
00668934	H3422	DINH T DOAN	02/01/2021	\$1,052.00
00668935	H00043	MICHAEL DOAN	02/01/2021	\$1,142.00
00668936	H1395	HELMUT DONNER	02/01/2021	\$2,452.00
00668937	H4348	LAN DUONG	02/01/2021	\$1,284.00
00668938	H4187	EL CAMINO LU, LLC	02/01/2021	\$644.00
00668939	H4016	ELDEN EAST APARTMENTS	02/01/2021	\$1,021.00
00668940	H3075	EMERALD GARDENS APT	02/01/2021	\$969.00
00668941	H5060	EUCLID PARK APTS	02/01/2021	\$1,304.00
00668942	H4813	FENWAY PROPERTIES	02/01/2021	\$1,441.00
00668943	V00658	FRANCHISE TAX BOARD	02/01/2021	\$631.75
00668944	H2768	DALE A FULLWOOD	02/01/2021	\$992.00
00668945	H3857	GIA VU, INC	02/01/2021	\$950.00
00668946	H4193	GROVE PARK, LLC	02/01/2021	\$3,480.00
00668947	H1629	MANH MINH HA	02/01/2021	\$1,142.00
00668948	H4386	RICHARD D HANSEN	02/01/2021	\$1,179.00
00668949	H3218	KULJIT HARA	02/01/2021	\$966.00
00668950	H1979	STEVE HARA	02/01/2021	\$6,645.00
00668951	H4703	HERMOSA VILLAGE PHASE I HOUSING PARTNERS, LP	02/01/2021	\$1,085.00
00668952	H4128	THOMAS P HO	02/01/2021	\$1,577.00
00668953	H00071	HOLLY HOANG	02/01/2021	\$1,272.00
00668954	H1873	JAMES HOANG	02/01/2021	\$2,712.00
00668955	H3140	CHONG WEI HUANG	02/01/2021	\$1,757.00
00668956	H4810	DOANH HUYNH	02/01/2021	\$1,497.00
00668957	H3473	NATALIE N HUYNH	02/01/2021	\$0.00
00668958	H1830	NGHIA TRUNG HUYNH	02/01/2021	\$2,605.00
00668959	H3095	TRANG HUYNH	02/01/2021	\$3,579.00
00668960	H3109	LINDA JOHNSON	02/01/2021	\$1,865.00
00668961	H3337	JOMARC PROPERTIES LTD	02/01/2021	\$9,658.00
00668962	H4579	JOSEPH & KIM CORP	02/01/2021	\$2,420.00

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00668963	H2641	KDF HERMOSA, LP	02/01/2021	\$4,674.00
00668964	H3083	KDF MALABAR, LP	02/01/2021	\$37,482.00
00668965	H2403	KDF SEA WIND, LP	02/01/2021	\$1,388.00
00668966	H1217	MARTIN KLEIN	02/01/2021	\$842.00
00668967	H2011	M I KOLSY	02/01/2021	\$684.00
00668968	H3683	WILLIAM KUNZMAN	02/01/2021	\$1,500.00
00668969	H4789	THOMAS KWON	02/01/2021	\$1,191.00
00668970	H00045	CHRISTINE M LAM	02/01/2021	\$2,599.00
00668971	H4284	LE FAMILY TRUST	02/01/2021	\$3,954.00
00668972	H1638	DON LE	02/01/2021	\$772.00
00668973	H3740	DONALD LE	02/01/2021	\$1,169.00
00668974	H4622	HUY LE	02/01/2021	\$2,377.00
00668975	H3380	NGHIA V LE	02/01/2021	\$2,200.00
00668976	H1531	TRACEY LE	02/01/2021	\$1,242.00
00668977	H1423	VIET Q LE	02/01/2021	\$750.00
00668978	H0298	YENNHI LE	02/01/2021	\$1,372.00
00668979	H0167	BAO GIA LE	02/01/2021	\$2,644.00
00668980	H4132	HOABINH LE-MUNZER	02/01/2021	\$763.00
00668981	H4694	DOUG LEONG	02/01/2021	\$1,277.00
00668982	H0216	ALICE LIAO	02/01/2021	\$2,330.00
00668983	H00066	DAVID A LO	02/01/2021	\$1,718.00
00668984	H4765	BUI LUONG	02/01/2021	\$1,267.00
00668985	H4820	VIVIAN Q LUU	02/01/2021	\$1,871.00
00668986	H0958	WILLIAM T MACDONALD	02/01/2021	\$2,431.00
00668987	H1705	MAGIC LAMP MOBILE HOME PARK	02/01/2021	\$1,242.00
00668988	H1188	LARRY MAH	02/01/2021	\$1,029.00
00668989	H2333	HANH T MAI-NGUYEN	02/01/2021	\$1,345.00
00668990	H1861	TERRY MAMMEN	02/01/2021	\$4,491.00
00668991	H3101	SUPUNNEE MANNIL	02/01/2021	\$2,425.00
00668992	H4675	ZHIYAN MAO	02/01/2021	\$2,517.00
00668993	H2110	MIDWAY INTEREST, LP	02/01/2021	\$7,044.00
00668994	H2998	JEAN MIYAMOTO	02/01/2021	\$48.00
00668995	H3043	MONARK, LP	02/01/2021	\$3,885.00
00668996	H0780	MONTEJO APARTMENTS	02/01/2021	\$1,586.00
00668997	H2741	ANDREW NGO	02/01/2021	\$2,220.00

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00668998	H4184	KIM NGO	02/01/2021	\$783.00
00668999	H2386	MARY NGO	02/01/2021	\$5,672.00
00669000	H2478	HOA KIM NGO	02/01/2021	\$1,523.00
00669001	H0408	NGUYEN'S FAMILY INVESTMENTS, LP	02/01/2021	\$5,380.00
00669002	H4031	BACH THI NGUYEN	02/01/2021	\$1,082.00
00669003	H1184	BICHLE T NGUYEN	02/01/2021	\$3,293.00
00669004	H3176	BOYCE JR NGUYEN	02/01/2021	\$1,769.00
00669005	H4776	CHRISTINA M NGUYEN	02/01/2021	\$2,581.00
00669006	H3876	D DUJ MD NGUYEN	02/01/2021	\$905.00
00669007	H3910	FRANK M NGUYEN	02/01/2021	\$1,504.00
00669008	H2192	HOC VAN NGUYEN	02/01/2021	\$1,631.00
00669009	H4623	LINDA MAI NGUYEN	02/01/2021	\$1,755.00
00669010	H3676	LOAN THANH NGUYEN	02/01/2021	\$1,122.00
00669011	H4473	MAI NGUYEN	02/01/2021	\$399.00
00669012	H4061	NGUYEN, NICOLE U	02/01/2021	\$1,137.00
00669013	H4728	QUOC KIM NGUYEN	02/01/2021	\$1,742.00
00669014	H4529	STEVEN NGUYEN	02/01/2021	\$1,031.00
00669015	H9044	THANH VAN NGUYEN	02/01/2021	\$2,320.00
00669016	H4682	THUY T NGUYEN	02/01/2021	\$982.00
00669017	H00086	TRINH NGUYEN	02/01/2021	\$2,870.00
00669018	H3103	NICOLE UYEN NGUYEN	02/01/2021	\$1,563.00
00669019	H2879	PAULINE KIMPHUNG NGUYEN	02/01/2021	\$3,649.00
00669020	H2526	SHERRY LIEU NGUYEN	02/01/2021	\$1,160.00
00669021	H1027	TON SANH NGUYEN	02/01/2021	\$1,293.00
00669022	H3114	TRACY NGUYEN	02/01/2021	\$1,193.00
00669023	H2699	THUY-TIEN NGUYEN-TU	02/01/2021	\$2,113.00
00669024	H3404	NORTHWOOD PLACE	02/01/2021	\$4,175.00
00669025	H00041	OLIVIA THANH CAPITALS LLC	02/01/2021	\$2,664.00
00669026	H4644	PALMA VISTA APTS, LLC	02/01/2021	\$1,360.00
00669027	H2739	CHONG PIL PARK	02/01/2021	\$908.00
00669028	H3551	SUWAPANG PATTUMMADITH	02/01/2021	\$1,427.00
00669029	H4351	PAVILION PARK SENIOR 1 HOUSING PARTNERS, LP	02/01/2021	\$3,231.00
00669030	H4582	ANH THI PHAM	02/01/2021	\$1,563.00
00669031	H4800	DAVID VU PHAM	02/01/2021	\$1,529.00
00669032	H3817	QUYEN PHAM	02/01/2021	\$1,002.00

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00669033	H2419	THANH PHAM	02/01/2021	\$384.00
00669034	H1049	TUNG PHAM	02/01/2021	\$1,539.00
00669035	H1851	LOAN ANH THI PHAM	02/01/2021	\$1,287.00
00669036	H4786	HUNG PHAN	02/01/2021	\$2,639.00
00669037	H4624	VAN KHANH PHAN	02/01/2021	\$1,604.00
00669038	H00026	PLATINUM TRI BLOC, LLC	02/01/2021	\$1,545.00
00669039	H4509	PLAZA WOODS, LLC	02/01/2021	\$4,944.00
00669040	H4535	PORTOLA IRVINE, LP ANTON PORTOLA APARTMENTS	02/01/2021	\$1,334.00
00669041	H3801	RANCHO ALISAL	02/01/2021	\$1,655.00
00669042	H4353	RAYMOND AND LYNN RUAIS	02/01/2021	\$618.00
00669043	H3488	CELESTE SCHWERMAN	02/01/2021	\$1,070.25
00669044	H4448	SE AMSTER	02/01/2021	\$1,133.00
00669045	H4241	SILO NORTHEAST, LLC	02/01/2021	\$2,792.00
00669046	H4811	STONECREST POINT APTS	02/01/2021	\$1,611.00
00669047	H4590	CATHY TA	02/01/2021	\$2,354.00
00669048	H4409	TERESINA APARTMENTS	02/01/2021	\$1,179.00
00669049	H3041	THE KNOLLS	02/01/2021	\$453.00
00669050	H4578	THE OVERLOOK	02/01/2021	\$1,689.00
00669051	H00087	THE RETREAT AT MIDWAY CITY (WSH MANAGEMENT)	02/01/2021	\$1,900.00
00669052	H1959	THOMSON EQUITIES	02/01/2021	\$1,159.00
00669053	H6710	THOMSON EQUITIES	02/01/2021	\$2,177.00
00669054	H00024	TIC INVESTMENT COMPANY, LLC	02/01/2021	\$2,037.00
00669055	H4720	TIC INVESTMENT COMPANY, LLC	02/01/2021	\$1,973.00
00669056	H4726	TIC INVESTMENT COMPANY, LLC	02/01/2021	\$5,018.00
00669057	H4616	VINH THAT TON	02/01/2021	\$1,642.00
00669058	H00075	IVY TONNU-MIHARA	02/01/2021	\$1,379.00
00669059	H3577	EDWARD T TRAN	02/01/2021	\$962.00
00669060	H4688	ERIC TRAN	02/01/2021	\$1,158.00
00669061	H4788	LONG QUOC TRAN	02/01/2021	\$1,529.00
00669062	H3686	LIEN KIM TRAN-NGUYEN	02/01/2021	\$964.00
00669063	H4422	TRG FULLERTON AFFORDABLE, LP / VENTANA APARTMENTS	02/01/2021	\$856.00
00669064	H4493	TRANG N TRINH	02/01/2021	\$1,166.00
00669065	H00056	LUCKY LUC TRUONG	02/01/2021	\$1,230.00
00669066	H2187	THUAN BICH TRUONG	02/01/2021	\$1,268.00

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00669067	H2335	THUAN BICH TRUONG	02/01/2021	\$3,770.00	
00669068	H2410	SON BICH TRUONG	02/01/2021	\$1,475.00	
00669069	H0146	ANGELO S TURI	02/01/2021	\$2,546.00	
00669070	H2982	MARCO VELASTEGUI	02/01/2021	\$1,427.00	
00669071	H3943	VILLA CAPRI ESTATES	02/01/2021	\$1,844.00	
00669072	H2717	THUA VINH	02/01/2021	\$719.00	
00669073	H4662	VISTA DEL SOL APARTMENTS	02/01/2021	\$1,312.00	
00669074	H9103	VISTA DEL SOL APTS	02/01/2021	\$1,082.00	
00669075	H1723	KIMCHI VO	02/01/2021	\$1,646.00	
00669076	H4338	NAM T VO	02/01/2021	\$726.00	
00669077	H4327	THIEN T VO	02/01/2021	\$1,555.00	
00669078	H3476	TIN TRUNG VO	02/01/2021	\$825.00	
00669079	H1805	VPM BRIDGES APTS	02/01/2021	\$379.00	
00669080	H3637	VPM MANAGEMENT	02/01/2021	\$1,160.00	
00669081	H3088	VPM SHER LANE, LP	02/01/2021	\$1,189.00	
00669082	H00065	HUNG TRONG VU	02/01/2021	\$1,856.00	
00669083	H00074	SU T VU	02/01/2021	\$1,752.00	
00669084	H2900	DANNY VU	02/01/2021	\$1,664.00	
00669085	H0719	NEIL E WEST	02/01/2021	\$1,291.00	
00669086	H00078	WHITING DEVELOPMENT LLC	02/01/2021	\$1,253.00	
00669087	H1934	WINDSOR-DAWSON, LP	02/01/2021	\$5,310.00	
00669088	H3429	WINDWOOD KNOLL APARTMENTS	02/01/2021	\$2,353.00	
00669089	H4762	WOODBRIIDGE WILLOWS	02/01/2021	\$3,542.00	
00669090	H3506	WOODBURY SQUARE	02/01/2021	\$1,584.00	
00669091	H4815	WOODSTONE VILLAGE / NNC WOODSTONE VILLAGE, LLC	02/01/2021	\$1,508.00	
00669092	H0173	VINCE YIANG	02/01/2021	\$1,272.00	
			EFT:	947	\$2,677,409.99
			Check:	195	\$397,489.16
			Total:	1,142	\$3,074,899.15



City of Garden Grove
Certificate of Warrants
Register Dates:
02/03/2021

This is to certify the demands covered by WIRE numbers 00000283 through 00000286, EFT numbers 00007845 through 00007855, and check numbers 00669093 through 00669203 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Check # 669143 was voided.



Finance Director
Patricia Song

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000283	V00686	FRONTIER COMMUNICATION	02/03/2021	\$1,399.71
00000284	V00792	SO CALIF GAS CO	02/03/2021	\$308.20
00000285	V00792	SO CALIF GAS CO	02/03/2021	\$19,480.72
00000286	V00792	SO CALIF GAS CO	02/03/2021	\$16,784.41
00007845	V00133	2-1-1 ORANGE COUNTY	02/03/2021	\$6,589.72
00007846	V00523	BPS SUPPLY GROUP	02/03/2021	\$10.36
00007847	V01546	GEOCON WEST, INC	02/03/2021	\$5,568.00
00007848	V00716	INTERVAL HOUSE	02/03/2021	\$23,837.02
00007849	V00136	ORANGE COUNTY WELDING, INC	02/03/2021	\$4,220.00
00007850	V00210	PEST OPTIONS, INC	02/03/2021	\$917.25
00007851	V00250	SIMPSON CHEVROLET OF GG	02/03/2021	\$4,560.59
00007852	V00384	STOMMEL, INC	02/03/2021	\$7,137.57
00007853	V01458	TOYOTA OF GARDEN GROVE	02/03/2021	\$17,500.00
00007854	V00520	WESTERN EXTERMINATOR	02/03/2021	\$231.50
00007855	V01474	WEX BANK	02/03/2021	\$1,079.13
00669093	OTV001124	ACJ PROPERTY INVESTMENT LLC	02/03/2021	\$6.29
00669094	V00573	ALAN'S LAWN AND GARDEN CENTER, INC	02/03/2021	\$49.83
00669095	V00426	ALS GROUP USA CORP	02/03/2021	\$6.50
00669096	OTV001134	AMANDA HELLER	02/03/2021	\$68.00
00669097	OTV001115	ANNE VO	02/03/2021	\$1,000.00
00669098	V00864	ASSOCIATED SOILS ENGINEERING, INC	02/03/2021	\$3,770.00
00669099	V00033	AT&T CORP	02/03/2021	\$10,725.64
00669100	OTV001116	BANG HAI TRAN	02/03/2021	\$1,000.00
00669101	OTV001122	EDWINA BRODERICK	02/03/2021	\$63.46
00669102	V00655	C WELLS PIPELINE MATERIALS, INC	02/03/2021	\$7,977.91
00669103	V00660	CAMERON WELDING SUPPLY	02/03/2021	\$85.32
00669104	V00554	CARL WARREN & CO	02/03/2021	\$461.27
00669105	V01059	CHEMEX INDUSTRIES	02/03/2021	\$996.47
00669106	OTV001125	DOROTHY c/o RED CARPET COASTAL PROPERTIES CHERNEY	02/03/2021	\$56.63
00669107	V01525	CHI CONSTRUCTION	02/03/2021	\$109,417.37
00669108	V01976	COMMUNITY ACTION PARTNERSHIP OF OC	02/03/2021	\$7,744.98
00669109	V00667	CONTINENTAL CONCRETE CUTTING	02/03/2021	\$8,021.00
00669110	V00298	COSTAR GROUP, INC	02/03/2021	\$492.24

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00669111	V01273	COUNTY OF ORANGE TREASURER-TAX COLLECTOR	02/03/2021	\$210,171.81
00669112	OTV001133	COURTNEY CAREY	02/03/2021	\$97.00
00669113	V00481	DATA TICKET, INC	02/03/2021	\$44.00
00669114	OTV001136	DAVID SCHWIER	02/03/2021	\$68.00
00669115	V01150	DEPARTMENT OF CONSUMER AFFAIRS	02/03/2021	\$115.00
00669116	V02321	ELECNOR BELCO ELECTRIC, INC.	02/03/2021	\$106,400.00
00669117	V00174	ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC	02/03/2021	\$290.00
00669118	V00336	EXCLUSIVE AUTO DETAIL	02/03/2021	\$546.00
00669119	OTV001118	FARWEST CENTER LLC	02/03/2021	\$83.44
00669120	OTV001112	FERNANDO SEVILLA	02/03/2021	\$1,000.00
00669121	OTV001117	MAIKO FUJIKI GUADAGNO	02/03/2021	\$46.98
00669122	V02369	G4S SECURE SOLUTIONS (USA) INC	02/03/2021	\$55,625.12
00669123	V00054	GALLS LLC	02/03/2021	\$2,662.07
00669124	V01382	GARDEN GROVE NISSAN, LP	02/03/2021	\$2,500.00
00669125	V00698	GENERAL PUMP CO, INC	02/03/2021	\$13,804.50
00669126	V00252	GLOBAL COLLISION CENTER	02/03/2021	\$888.55
00669127	OTV001126	MICHAEL GUASTAMACCHIO	02/03/2021	\$122.53
00669128	V02116	HABITAT FOR HUMANITY OF ORANGE COUNTY, INC.	02/03/2021	\$6,000.00
00669129	V02623	HAMILTON DO	02/03/2021	\$1,000.00
00669130	V00708	HARBOR POINTE A/C & CONTROL SYSTEMS, INC	02/03/2021	\$948.12
00669131	V00300	IPROMOTEU	02/03/2021	\$2,849.25
00669132	V02637	JACOB'S MISSION	02/03/2021	\$25,000.00
00669133	OTV001129	HOA KIEU	02/03/2021	\$142.22
00669134	V02367	KIM'S HAIR NAILS AND SPA	02/03/2021	\$750.00
00669135	OTV001100	DAI LAM	02/03/2021	\$266.96
00669136	V00728	LAWSON PRODUCTS, INC	02/03/2021	\$217.39
00669137	H3380	NGHIA V LE	02/03/2021	\$2,200.00
00669138	V01563	LIFE-ASSIST, INC	02/03/2021	\$645.32
00669139	OTV001132	THO PHUOC LUONG	02/03/2021	\$21.93
00669140	V00736	MC MASTER-CARR SUPPLY CO	02/03/2021	\$21.03
00669141	V01570	MEEDER PUBLIC FUNDS, INC	02/03/2021	\$6,000.00
00669142	V00737	MERCHANTS BLDG MAINT, LLC	02/03/2021	\$73,233.00
00669144	V00540	METRO VIDEO SYSTEMS, INC	02/03/2021	\$850.00
00669145	OTV001135	MS FORMING & DEBURRING	02/03/2021	\$25.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669146	V01414	MWI ANIMAL HEALTH	02/03/2021	\$378.15
00669147	V00557	NATIONAL CONSTRUCTION RENTALS	02/03/2021	\$924.83
00669148	V01131	NATURE'S GROWERS NURSERY	02/03/2021	\$155.16
00669149	OTV001120	BAO NGUYEN	02/03/2021	\$102.56
00669150	OTV001123	PHUONG NGUYEN	02/03/2021	\$8.16
00669151	V00741	NIAGARA PLUMBING	02/03/2021	\$114.41
00669152	V00746	NOWDOCS INTERNATIONAL, INC	02/03/2021	\$325.00
00669153	V00459	O'REILLY AUTO PARTS	02/03/2021	\$81.00
00669154	V00747	OCEAN BLUE ENVIRONMENTAL SERVICES, INC	02/03/2021	\$1,023.00
00669155	V00209	WHJ OCN,IND	02/03/2021	\$1,045.00
00669156	V02602	OMEGA INDUSTRIAL SUPPLY INC	02/03/2021	\$3,315.26
00669157	V01422	ORANGE COUNTY CLERK-RECORDER'S OFFICE	02/03/2021	\$100.00
00669158	V00443	ORANGE COUNTY RANGE STORE, LLC	02/03/2021	\$1,118.98
00669159	V00756	PARKHOUSE TIRE, INC	02/03/2021	\$1,722.40
00669160	OTV001130	HUY PHAM	02/03/2021	\$22.00
00669161	OTV001119	JENNY PHAM	02/03/2021	\$45.50
00669162	V00010	PLUMBERS DEPOT, INC	02/03/2021	\$159.03
00669163	V00169	PSI	02/03/2021	\$684.51
00669164	V00744	R J NOBLE COMPANY	02/03/2021	\$2,424.24
00669165	V02412	RIVERSIDE COMMUNITY COLLEGE DISTRICT	02/03/2021	\$184.00
00669166	OTV001137	ROCIO GONZALES	02/03/2021	\$180.92
00669167	V01157	SAF-T-FLO WATER SERVICES	02/03/2021	\$30.55
00669168	V00780	SAFETY 1st PEST CONTROL, INC	02/03/2021	\$725.00
00669169	V00592	SAXE-CLIFFORD, PH D, SUSAN	02/03/2021	\$1,800.00
00669170	V00222	SCP DISTRIBUTORS, LLC	02/03/2021	\$22.20
00669171	OTV001128	DAVID SCROGGINS	02/03/2021	\$59.98
00669172	V00784	SHOETERIA	02/03/2021	\$1,816.12
00669173	V00793	SOUTHERN CALIFORNIA GAS CO ML 711D	02/03/2021	\$2,449.04
00669174	V00367	SOUTHERN COMPUTER WAREHOUSE	02/03/2021	\$3,583.23
00669175	V00474	SOUTHERN COUNTIES LUBRICANTS, LLC	02/03/2021	\$4,028.97
00669176	V00795	SPARKLETTS	02/03/2021	\$63.99
00669177	V00796	SPRINT	02/03/2021	\$100.00
00669178	V01119	STANDARD INSURANCE CO RAS EXECUTIVE BENEFITS	02/03/2021	\$821.70
00669179	V01199	STANDARD INSURANCE COMPANY 00 643061 0001	02/03/2021	\$21,677.09
00669180	V00213	STATE INDUSTRIAL PRODUCTS	02/03/2021	\$1,596.40

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669181	V00570	STRADLING, YOCCA,CARLSON & RAUTH	02/03/2021	\$57,622.98
00669182	V00364	SUNBELT RENTALS	02/03/2021	\$1,493.95
00669183	V01389	THE HOME DEPOT PRO	02/03/2021	\$1,363.29
00669184	V02635	THE READING PLACE LLC	02/03/2021	\$50,000.00
00669185	OTV001114	TIEN CHU	02/03/2021	\$1,000.00
00669186	OTV001111	TRAM TRAN	02/03/2021	\$36.84
00669187	OTV001131	TRON THI TRAN	02/03/2021	\$32.71
00669188	V00185	TRANSPORTATION STUDIES, INC	02/03/2021	\$90.00
00669189	V00809	TURBO DATA SYSTEMS, INC	02/03/2021	\$25,540.06
00669190	V00591	U S ARMOR CORP	02/03/2021	\$780.14
00669191	V00812	UNIFIRST CORP	02/03/2021	\$851.10
00669192	V00815	UNITED RENTALS NORTHWEST, INC	02/03/2021	\$980.93
00669193	OTV001109	DYLAN VESSELL	02/03/2021	\$51.39
00669194	OTV001113	VI NGUYEN	02/03/2021	\$1,000.00
00669195	OTV001121	AN VU	02/03/2021	\$36.06
00669196	V00398	VULCAN MATERIALS COMPANY WESTERN DIVISION	02/03/2021	\$608.25
00669197	OTV001127	CINDY WALKER, LONNIE & WALKER	02/03/2021	\$57.63
00669198	V00823	WATERLINE TECHNOLOGIES, INC	02/03/2021	\$288.00
00669199	V00824	WAXIE SANITARY SUPPLY	02/03/2021	\$285.94
00669200	V00473	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC	02/03/2021	\$3,826.05
00669201	V00582	WOODRUFF, SPRADLIN & SMART, A PROFESSIONAL CORP	02/03/2021	\$1,270.20
00669202	V01208	YO-FIRE SUPPLIES	02/03/2021	\$722.47
00669203	V01123	TRANSAMERICA EMPLOYEE BENEFITS	02/03/2021	\$4,258.54
			EFT:	11 \$71,651.14
			Check:	114 \$909,636.08
			Total:	125 \$981,287.22

184393	JUDITH A MOORE	184394	DIANE BELAIR	184394	1903.90
184395	MICHAEL F ROCHA	184396	SHAQUANNA D WESTON	184396	722.57
184397	DAMIAN JESUS CHAVEZ	184398	ARTHUR J FLORES	184398	2437.14
184399	EDWIN O THURMAN JR	184400	FRANK X DE LA ROSA	184400	1778.57
184401	AARON D DINH	184402	ARNULFO GUZMAN JR	184402	109.26
184403	ETHAN TANG	184404	SAMANTHA B VARGAS	184404	25.86
184405	PATRICK R JULIENNE	184406	CAL J RIETZEL	184406	8791.21
184407	COMMUNITY HEALTH CHARITTI	184408	GARDEN GROVE POLICE ASSO	184408	1650.00
0210128	JULIA ESPINOZA	D376339	CAROL E BECKLES	D376339	49.27
D376340	GEORGE S BRIETIGAM III	D376341	PHAT T BUI	D376341	71.75
D376342	STEVEN R JONES	D376343	STEPHANIE L KLOPFENSTEIN	D376343	234.34
D376344	DIEDRE THU HA NGUYEN	D376345	KIM B NGUYEN	D376345	413.05
D376346	JOHN R ONEILL	D376347	STEVE R SOLORIO	D376347	45.52
D376348	PAMELA M HADDAD	D376349	SHAWN S PARK	D376349	2416.70
D376350	SCOTT C STILES	D376351	MARIA A STIPE	D376351	5357.58
D376352	MEENA YOO	D376353	AMANDA M POLLOCK	D376353	1750.44
D376354	TERESA L POMEROY	D376355	LIZABETH C VASQUEZ	D376355	2164.73
D376356	VERONICA AVILA	D376357	JEFFREY P DAVIS	D376357	2021.04
D376358	NOELLE N KIM	D376359	MISSY M MENDOZA	D376359	771.12
D376360	MARIE L MORAN	D376361	ANA E PULIDO	D376361	3632.72
D376362	KRISTY H THAI	D376363	SHAUNA J CARRENO	D376363	1975.43
D376364	VY D HO	D376365	DANNY HUYNH	D376365	3666.59
D376366	VILMA C KLOESS	D376367	IVY LE	D376367	2004.85
D376368	TAMMY LE	D376369	LINDA MIDDENDORF	D376369	2582.28
D376370	MARIA A NAVARRO	D376371	PHUONG VIEN T NGUYEN	D376371	2027.90
D376372	QUANG NGUYEN	D376373	TINA T NGUYEN	D376373	2859.23
D376374	THYANA T PHI	D376375	MARIA RAMOS	D376375	2391.57
D376376	TANYA L TO	D376377	CUONG K TRAN	D376377	2158.32
D376378	ELAINE TRUONG	D376379	THANH-NGUYEN VO	D376379	1557.09
D376380	DON T BALANAY	D376381	SYLVIA GARCIA	D376381	2033.08
D376382	YUAN SONG	D376383	RETA J WESTON	D376383	1855.66
D376384	KAREN M HARRIS	D376385	CHRISTI C MENDOZA	D376385	1755.83
D376386	TREVOR G SMOUSE	D376387	JANET J CHUNG	D376387	2581.98
D376388	ANN C EIFERT	D376389	MARGARITA ABOLA	D376389	1855.06
D376390	MARY ANN M ALCANCIA	D376391	MARISA ATIN RAMOS	D376391	1276.73
D376392	ROBERT W MAY	D376393	SHAWNA A MCDONOUGH	D376393	1338.10
D376394	HEIDY Y MUNOZ	D376395	SELAMAWIT NIGATU	D376395	2422.00
D376396	MY TRA VO	D376397	LIGIA ANDREI	D376397	1736.47
D376398	ARIANA B BAUTISTA	D376399	KAREN J BROWN	D376399	927.26
D376400	CORINNE L HOFFMAN	D376401	EDWARD E MARVIN JR	D376401	1777.33
D376402	ANGELA M MENDEZ	D376403	JENNIFER L PETERSON	D376403	1854.54
D376404	ANH PHAM	D376405	EVA RAMIREZ	D376405	1939.70
D376406	ALEXIS B ROMERO	D376407	JAIME F CHAVEZ	D376407	1645.22
D376408	GARY F HERNANDEZ	D376409	NEAL M MANALANSAN	D376409	1784.45
D376410	DANIEL J SANCHEZ	D376411	SANDRA E SEGAWA	D376411	3491.88
D376412	ALANA R CHENG	D376413	PAUL GUERRERO	D376413	2749.43
D376414	LISA L KIM	D376415	JULIE A ASHLEIGH	D376415	1884.38
D376416	MICHAEL G AUSTIN	D376417	RITA M CRAMER	D376417	2271.43

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D376418	CHRISTOPHER J CRANDALL	2769.45	D376419	BRYSON T DAHLHEIMER	2170.58
D376420	RYAN J DAKE	2171.08	D376421	DAVID A DENT	4052.32
D376422	TODD C HARTWIG	2607.83	D376423	RALPH V HERNANDEZ	2330.29
D376424	ARMANDO HERRERA JR	845.17	D376425	AARON J HODSON	2230.13
D376426	DONALD E LUCAS	2901.43	D376427	SVELLANA MOURE	2161.24
D376428	PHU T NGUYEN	3807.21	D376429	LORENA J QUILLA SOULES	2655.07
D376430	PEDRO ROQUE	2708.36	D376431	JAKE P TRAN	630.07
D376432	MARCO A VALADEZ	1368.13	D376433	CHRISTOPHER CHUNG	4686.87
D376434	PRIT J KASKLA	1969.48	D376435	HUONG O LY	2741.46
D376436	LEE W MARINO	4264.56	D376437	MARIA L MARTINEZ	2287.67
D376438	MARIA C PARRA	3586.46	D376439	MONICA COVARRUBIAS	3380.74
D376440	GRACE E LEE	2497.76	D376441	AMEENAH ABU HAMDIYYAH	1890.59
D376442	GREG BLODGETT	3402.48	D376443	ALBERT O NUNEZ BLANCO	544.95
D376444	ORLINO CAMPOS REFUERZO J	544.95	D376445	ROY N ROBBINS	2967.64
D376446	TIMOTHY E THRONE	1863.50	D376447	MICHAEL C BOS	2108.54
D376448	DANIEL J CANDELLARIA	4220.50	D376449	VINCENT L DE LA ROSA	2688.08
D376450	KAMYAR DIBAJ	1015.66	D376451	ALICIA M HOFER	1831.23
D376452	NICOLAS C HSIEH	3417.84	D376453	ROSEMARIE JACOT	2058.19
D376454	SHAN L LEWIS	2510.69	D376455	NAVIN B MARU	4516.90
D376456	JUAN C NAVARRO	2412.84	D376457	MICHAEL F SANTOS	2988.78
D376458	MARK P UPHUS	4064.38	D376459	JOSE A VASQUEZ	2507.85
D376460	ANA G VERGARA NEAL	2555.08	D376461	DAI C VU	3996.45
D376462	KHANG L VU	3324.42	D376463	CHRISTOPHER L ALLEN	1725.82
D376464	JOSHUA ARIONUS	1977.16	D376465	AL EJANDRO BANUELOS	2327.39
D376466	JAN BERGER	2238.42	D376467	ROBERT P BERMUDEZ	1278.72
D376468	TIM P CANNON	4128.75	D376469	CARINA M DAN	2106.06
D376470	RYAN H DAVIS	1726.40	D376471	KATHLEEN N DELFIN	1784.38
D376472	RONALD W DIEMERT	2030.61	D376473	CHRIS N ESCOBAR	3786.49
D376474	JEREMY J GLENN	1454.73	D376475	AL EJANDRO GONZALEZ	4328.58
D376476	MICHAEL J GRAY	1700.88	D376477	LARRY GRIFFIN	2092.09
D376478	ROBERT A HAENDIGES	3150.12	D376479	RYAN S HART	2062.06
D376480	ANTHONY S HERNANDEZ	761.20	D376481	EDWARD A HUY	2160.83
D376482	VIDAL JIMENEZ	1907.40	D376483	LIYAN JIN	2822.44
D376484	SAMUEL K KIM	3712.49	D376485	REBECCA PIK KWAN LI	3885.35
D376486	DAVID MA AE	1678.23	D376487	ALFREDO MARTINEZ	1760.85
D376488	TYLER WEISLAHN	1964.03	D376489	JESSE K MONTGOMERY	2121.80
D376490	JUSTIN M MORRIS	2779.50	D376491	STEVEN J MOYA JR	2251.29
D376492	BASIL G MURAD	2567.10	D376493	KIRK L NATLAND	1280.73
D376494	DUC TRUNG NGUYEN	2322.66	D376495	LISA NGUYEN	639.80
D376496	CORNELIU NICOLAE	3102.04	D376497	ANDREW I ORNELAS	2400.48
D376498	DAVID A ORTEGA	2126.58	D376499	CELESTINO J PASILLAS	2717.85
D376500	WILLIAM F PEARSON	2264.99	D376501	JESSICA J POLIDORI	3255.97
D376502	CHRISTOPHER B PRUDHOMME	1228.76	D376503	ESTEBAN H RODRIGUEZ	12.17
D376504	LES A RUITENSCHILD	3484.96	D376505	JONATHAN RUIZ	2541.03
D376506	ALEXIS SANTOS	1174.67	D376507	ADRIAN M SARMIENTO	2346.74
D376508	ALBERT TALAMANTES JR	2016.55	D376509	MINH K TRAN	2622.34
D376510	ALEJANDRO VALENZUELA JR	1274.19	D376511	ALEJANDRO N VALENZUELA	1880.82
D376512	RONALD J WOLLAND	1393.31	D376513	VICTOR K YERGENSEN	2588.52

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D376514	ALICE K FREGOSO	1909.92	D376515	ALICIA R GARCIA	733.26
D376516	RAQUEL K MANSON	2629.58	D376517	WILLIAM E MURRAY JR	6267.14
D376518	EMILY H TRIMBLE	1903.71	D376519	ALFRED J AGUIRRE	2867.03
D376520	EDWARD D AMBRIZ GARCIA	701.99	D376521	RODOLPHO M BECERRA	2085.19
D376522	RAYMOND A BUCHLER	1711.41	D376523	EDGAR A CANO	1175.52
D376524	ALBERT J CARRISOZA	2097.91	D376525	GABRIELA R CONTRERAS	2150.43
D376526	JULIE T COTTON	1861.47	D376527	ERIC M ESPINOZA	1727.80
D376528	ALBERT R EURS II	2588.23	D376529	ROBERT J FRANCO	747.86
D376530	CASEY G GIROUARD	1597.98	D376531	HERMILO HERNANDEZ	1978.63
D376532	DARNELL D JERRY	870.13	D376533	BRENT KAYLOR	2087.18
D376534	MARK W LADNEY	2619.82	D376535	RAUL LEYVA	2881.99
D376536	DIEGO A MEJIA	1894.61	D376537	RIGOBERTO MENDEZ	2442.63
D376538	STEVEN T ORTIZ	2333.09	D376539	PHILLIP Q PHAM	492.75
D376540	RICHARD L PINKSTON	2482.61	D376541	JOSE J ROMAN	793.96
D376542	ALEXIS P TARIN	2324.38	D376543	STEVE J TAUANU'U	2815.93
D376544	SUSAN VITALI	984.46	D376545	RICK S ZIEGLER	761.10
D376546	IOAN ANDREI	992.65	D376547	SYLVESTER A BABINSKI IV	1819.62
D376548	DONELISHA L BELL	776.36	D376549	JEFFREY G CANTRELL	2055.62
D376550	JULIA ESPINOZA	1229.39	D376551	CECELIA A FERNANDEZ	1198.28
D376552	CONRAD A FERNANDEZ	1003.88	D376553	DIANA GOMEZ	964.05
D376554	JORGE GONZALEZ	1155.65	D376555	MICHAEL R GREENE	1871.45
D376556	RONALD D GUSMAN	1053.12	D376557	GLORIA A HARO	1167.16
D376558	ERIC W JOHNSON	1195.90	D376559	LEONEL A LAMAS	929.05
D376560	KHUONG NGUYEN	1213.16	D376561	DELFRADO C REYES	1213.16
D376562	RAFAEL ROBLES	1539.09	D376563	ADRIANNA M RODRIGUEZ	1096.79
D376564	RODERICK THURMAN	1699.87	D376565	EVARISTO VERA	1729.88
D376566	RICHARD L WILLIAMS	1927.42	D376567	ANSELMO AGUIRRE	1877.87
D376568	DOMINIC CAMERA	719.90	D376569	PHILLIP J CARTER	2468.29
D376570	RICK L DUVALL	2030.47	D376571	AARON R HANSEN	2504.87
D376572	HUY HOA HUYNH	2172.60	D376573	MATTHEW D ILFELD	1267.94
D376574	BRYAN D KWIATKOWSKI	1684.87	D376575	DANIEL C MOSS	1359.93
D376576	ROLANDO QUIROZ	1722.69	D376577	RICARDO SALDIVAR	577.04
D376578	WILLIAM A SOTO	1701.16	D376579	LUIS A TAPIA	2360.00
D376580	MICHAEL W THOMPSON	2412.29	D376581	JOSEPH E TRUJILLO	1397.14
D376582	WILLIAM J WHITE	2081.42	D376583	JESSE GUZMAN	1863.67
D376584	MARK M KHALIL	1987.42	D376585	BRETT A MEISLAHN	2286.30
D376586	DOUGLAS A MOORE	2126.49	D376587	ANDREW J MORELAND	595.05
D376588	AUSTIN H POWELL	2016.06	D376589	MELVIN P REED	1582.24
D376590	STEPHEN D SUDDUTH	2309.32	D376591	HILLARD J WILLIAMS	1693.71
D376592	SOUHELIA K GOUNTOUMA	2209.88	D376593	ALBERT J HOLMON III	3349.94
D376594	VICTOR T BLAS	2180.91	D376595	JOSE GOMEZ	1938.36
D376596	MICHAEL V GUERRERO	1618.65	D376597	BRENT W HAYES	3001.84
D376598	FRANK D HOWENSTEIN	2360.38	D376599	ALLEN G KIRZHNER	2711.88
D376600	BRANDON S NUNES	1403.30	D376601	STEPHEN PORRAS	3367.66
D376602	JESSE VIRAMONTES	2402.74	D376603	JOHN ZAVALA	2181.75
D376604	YOLANDA A ALVARADO	116.24	D376605	STEPHANIE AMBRIZ	460.31
D376606	JOSELYN D AVALOS	231.37	D376607	REBECCA J BAILOR	582.35
D376608	JOSUE BARREIRO MENDOZA	1489.43	D376609	DYLAN J BOGGAN	12.92

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D376610	RACHEL M CAMARENA	2110.07	D376611	RENE CAMARENA	2135.77
D376612	VICTORIA M CASILLAS	1836.39	D376613	AMANDA D CROSS	1720.51
D376614	GISELL L CRUZ	662.33	D376615	KENNETH E CUMMINGS	166.76
D376616	MARLY DELGADO CHAVEZ	632.31	D376617	GABRIELA DIAZ	392.29
D376618	LORENE U DO LE	32.33	D376619	KELDEN A DOWNS	32.33
D376620	MARK C FREEMAN	3051.74	D376621	JARED D GARCIA	542.13
D376622	STEVEN E GOMEZ	832.68	D376623	JACOB R GRANT	1782.06
D376624	KALYSTA N LOPEZ	12.92	D376625	ELAINE M MA AE	2482.21
D376626	LORENA OCHOA MCINTYRE	3240.40	D376627	JESUS MEDINA	1762.94
D376628	JUAN MEDINA	2127.33	D376629	NOEL N NICHOLAS	4735.58
D376630	KIRSTEN K NAKAISHI	423.52	D376631	JOHN A MONTANCHEZ	974.45
D376632	JENNIFER GODDARD NYE	2617.39	D376633	GABRIELA OCADIZ HERNANDE	2896.75
D376634	STEPHANIE ORTIZ	224.72	D376635	CHRISTIAN PANGAN	50.31
D376636	JANET E PELAYO	3410.85	D376637	ARIELLE PICKRELL	273.82
D376638	ALEXA PRADO	290.91	D376639	SHADY S PUAILOA	496.16
D376640	SUGEIRY REYNOSO	2273.35	D376641	MARINA Y ROMERO	1890.88
D376642	MARIA D ROSALES	381.26	D376643	DANA MARIE SAUCEDO	2316.61
D376644	EMERON J SCHLUMBERGER	467.54	D376645	REBECCA S SMITH	131.11
D376646	KENNETH P TRAVIS III	320.50	D376647	CLAUDIA VALDIVIA	2918.42
D376648	JEFFREY VAN SICKLE	2189.17	D376649	JOSHUA VENCES	32.33
D376650	PAUL E VICTORIA	1294.69	D376651	JACOB D VIRAMONTES	456.31
D376652	PEDRO R ARELLANO	3695.48	D376653	THOMAS R DARE	5787.26
D376654	CAROLE A KANEGAE	2260.24	D376655	CLAUDIA ALARCON	3064.12
D376656	KRISTEN A BACKOURIS	1573.96	D376657	SHARON S BAEK	2069.42
D376658	GENA M BOWEN	1902.72	D376659	JESENIA CAMPOS	2041.97
D376660	BRIAN D DALTON	3107.62	D376661	NICHOLAS A DE ALMEIDA LO	1164.34
D376662	AMIR A EL FARRA	4763.50	D376663	HELENA ELSSOUSOU	2342.48
D376664	PATRICK E GILDEA	6622.90	D376665	BRIAN C GIRGENTI	2586.32
D376666	AI KELLY HUYNH	2257.68	D376667	MICHAEL J JENSEN	3659.64
D376668	ALLYSON T LE	1618.24	D376669	MATTHEW P MARCHAND	3373.66
D376670	LINDA M MORIN	3783.81	D376671	PHILLIP H PHAM	2820.75
D376672	ASHLEY C ROJAS	1701.79	D376673	REYNA ROSALES	1836.46
D376674	ROBERT M STEPHENSON III	3941.92	D376675	MICHAEL J VISCOMI	3332.39
D376676	GIOVANNI ACOSTA	2321.23	D376677	TIMOTHY R ASHBAUGH	2640.44
D376678	ALFREDO R AVALOS	4457.17	D376679	COLLIN E BAKER	2463.99
D376680	RENZO CHUMBE	3522.83	D376681	DARRYL B CORTEZ JR	2147.84
D376682	GARY L COULTER	2496.41	D376683	CHARLIE DANIELEY III	1412.91
D376684	ISAAC DAVILA	2146.67	D376685	RONALD A DOSCHER	1251.93
D376686	BROC D DUDLEY	2209.79	D376687	STEPHEN C ESTLOW	1230.60
D376688	JESUS FAJARDO	1976.97	D376689	HECTOR FERREIRA JR	2365.41
D376690	ROBERT D FRESENIUS	2129.65	D376691	JASON S FULTON	2661.30
D376692	JOSEPH P GROSS JR	3276.63	D376693	TRAVIS J HADDEN	2165.20
D376694	JOSE D HERRERA	3962.33	D376695	JASON A HOWARD	2813.51
D376696	KIRK P HURLEY	2103.81	D376697	DONALD J HUTCHINS	3406.79
D376698	NICKOLAS K JENSEN	3060.09	D376699	VICTORIA A JORDAN	82.16
D376700	CHAD B KIM	2330.13	D376701	TIMOTHY P KOVACS	4132.26
D376702	MICHAEL J LANG	3423.35	D376703	ANGELA LEDESMA	1907.00
D376704	RAPHAEL M LEE	815.89	D376705	MARK A LORD	3895.95

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D376706	RYAN M LUX	2782.28	D376707	JORGE L MAZON	2829.08
D376708	MICHAEL A MOSER	1629.41	D376709	MITCHEL S MOSSER	2887.15
D376710	JASON S PERKINS	3523.51	D376711	COREY T POLOPEK	3250.76
D376712	SINDY RAMIREZ OROZCO	2857.32	D376713	JOHN E RANEY	3413.98
D376714	THOMAS S REED	2463.82	D376715	AARON T SHIPLEY	2225.69
D376716	SHAYLEN L SIMONS	2275.53	D376717	CHARLES W STARNES	2612.74
D376718	VINCENTE J VAICARO	3597.20	D376719	EDGAR VALENCIA	3420.26
D376720	ROYCE C WIMMER	3378.36	D376721	SARAH A WRIGHT	2465.26
D376722	COLE A YNIGUEZ	2091.25	D376723	DAVID C YOUNG	3582.86
D376724	MARCOS R ALAMILLO	6196.45	D376725	BOBBY B ANDERSON	2990.82
D376726	FRANCISCO AVALOS JR	2116.58	D376727	JOHN F BANKSON	3337.11
D376728	EVAN S BERESFORD	3034.93	D376729	JAMES A BLUM	2613.24
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D376732	RYAN V BUSTILLOS	3500.66	D376733	JUAN C CENTENO	5124.53
D376734	JEROME L CHEATHAM	2955.44	D376735	HAN J CHO	4405.73
D376736	BRIAN M CLASBY JR	3599.68	D376737	JULIO C CORTEZ	2374.10
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D376740	TAYLOR M DUARTE	2119.97	D376741	OTTO J ESCALANTE	5457.19
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D376744	GEORGE R FIGUEREDO	1882.26	D376745	SEAN M GLEASON	3036.90
D376746	GONZALO GONZALEZ JR	2397.52	D376747	KYLE N HALEY	1690.63
D376748	EFRAIN A JIMENEZ JR	2766.32	D376749	CODY M JOHNSON	2948.00
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D376788	CHRISTOPHER M EARLE	3063.17	D376789	BENJAMIN M ELIZONDO	3001.28
D376790	KRISTOFER D KELLEY	4231.32	D376791	NICHOLAS A LAZENBY	3098.88
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D376802	ERIC T RUZIECKI	3493.62	D376803	RENE BARRAZA	3168.50
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D376806	LISA A BELTHIUS	116.09	D376807	RICHARD O BURILLO	4114.97
D376808	RANDY G CHUNG	224.07	D376809	COURTNEY P CIBOSKY	4138.33
D376810	ADAM B COUGHRAN	229.79	D376811	JOHN DANG	261.81
D376812	CHRISTOPHER C DOVEAS	8.60	D376813	DANIEL S EDWARDS	262.97
D376814	EDUARDO C LEIVA	5638.65	D376815	JOHN O OJEISEKHOBHA	116.09
D376816	CARL J WHITNEY	5665.38	D376817	ANDREW N BUI	410.59
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D376838	WILLIAM ALLISON	4535.68	D376839	RICHARD A ALVAREZ BROWN	3005.46
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D376842	FLOR DE LIS ELIZONDO	1320.65	D376843	PATRICIA C FLINN	2592.13
D376844	BAO TINH THI LE	1184.29	D376845	RAQUEL D MATA	1330.99
D376846	REBECCA S MEEKS	4754.73	D376847	JONATHAN B WALNWRIGHT	3803.71
D376848	MARIA A ALCARAZ	1955.34	D376849	MADELINE M ALVARADO	1556.46
D376850	MARIA S ATWOOD	1834.86	D376851	RYAN S BERLETH	2032.94
D376852	BRITTANEE N BRANTNER	1719.17	D376853	CARISSA L BRUNICK	1515.51
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D376856	KRISTINA L CORNETT	1522.70	D376857	RUSSELL B DRISCOLL	1881.33
D376858	VERONICA FRUTOS	1154.47	D376859	DAVID L GEORGE	2002.53
D376860	PINKY C HINGCO	2308.44	D376861	LINDALINH THU LY	1388.46
D376862	MARIA C MCFARLANE	2085.98	D376863	DAWN M MONTOYA	1587.96
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D376870	SANDRA M ARROYO	1873.63	D376871	SHYLER R.D. CHAPPELL	1936.09
D376872	JENNIFER A DIX	2416.14	D376873	KATHERINE M FRANCISCO	1689.15
D376874	AMANDA B GARNER	2255.00	D376875	ARCHIE GUZMAN	2408.81
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D376886	MARSHA D SPELLMAN	2508.15	D376887	SPENCER T TRAN	2356.34
D376888	SANTA WARDLE	1073.85	D376889	CHERYL L WHITNEY	1894.96
D376890	DANIEL A CAMARA	2566.18	D376891	RICHARD E DESBIENS	1623.56
D376892	JAMES D FRANKS	2679.88	D376893	PETE GARCIA	3182.71
D376894	ROBERT J GIFFORD	2847.23	D376895	STEVEN H HEINE	1258.09
D376896	WILLIAM T HOLLOWAY	3517.82	D376897	GERALD F JORDAN	2984.01


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D376898	JOSEPH L KOLANO	2296.12	D376899	LEA K KOVACS	2642.76
D376900	DAVID LOPEZ	3467.99	D376901	STEVEN W LUKAS	1930.41
D376902	MARIO MARTINEZ JR	5155.30	D376903	ADAM C NIKOLIC	4242.87
D376904	LUIS A PAYAN	2512.48	D376905	TERRA M RAMIREZ	2381.02
D376906	CHRISTIN E ROGERS	2924.08	D376907	BRIAN T STROUD	3457.25
D376908	PAUL M TESSIER	2979.14	D376909	TUONG-VAN NGUYEN VU	1835.58
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D376914	MARY C CERDA	2007.19	D376915	BRANDI M HART	664.02
D376916	LJANE Y KWAN	3317.55	D376917	JANY H LEE	3605.22
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D376920	CAITLYN M STEPHENSON	2051.06	D376921	LAURA J STOVER	4983.27
D376922	ANNA L GOLD	1926.80	D376923	KATRENA J SCHULZE	512.26
D376924	MATTHEW T SWANSON	1702.51	D376925	ANTHONY VALENZUELA	1498.15
D376926	CANDY G WILDER	1931.51	D376927	STEVEN F ANDREWS	2751.83
D376928	TERENCE S CHANG	2640.28	D376929	VERNA L ESPINOZA	1978.33
D376930	CESAR GALLO	2745.20	D376931	ERNIE E HINGCO	1910.47
D376932	GEOFFREY A KLOESS	4213.54	D376933	RACHOT MORAGRAAN	3632.02
D376934	NOEL J PROFFITT	2970.27	D376935	ANAND V RAO	4388.77
D376936	ROD T VICTORIA	2351.76	D376937	TERREL KEITH WINSTON	3355.25
D376938	O.C.E.A. GENERAL	2351.20	D376939	O.C.E.A.	1113.61
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D376942	SOUTHLAND CREDIT UNION	4575.00	9999999	MARK LADNEY	206.60
W2774	GREAT WEST LIFE 457 #340	103081.25	W2775	GREAT WEST LIFE OBRA#340	2344.27
W2776	INTERNAL REVENUE SERVICE	275332.64	W2777	EMPLOYMENT DEVELOPMENT D	82960.32

*** PAGE TOTAL = 637050.93

TOTAL CHECK PAYMENTS	17	27,022.93
TOTAL DIRECT DEPOSITS	605	1,439,451.87
TOTAL WIRE PAYMENTS	4	463,718.48
GRAND TOTAL PAYMENTS	626	1,930,193.28

Checks #184393 thru #9920210128, and Direct Deposits #D376339 thru #D999999999, and wire #W2774 thru #W2777 presented in the Payroll Register submitted to the Garden Grove City Council 23 FEB 2021, have been audited for accuracy and funds are available for payment thereof.


 PATRICIA SONG - FINANCE DIRECTOR

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Lisa L. Kim
Dept.: City Manager Dept.: Community and Economic
Development
Subject: Introduction and first reading of an Ordinance approving
Amendment No. A-027-2020 Date: 2/23/2021

OBJECTIVE

To transmit a recommendation from the Planning Commission to the City Council, and to request that the City Council introduce and conduct the first reading of the attached ordinance approving Amendment No. A-027-2020 to repeal portions of Chapter 9.08 of Title 9 (Zoning) of the Garden Grove Municipal Code pertaining to Accessory Dwelling Units, and to add Chapter 9.54 to Title 9 of the Municipal Code to establish regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with State law; and determine that the Amendment is exempt from the California Environmental Act.

BACKGROUND

Accessory Dwelling Units (ADUs) have been identified by the State of California as providing an important affordable housing option essential to meeting the State's growing housing shortage.

In 1982, the State enacted legislation that authorized local jurisdictions to adopt provisions permitting second-units while maintaining local control. In 2002, Assembly Bill (AB) 1866 was adopted to update the second-unit law to require local jurisdictions to allow second-units by-right on lots improved with an existing single-family home, subject to reasonable zoning and development standards.

In 2016, Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 were adopted amending State law to further restrict local control over second-units for the purpose of allowing property owners more flexibility to build ADUs.

In 2019, the State legislature adopted a series of bills, SB 13, AB 68, AB 587, AB 671 and AB 881, that became effective on January 1, 2020, which further restricted local control over ADUs and Junior ADUs (JADUs) in order to facilitate more housing production. Furthermore, in 2020, the State legislature adopted AB 3182, that became effective on January 1, 2021, to further address barriers to the development and use of ADUs and JADUs.

State ADU/JADU law strictly limits the scope of zoning regulations and development standards local jurisdictions may apply to ADUs, while allowing local jurisdictions some flexibility to continue to regulate certain aspects of ADUs, such as maximum unit size, height, setback, and architectural review, within specified parameters. Pursuant to State law, local jurisdictions must adopt a new ordinance consistent with State law in order to impose any zoning regulations on ADUs and JADUs beyond the minimum default standards specified in State law.

During the interim period, from January 1, 2020 to the present, the City has applied the minimum default requirements in the new State law to all ADU and JADU projects submitted for plan check review, and has continued to issue building permits for their construction pending approval of a new

ADU and JADU ordinance.

On July 16, 2020, the Planning Commission held a Public Hearing to consider Amendment No. A-027-2020 and a draft ordinance proposed by staff. Amendment No. A-027-2020 would repeal portions of Chapter 9.08 of Title 9 (Zoning) of the Garden Grove Municipal Code pertaining to Accessory Dwelling Units, and would add Chapter 9.54 to Title 9 of the Municipal Code to establish regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units to comply with State law. The Planning Commission voted 7-0 to adopt Resolution No. 5995-20 recommending that the City Council approve Amendment No. A-027-2020 and adopt the draft ordinance proposed by staff.

On August 25, 2020, the City Council held a Public Hearing to consider Amendment No. A-027-2020 and the draft ordinance recommended by the Planning Commission. At the meeting, the City Council recognized that State law mandates jurisdictions to allow ADUs and JADUs; however, the City Council also recognized the impacts ADUs and JADUs have on the community, including changing the character of residential neighborhoods. The City Council voted 7-0 to direct staff to further review State law to identify areas of the law where the City could exercise further local control over ADUs and JADUs and to consider additional revisions to the draft ordinance to ensure it provides for as much local control possible, while still ensuring compliance with State law.

On September 8, 2020, staff presented a revised draft ordinance to the City Council, which proposed revisions staff believed to be consistent with State law (Attachment 1). The proposed revisions included, but were not limited to: limiting the maximum number of bedrooms in an ADU to two (2); reducing the maximum unit size of ADUs; and increasing the building separation between ADUs and the detached structures. Following a Public Hearing and discussion, the City Council voted 7-0 that the revised draft ordinance be remanded to the Planning Commission for review and recommendation to the City Council.

State law requires local jurisdictions to submit a copy of their adopted ADU and JADU ordinance to the Department of Housing and Community Development (HCD) for review to determine compliance with State Law. Local jurisdictions may also submit draft ADU and JADU ordinances to HCD for preliminary review and feedback. State law also authorizes HCD to adopt guidelines to implement uniform standards or criteria that supplement or clarify the State ADU law.

On September 15, 2020, the City submitted a copy of the revised draft ordinance as presented to City Council at the September 8, 2020 City Council Meeting to HCD for preliminary review.

In September 2020, HCD also released an updated Accessory Dwelling Unit (ADU) Handbook setting forth HCD's guidance clarifying the intent of the new State ADU law and providing answers to frequently asked questions about ADUs. This ADU handbook was recently updated in December 2020 (Attachment 2).

On October 22, 2020, a meeting was held between City staff and HCD to discuss the revised draft ordinance. At the meeting, HCD noted several areas of the revised draft ordinance that HCD believed were inconsistent with State law, including the limit on the number of bedrooms allowed in ADUs.

Staff updated the revised draft ordinance based on the guidance contained in HCD's September 2020 ADU Handbook and the feedback provided by HCD during the October 22, 2020 meeting (Attachment 3). The updated revised draft ordinance incorporates the City Council recommended changes that HCD did not identify as being inconsistent with State law.

On January 21, 2021, the Planning Commission held a Public Hearing to consider the revised draft ordinance for Amendment No. A-027-2020. No persons from the public spoke on the item. The Planning Commission voted 5-0 adopting Resolution No. 6015-21 recommending that the City Council adopt Amendment No. A-027-2020.

DISCUSSION

The following discussion describes the most significant changes to the draft ordinance:

Number of Bedrooms

The City Council requested that the number of bedrooms in ADUs be limited to two (2) bedrooms; however, while State law does not specifically prohibit jurisdictions from imposing bedroom restrictions, HCD subsequently clarified that jurisdictions cannot limit the number of bedrooms in ADUs. According to HCD's new ADU Handbook, a limit on the number of bedrooms could be construed as a discriminatory practice towards protected classes, such as familial status, and would be considered an impermissible restraint on the development of ADUs. HCD also clarified that ADU ordinances that incorporated restrictions to the number of bedrooms would not be certified. Therefore, the revised ordinance has been modified to exclude language restricting the number of bedrooms in ADUs, consistent with HCD's interpretation of State law.

Number of ADUs Permitted in Multiple Family Developments

State law allows multiple family developments to construct up to two (2) detached ADUs, and allows multiple ADUs to be constructed within portions of existing multiple-family structures not used for livable space, such as storage rooms, boiler rooms, passageways, attics, basements, garages, etc., up to 25% of the existing multiple-family units. The HCD ADU Handbook clarifies that jurisdictions can regulate the configuration of new ADUs and ADU conversions allowed on multiple-family developments. Jurisdictions are not required to allow both new ADUs and ADUs conversions to be developed concurrently on properties developed with multiple-family residences. With HCD's interpretation of this State law provision, the ordinance has been revised to limit properties with multiple-family developments to either 1) no more than two (2) detached ADUs or 2) one or more converted ADUs as allowed by State law. Furthermore, all new ADUs must be developed as detached units, as specified by State law.

Maximum Unit Sizes

State law allows jurisdictions to establish maximum unit sizes for ADUs; however, State law also establishes minimum and maximum ADU sizes that jurisdictions must allow by right. Staff originally recommended a maximum ADU size of 1,200 square feet, which is the default standard under State law for jurisdictions without a compliant ordinance. Based on the City Council's feedback, however, staff has revised the draft ordinance to limit maximum unit sizes to full extent permitted by State law. The revised draft ordinance limits ADUs designed as a studio or one-bedroom unit to a maximum size of 850 square feet, and two or more bedroom units to a maximum size of 1,000 square feet. In addition, ADUs cannot exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed to be developed on a site. These maximum sizes were presented to City Council at the September 8, 2020 City Council Meeting.

Replacement Parking for JADUs Parking

State law requires jurisdictions to allow JADUs within the walls of an existing single-family residence. The HCD ADU Handbook clarifies that a garage attached to a single-family residence is considered to be within the walls of the existing single-family residence, and can be converted into a JADU. Furthermore, the HCD ADU Handbook indicates that jurisdictions can impose replacement parking requirements for JADUs proposed within an attached garage (unlike ADUs). The revised ordinance includes provisions allowing JADUs in an attached garage, but requiring replacement parking for any garage converted into a JADU. The required garage parking can be replaced on the same lot as covered spaces, uncovered spaces, or tandem spaces.

ADU Building Height

State law authorizes jurisdictions to limit the overall building height of one-story ADUs to 16 feet; however, jurisdictions are permitted to establish a maximum building height greater than 16 feet. The revised ordinance reduces the maximum allowed building height of ADUs from 17 feet to 16 feet, as authorized by State law.

ADU Building Separation

The revised ordinance increases the minimum building separation from five (5) feet to (6) feet between detached ADUs and the primary residence and/or other detached structures on the same site. The six (6) foot building separation was required by the 2017 ADU ordinance, and was also presented to City Council at the September 8, 2020 meeting.

Other Revisions

The revised ordinance also includes revisions that make ADU design standards more objective, clarify specific building and fire code requirements, and eliminate other requirements HCD considers to be inconsistent with State law.

Attachment 4 provides a comprehensive comparison of the 2017 ADU Ordinance, the State law regulations, and proposed ADU and JADU regulations.

Once the revised ordinance is adopted by the City, a copy of the ordinance will be submitted to HCD for review for compliance with State law.

FINANCIAL IMPACT

No fiscal impact to the City regarding this proposed amendment.

RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Determine that the Ordinance is categorically exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, Section 15061(b)(3); and,
- Introduce and conduct the first reading of the attached Ordinance approving Amendment No. A-027-2020 to amend Title 9 of the Municipal Code adopting regulations pertaining to accessory dwelling units and junior accessory units.

By: Maria Parra, Senior Planner

ATTACHMENTS:

Description	Upload Date	Type	File Name
Attachment 1: Draft City Council Proposed ADU and JADU Ordinance	1/26/2021	Ordinance	Attachment_9__A-027-2020_Draft_Ordinance_for_Amendment_No._A-027-2020_(Attachment_7).docx
Attachment 2: Redlined Revised Draft ADU and JADU Ordinance	1/26/2021	Backup Material	Attachment_3_(Redline_ADu_and_JADU_Ordinance_for_PC_Consideration).pdf

Attachment

3:

Comparison
Chart of the
2017 ADU
Ordinance,
the State
law
regulations,
and
Proposed
Draft ADU
and JADU
Ordinance

1/26/2021 Backup
Material

Attachment_4_Revised_ADU_Comparison_Chart.doc

Attachment
4: Planning
Commission
Staff

Report,
Resolution,
and Minute
Excerpt
dated
January 21,
2021

2/18/2021 Backup
Material

Planning_Commission_Staff_Report__Resolution_and_Minute_Excerpt_dated_January_21__2021.pdf

**EXHIBIT A
(PROPOSED ORDINANCE)**

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-027-2020, A ZONING TEXT AMENDMENT TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS.

City Attorney Summary

This Ordinance approves zoning text amendments to Title 9 of the Garden Grove Municipal Code (Land Use Code) pertaining to the regulation of accessory dwelling units and junior accessory dwelling units to conform to changes in State law.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Government Code Sections 65852.2 and 65852.22 authorize cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner consistent with State law;

WHEREAS, in 2019, the California Legislature adopted, and the Governor signed, Senate Bill 13 (Chapter 653, Statutes of 2019), Assembly Bill 68 (Chapter 655, Statutes of 2019), Assembly Bill 587 (Chapter 657, Statutes of 2019), Assembly Bill 671 (Chapter 658), and Assembly Bill 881 (Chapter 659, Statutes of 2019) into law;

WHEREAS, among other things, these statutes amended Government Code Sections 65852.2 and 65852.22 to facilitate the production of ADUs and JADUs to address the State's housing shortage and to establish new requirements and limitations that local jurisdictions must comply with in order retain authority to continue to regulate ADUs in areas zoned to allow single-family and multiple-family dwelling residential use;

WHEREAS, as a result of these changes to State law, the City's existing regulations for ADUs are no longer consistent with Government Code Sections 65852.2 and 65852.22;

WHEREAS, the City wishes to amend the City's Land Use Code to repeal the existing regulations for ADUs and to adopt new regulations pertaining to ADUs and JADUs, which conform to existing State law;

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on July 16, 2020 and considered all oral and written testimony presented regarding the proposed zoning text amendment;

WHEREAS, on July 16, 2020, following the public hearing, the Planning Commission adopted Resolution No. 5995-20 recommending that the City Council find that the proposed zoning text amendment is exempt from review under the California Environmental Quality Act and approve Municipal Code Amendment No. A-027-2020 and a draft ordinance;

WHEREAS, a duly noticed public hearing regarding Amendment No. A-027-2020 was held by the City Council on August 25, 2020 and September 8, 2020, and all interested persons were given an opportunity to be heard;

WHEREAS, following conclusion of the public hearing on September 8, 2020, the City Council reviewed the recommended changes to the draft ordinance recommended by the Planning Commission and remanded a revised draft ordinance back to the Planning Commission for review and recommendation to the City Council.

WHEREAS, the Planning Commission has reviewed the changes to the draft ordinance recommended by the City Council, along with additional changes recommended by City staff on the basis of subsequent guidance and feedback provided by the California Department of Housing and Community Development (HCD).

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on January 21, 2021 and considered all oral and written testimony presented regarding the proposed zoning text amendment;

WHEREAS, on January 21, 2021, following the public hearing, the Planning Commission adopted Resolution No. 6015-21 recommending that the City Council find that the proposed zoning text amendment is exempt from review under the California Environmental Quality Act and approve Municipal Code Amendment No. A-027-2020 and a revised ordinance;

WHEREAS, a duly noticed public hearing regarding Amendment No. A-027-2020 was held by the City Council on February 23, 2021, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter; and

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-027-2020:

A. The proposed Land Use Code Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed text amendments will bring the City's Land Use Code into conformance with recent changes to State law pertaining to accessory dwelling units (ADUs) and junior accessory units (JADUs). The intent of the changes to the State law is to continue to facilitate the housing production of ADUs and JADUs, which are considered as an essential affordable housing option to address the State's housing shortage. Pursuant to State law, ADUs and JADUs will be allowed in zones where single-family and multiple-family uses are permitted. Goal LU-2 and Policy LU-2.2 of the General Plan Land Use element encourage a diverse mix

of housing types in the City. In addition, the goal of the General Plan Housing Element is to encourage the development of affordable housing to meet the City's regional housing needs as well as to provide housing that encourages people of all economic levels to live in Garden Grove. ADUs and JADUs will provide for more housing opportunities in the City that will meet the City's regional housing needs.

B. The proposed Land Use Code Amendment will promote the public health, safety and welfare. The proposed text amendments will bring the City's Land Use Code into conformance with changes to State law relating to accessory dwelling units (ADUs) and junior accessory units (JADUs). The proposed text amendments are intended to be consistent with current State law, and will facilitate the housing production of ADUs and JADUs, which are an essential affordable housing option to meet the State's housing shortage. Nevertheless, to minimize impacts of ADUs and JADUs to existing residential neighborhoods, the Land Use Code will continue to contain reasonable development standards and regulations for ADUs and JADUs, as permitted by State law, including prohibiting the short-term rental of ADUs and JADUs and requiring owner-occupancy for properties developed with JADUs and the recordation of a corresponding deed restriction.

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

SECTION 1. The City Council finds that the above recitals are true and correct.

SECTION 2. The City Council finds that the proposed amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 (CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code) and CEQA Guidelines Section 15061(b)(3) (It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment).

SECTION 3. Municipal Code Amendment No. A-027-2020 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6015-21, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4. The definition of "Accessory Dwelling Unit" set forth in Subsection C of Section 9.04.060 (Definitions) of Chapter 9.04 (General Provisions) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended to read as follows:

"Accessory dwelling unit" (also "ADU") shall have the same meaning as set forth in California Government Code Section 65852.2, as amended from time to time. Generally, an accessory dwelling unit is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a

proposed or existing primary residential dwelling structure. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residential dwelling structure is or will be situated. An accessory dwelling unit also includes an "efficiency unit" as defined in California Health and Safety Code Section 17958.1 and a "manufactured home" as defined in California Health and Safety Code Section 18007. An accessory dwelling unit may be created through: (i) construction of a new detached structure; (ii) construction of a new attached structure or addition; or (iii) conversion of existing permitted interior space within an existing dwelling, attached or detached garage, or accessory structure.

SECTION 5. Subsection C of Section 9.04.060 (Definitions) of Chapter 9.04 (General Provisions) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended to add a definition for "Junior Accessory Dwelling Unit" to read as follows:

"Junior accessory dwelling unit" (also "JADU") shall have the same meaning as set forth in California Government Code Section 65852.22, as amended from time to time. Generally, a JADU is a residential dwelling unit that is no more than 500 square feet in size, is contained entirely within the living area of a single-family residence, provides a cooking facility with appliances, a food preparation counter and storage cabinets that are of reasonable size in relation to the unit, and has independent exterior access. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

SECTION 6. Table 1 (City of Garden Grove Land Use Matrix) in Subsection 9.08.020.030 (Uses Permitted) of Subsection 9.08.020 (Permitted Uses in the R-1 Zone) of Section 9.08.040 (Single-Family Residential Development Standards) of Chapter 9.08 (Single-Family Residential Development Standards) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended by deleting the row for "Accessory Dwelling Unit".

SECTION 7. Subsection L (Accessory Dwelling Units) of Subsection 9.08.020.050 (Special Operating Conditions and Development Standards) of Section 9.08.020 (Permitted Uses in the R-1 Zone) of Chapter 9.08 (Single-Family Residential Development Standards) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby repealed.

SECTION 8. Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units) is hereby added to of Title 9 (Land Use) of the Garden Grove Municipal Code to read as follows:

Chapter 9.54 ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

9.54.010. Purpose, Applicability, Definitions, Effect of Conforming, Interpretation.

A. Purpose. The purpose of this chapter is to provide for and regulate the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner consistent with State law.

B. Applicability. Except as otherwise provided by State law, the standards and limitations set forth in this chapter apply to the development of new ADUs and JADUs in the City.

C. Definitions. As used in this chapter, the following terms shall have the following meanings:

1. The terms "accessory dwelling unit", "accessory structure", "efficiency unit", "living area", "nonconforming zoning condition", "passageway", "proposed dwelling", "public transit", and "tandem parking" all have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time. The terms "accessory dwelling unit" and "ADU" shall have the same meaning.
2. The term "junior accessory dwelling unit" shall have the same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended time to time. The terms "junior accessory dwelling unit" and "JADU" shall have the same meaning.
3. The term "attached ADU" means an ADU, other than a converted ADU, that is physically attached to a primary dwelling structure.
4. The term "detached ADU" means an ADU, other than a converted ADU, that is physically separated from, but located on the same lot as, a primary dwelling structure.
5. The term "converted ADU" means an ADU that is constructed within all or a portion of the permitted existing interior space of an accessory structure or within all or a portion of the permitted existing interior space of a dwelling structure, including bedrooms, attached garages, storage areas, or similar uses. A converted ADU also includes an ADU that is constructed in the same location and to the same dimensions as a permitted existing structure or portion of a permitted existing structure.
6. The term "Director" means the City of Garden Grove Director of Community and Economic Development, or his or her designee.

D. Effect of Conforming. An ADU that conforms to the provisions of this chapter shall:

1. Be deemed an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located;
 2. Be deemed a residential use that is consistent with the existing General Plan and zoning designation for the lot upon which it is located; and
 3. Not be considered in the application of any local ordinance, policy, or program to limit residential growth.
- E. Interpretation. The provisions of this chapter shall be interpreted to be consistent with the provisions of Government Code sections 65852.2 and 65852.22 and shall be applied in a manner that is consistent with State law.

9.54.020. Locations Permitted.

- A. Permitted ADU Locations. ADUs conforming to the provisions in this chapter may be located on any lot in the City that is zoned to allow single-family or multiple-family residential uses and that includes a proposed or existing legally developed single-family or multiple-family dwelling.
- B. Permitted JADU Locations. JADUs conforming to the provisions in this chapter may be located within a proposed or existing legally developed single-family dwelling on any lot in the City that is zoned to allow single-family residential uses.

9.54.030. Number of ADUs and JADUs Permitted.

- A. Single-Family Lots. No more than one (1) ADU and/or one (1) JADU is permitted on a lot developed or proposed to be developed with a single-family dwelling.
- B. Multiple-Family Lots. Either (i) no more than two (2) detached ADUs pursuant to subsection B.1 or (ii) one or more converted ADUs pursuant to subsection B.2 are permitted on a lot developed or proposed to be developed with one or more multiple-family dwelling structures. Detached ADUs pursuant subsection B.1 may not be combined on the same lot with converted ADUs pursuant to subsection B.2.
1. No more than a total of two (2) detached ADUs may be constructed on a lot developed or proposed to be developed with one or more multiple-family dwelling structures. If two (2) detached ADUs are constructed, they may not be attached to one another as part of a single structure.

2. On lots with no detached ADUs, one or more converted ADUs may be constructed within portions of existing multiple-family dwelling structures that are not used as livable space. No converted ADUs may be constructed within the existing livable space of a multiple-family structure. The number of ADUs permitted under this subsection shall not exceed twenty-five (25) percent of the existing multiple-family dwelling units on the lot. For the purpose of calculating the number of allowable accessory dwelling units: (a) previously approved ADUs shall not count towards the existing number of multiple-family dwelling units; and (b) fractions shall be rounded down to the next lower number of dwelling unit, except that at least one (1) converted ADU shall be allowed.

9.54.040. ADU Requirements.

- A. Development Standards. Except as modified by this section or as otherwise provided by State law, an ADU shall conform to the development standards applicable to the lot on which it is located as set forth in this Title and/or in an applicable specific plan or planned unit development ordinance or resolution. Pursuant to sections 9.12.040.030 and 9.18.110.040, lots located in multiple-family residential and mixed-use zoning districts that are improved with single-family residential uses are subject to certain single-family residential development standards. Notwithstanding the foregoing, when the application of a development standard related to floor area ratio, lot coverage, open-space, or minimum lot size would prohibit the construction of an attached or detached ADU of at least 800 square feet, such standard shall be waived to the extent necessary to allow construction of an ADU of up to 800 square feet.
- B. Unit Size.
 1. Minimum Size. An ADU shall be at least the following minimum sizes based on the number of bedrooms provided:
 - a. Studio or Efficiency Units: 220 square feet.
 - b. One bedroom: 500 square feet.
 - c. Two or more bedrooms: 700 square feet.
 2. Maximum Size.
 - a. Attached ADUs: The total floor area of an attached ADU shall not exceed the following:
 - i. Studio or One bedroom: 850 square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less; provided, however, that if the size of

the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of up to 800 square feet.

ii. Two or more bedrooms: 1,000 square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less, provided, however, that if the size of the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of up to 800 square feet.

b. Detached ADUs: The total floor area of a detached ADU shall not exceed the following:

i. Studio or One bedroom: 850 square feet.

ii. Two or more bedrooms: 1,000 square feet.

c. ADU and JADU on same site: ADUs may not exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed on a site.

d. Converted ADUs: The maximum size limitations set forth in this subsection do not apply to converted ADUs that do not increase the existing floor area of a structure. In addition, a converted ADU created within an existing accessory structure may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure to the extent necessary to accommodate ingress and egress.

3. Porches, Patios, and Garages.

a. An attached or detached ADU may include an attached covered patio and/or porch, which, if provided, shall be integrated into the design of the ADU and shall not exceed 80 square feet in size.

b. An attached or detached ADU may include an attached one-car garage, which, if provided, shall be integrated into the design of the ADU and shall not exceed 250 square feet in size.

c. In no event shall the total combined area of an ADU and attached porch, patio, and/or garage exceed 1,330 square feet.

C. Setbacks.

1. Front Yard Setbacks. New attached and detached ADUs are subject to the same minimum front yard setback requirements applicable to other structures on the lot on which the ADU is located.
2. Side and Rear Yard Setbacks. Minimum setbacks of no less than four (4) feet from the side and rear lot lines are required for new attached and detached ADUs.
3. Converted ADUs. No setbacks are required for converted ADUs, provided the side and rear yard setbacks of the existing converted structure are sufficient for fire and safety, as dictated by current applicable uniform building and fire codes.

D. Building Separation.

1. A minimum separation of six (6) feet is required between a detached ADU and the primary dwelling unit.
2. A minimum separation of six (6) feet is required between attached or detached ADU and all other structures not attached to the ADU, including garages, on the property.
3. Building separation requirements do not apply to converted ADUs that do not include an expansion of the floor area of the existing structure.

E. Height.

1. New attached and detached ADUs shall be one story, constructed at ground level, and shall not be more than 16 feet in height measured from ground level to the highest point on the roof.
2. Converted ADUs are not subject to a height limitation.

F. Design.

1. The design, pitch, color, material, and texture of the roof and eave details of an attached or detached ADU shall be substantially the same as the primary unit.
2. The color, material, and texture of all building walls, windows, and doors of an attached or detached ADU shall be similar to and compatible with the primary unit.

3. The architectural style and scale of an attached or detached ADU shall match the primary unit.
4. In order to facilitate the development of ADUs in a manner that ensures reasonable consistency and compatibility of design, the Director is authorized to develop standard design plans and criteria for ADUs. ADUs developed in conformance with such standard plans and criteria shall be deemed to comply with this subsection.

G. Off-street Parking.

1. One off-street parking space must be provided for a new attached or detached ADU. The required parking space may be permitted in setback areas, or through tandem parking on a driveway, unless specific findings are made by the Director that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety concerns.
2. Parking for a new attached or detached ADU is in addition to the required parking for the primary unit. However, when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
3. Off-street parking is not required in the following instances:
 - a. The ADU is located within one-half mile walking distance of public transit, including transit stations and bus stations;
 - b. The ADU is located within an architecturally and historically significant historic district;
 - c. The ADU is part of the primary residence or accessory structure (i.e., a converted ADU);
 - d. When on-street parking permits are required, but not offered to the occupant of the ADU; and/or
 - e. When there is a car-share vehicle located within one block of the ADU.

- H. Exterior Access Required. An attached or converted ADU must have independent exterior access that is separate from the access to the proposed or existing primary dwelling.

- I. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

9.54.050. JADU Requirements.

- A. Footprint. A JADU may only be constructed within the walls of a proposed or existing single-family dwelling, including an existing attached garage.
- B. Unit Size. A JADU shall not exceed 500 square feet in size.
- C. Separate Entrance. A JADU must include a separate entrance from the main entrance of the proposed or existing single-family residence in which it is located.
- D. Kitchen Requirements. A JADU must include an efficiency kitchen, including a cooking facility with appliances, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
- E. Bathroom Facilities. A JADU may include separate sanitation facilities or may share sanitation facilities with the proposed or existing single-family dwelling in which it is located.
- F. Parking. No additional off-street parking is required for a JADU beyond that required at the time the existing primary dwelling was constructed. However, when an existing attached garage is converted to a JADU, any required off-street parking spaces for the primary dwelling that are eliminated as a result of the conversion shall be replaced. These replacement parking spaces may be located in any configuration on the same lot, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces.
- G. Fire Protection. For purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate or new dwelling unit.
- H. Utility Service. For purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.
- I. Deed Restriction. Prior to the issuance of a building permit for a JADU, the owner of record of the property shall record a deed restriction against the title of the property in the County Recorder's office with a copy filed with the Director. The deed restriction shall run with the land and shall bind all future owners, heirs, successors, or assigns. The form of the deed restriction shall be provided by the City and shall provide that:

1. The property shall include no more than one JADU and/or ADU.
2. The JADU may not be sold, mortgaged, or transferred separately from the primary residence.
3. An owner of record of the lot upon which a JADU is located shall occupy either the JADU or the remaining portion of the primary single-family dwelling as his/her/their principal residence. In the event owner occupancy of the property ceases, the JADU shall automatically become un-habitable space, shall not be used as a separate dwelling unit, and shall not be separately rented or leased for any purpose.
4. The JADU may be rented, but may not be rented on a short-term basis of less than 30 days.
5. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.
6. The deed restriction may not be modified or terminated without the prior written consent of the Director.

9.54.060. Other Requirements.

- A. No Separate Conveyance. Except as otherwise provided in Government Code section 65852.26 or by other applicable law, an ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence, and a lot shall not be subdivided in any manner which would authorize such separate sale or ownership.
- B. No Short-Term Rental Permitted. An ADU or JADU that is rented shall be rented for a term that is longer than thirty (30) days. Short-term rental (i.e., 30 days or less) of an ADU or a JADU is prohibited.
- C. Owner Occupancy Requirements.
 1. ADUs. Owner occupancy of a primary dwelling or ADU is not required.
 2. JADUs. An owner of record of the lot upon which a JADU is located must occupy either the JADU or the remaining portion of the primary single-family dwelling as his/her/their principal residence. Notwithstanding the foregoing, owner-occupancy is not required if the owner is another governmental agency, land trust, or housing organization.

9.54.070. Permit Application and Review Procedures.

- A. **Building Permit Required.** A building permit is required prior to construction of an ADU or JADU. Except as otherwise provided in this chapter or by State law, all building, fire, and related code requirements applicable to habitable dwellings apply to ADUs and JADUs. However, fire sprinklers shall not be required if they are not required for the primary dwelling.
- B. **Application.** Prior to the issuance of a building permit for an ADU or JADU, the applicant shall submit an application on a form prepared by the City, along with all information and materials prescribed by such form. No application shall be accepted unless it is completed as prescribed and is accompanied by payment for all applicable fees.
- C. **Review.** The Director shall consider and approve or disapprove a complete application for an ADU or JADU ministerially without discretionary review or public hearing within sixty (60) days from the date the City receives a complete application. Review is limited to whether the proposed ADU or JADU complies with the requirements of this chapter. If an applicant requests a delay, the time period for the City to review of an application shall be tolled for the period of the requested delay. If the application to create an ADU or a JADU unit is submitted with an application to create a new single-family dwelling on the lot, the Director may delay acting on the application for the ADU or the JADU until the City acts on the application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
- D. **Zoning Conformity.** The City shall not require the correction of nonconforming zoning conditions as a condition of approval of a permit application for the creation of an ADU or JADU.
- E. **Conformity with State Law.** The City shall not apply any requirement or development standard provided for in this chapter to an ADU or a JADU to the extent prohibited by any provision of State law, including, but not limited to, subdivision (e)(1) of Government Code section 65852.2.

9.54.080. Utilities.

- A. **ADUs.** Unless otherwise mandated by applicable law or the utility provider or determined by the City's Public Works Director to be necessary, an ADU may be served by the same water, sewer, and other utility connections serving the primary dwelling on the property, and the installation of a new or separate utility connection directly between an ADU and a utility is not required. However, separate utility connections and meters for ADUs may be installed at the property owner's option, when permitted by the utility provider, and subject to the payment of all applicable fees.

- B. JADUs. A JADU shall be served by the same water, sewer, and other utility connections serving the primary single-family dwelling in which it is located, and no separate utility meters shall be permitted for a JADU.

9.54.090. Impact Fees.

- A. Construction of an ADU is subject to applicable development impact fees adopted by the City pursuant to California Government Code, Title 7, Division 1, Chapter 5 (commencing with § 66000) and Chapter 7 (commencing with § 66012).
- B. No impact fee as required by this Code is required for an ADU that is less than 750 square feet in size.
- C. Any impact fee that is required for an ADU that is 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling.
- D. For purposes of this section, "impact fee" does not include any connection fee, capacity charge for water or sewer service, planning application fee, plan check fee, or building permit fee.

SECTION 9: If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 10: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

Chapter 9.54 Accessory Dwelling Units and Junior Accessory Dwelling Units

9.54.010. Purpose, Applicability, Definitions, Effect of Conforming, Interpretation.

- A. Purpose. The purpose of this chapter is to provide for and regulate the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner consistent with state law.
- B. Applicability. Except as otherwise provided by state law, the standards and limitations set forth in this chapter apply to the development of new ADUs and JADUs in the City.
- C. Definitions. As used in this chapter, the following terms shall have the following meanings:
1. The terms “accessory dwelling unit”, “accessory structure”, “efficiency unit”, “living area”, “nonconforming zoning condition”, “passageway”, “proposed dwelling”, “public transit”, and “tandem parking” all have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time. The terms “accessory dwelling unit” and “ADU” shall have the same meaning.
 2. The term “junior accessory dwelling unit” shall have same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended time to time. The terms “junior accessory dwelling unit” and “JADU” shall have the same meaning.
 3. The term “attached ADU” means an ADU, other than a converted ADU, that is physically attached to a primary dwelling structure.
 4. The term “detached ADU” means an ADU, other than a converted ADU, that is physically separated from, but located on the same lot as, a primary dwelling structure.
 5. The term “converted ADU” means an ADU that is constructed within all or a portion of the permitted existing interior space of an accessory structure or within all or a portion of the permitted existing interior space of a dwelling structure, including bedrooms, attached garages, storage areas, or similar uses. A converted ADU also includes an ADU that is constructed in the same location and to the same dimensions as a permitted existing structure or portion of a permitted existing structure.
 6. The term “Director” means the City of Garden Grove Director of Community and Economic Development, or his or her designee.

- D. Effect of Conforming. An ADU that conforms to the provisions of this chapter shall:
1. Be deemed an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located;
 2. Be deemed a residential use that is consistent with the existing General Plan and zoning designation for the lot upon which it is located; and
 3. Not be considered in the application of any local ordinance, policy, or program to limit residential growth.
- E. Interpretation. The provisions of this chapter shall be interpreted to be consistent with the provisions of Government Code sections 65852.2 and 65855.22 and shall be applied in a manner that is consistent with state law.

9.54.020 Locations Permitted.

- A. Permitted ADU Locations. ADUs conforming to the provisions in this chapter may be located on any lot in the City that is zoned to allow single-family or multiple-family residential uses and that includes a proposed or existing legally developed single-family or multiple-family dwelling.
- B. Permitted JADU Locations. JADUs conforming to the provisions in this chapter may be located within a proposed or existing legally developed single-family dwelling on any lot in the City that is zoned to allow single-family residential uses.

~~C. Exception. Notwithstanding the foregoing, an ADU or JADU may not be developed on a lot if the construction required to create the ADU or JADU would otherwise be prohibited on the lot because the lot is located in an area in which the development of new residential dwelling units or residential additions, the addition of bathrooms, or new or additional connections to the water or sewer system is prohibited due to inadequate water or sewer capacity, as determined by reference to objective and generally applicable rules, regulations, or maps adopted and/or maintained by the water service or sewer service provider, as applicable.~~

9.54.030. Number of ADUs and JADUs Permitted.

- A. Single-Family Lots. No more than one (1) ADU and/or one (1) JADU is permitted on a lot developed or proposed to be developed with a single-family dwelling.
- B. Multiple-Family Lots. Either (i) no more than two (2) detached ADUs pursuant to subsection B.1 or (ii) one or more converted ADUs pursuant to subsection B.2 are permitted on a lot developed or proposed to be developed with one or more multiple-family dwelling structures. Detached ADUs pursuant subsection B.1 may not be combined on the same lot with converted ADUs pursuant to subsection B.2.
1. No more than a total of two (2) ~~attached or~~ detached ADUs ~~are permitted~~ may be constructed on a lot developed or proposed to be developed with one or more

multiple-family dwelling structures. If two (2) detached ADUs are constructed, they may not be attached to one another as part of a single structure.

2. On lots with no detached ADUs, One or more converted ADUs may be constructed within portions of existing multiple-family dwelling structures that are not used as livable space. No converted ADUs may be constructed within the existing livable space of a multiple-family structure. The number of ADUs permitted under this subsection shall not exceed twenty-five (25) percent of the existing multiple-family dwelling units on the lot. For the purpose of calculating the number of allowable accessory dwelling units: (a) previously approved ADUs shall not count towards the existing number of multiple-family dwelling units; and (b) fractions shall be rounded down to the next lower number of dwelling unit, except that at least one (1) converted ADU shall be allowed.
- ~~3. For purposes of this subsection, multiple-family developments approved and built as a single complex shall be considered one lot, regardless of the number of parcels.~~

9.54.040. ADU Requirements.

A. Development Standards. Except as modified by this section or as otherwise provided by state law, an ADU shall conform to the development standards applicable to the lot on which it is located as set forth in this Title and/or in an applicable specific plan or planned unit development ordinance or resolution. Pursuant to sections 9.12.040.030 and 9.18.110.040, lots located in multiple-family residential and mixed-use zoning districts that are improved with single-family residential uses are subject certain single-family residential development standards. Notwithstanding the foregoing, when the application of a development standard related to floor area ratio, lot coverage, open-space, or minimum lot size would prohibit the construction of an attached or detached ADU of at least 800 square feet, such standard shall be waived to the extent necessary to allow construction of an ADU of up to 800 square feet.

B. Unit Size.

~~1. Bedrooms. No more than three (3) bedrooms are allowed in an ADU.~~

21. Minimum Size. An ADU shall be at least the following minimum sizes based on the number of bedrooms provided:
 - a. Studio or Efficiency Units: 220 square feet.
 - b. One bedroom: 500 square feet.
 - c. Two or more bedrooms: 700 square feet.

~~d. Three bedrooms: 900 square feet.~~

~~32.~~ Maximum Size.

a. Attached ADUs: The total floor area of an attached ADU shall not exceed the following:

~~i. Studio or One bedroom: 1,200~~850 square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less; provided; however, that: ~~Notwithstanding the foregoing,~~ if the size of the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of at least up to 800 square feet.

~~ii. Two or more bedrooms: 1,000 square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less, provided, however that if the size of the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of at least up to 800 square feet.~~

b. Detached ADUs: The total floor area of a detached ADU shall not exceed ~~1,200 square feet.~~ the following:

~~i. Studio or One bedroom: 850 square feet.~~

~~ii. Two or more bedrooms: 1,000 square feet.~~

c. ADU and JADU on same site: ADUs may not exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed on a site.

~~ed.~~ Converted ADUs: The maximum size limitations set forth in this subsection do not apply to converted ADUs that do not increase the existing floor area of a structure. In addition, a converted ADU created within an existing accessory structure may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure to the extent necessary to accommodate ingress and egress.

43. Porches, Patios, and Garages.

a. An attached or detached ADU may include an attached covered patio and/or porch, which, if provided, shall be integrated into the design of the ADU and shall not exceed 80 square feet in size.

b. An attached or detached ADU may include an attached one-car garage, which, if provided, shall be integrated into the design of the ADU and shall not exceed 250 square feet in size.

- c. In no event shall the total combined area of an ADU and attached porch, patio, and/or garage exceed ~~4,530~~1,330 square feet.

C. Setbacks.

1. Front Yard Setbacks. New attached and detached ADUs are subject to the same minimum front yard setback requirements applicable to other structures on the lot on which the ADU is located.
2. Side and Rear Yard Setbacks. Minimum setbacks of no less than four (4) feet from the side and rear lot lines are required for new attached and detached ADUs.
3. Converted ADUs. No setbacks are required for converted ADUs, provided the side and rear yard setbacks of the existing converted structure are sufficient for fire and safety, as ~~dictated by determined by the City's building official~~ current applicable uniform building and fire codes.

D. Building Separation.

1. A minimum separation of ~~five (5)~~six (6) feet is required between a detached ADU and the primary dwelling unit.
2. A minimum separation of ~~five (5)~~six (6) feet is required between attached or detached ADU and all other structures not attached to the ADU, including garages, on the property.
3. Building separation requirements do not apply to converted ADUs that do not include an expansion of the floor area of the existing structure.

E. Height.

1. New attached and detached ADUs shall be one story, constructed at ground level, and shall not be more than ~~16~~17 feet in height measured from ground level to the highest point on the roof.
2. Converted ADUs are not subject to a height limitation.

F. Design.

1. The design, pitch, color, material, and texture of the roof and eave details of an attached or detached ADU shall be substantially the same as the primary unit.
2. The color, material, and texture of all building walls, windows, and doors of an ~~attached or detached~~

ADU shall

 be similar to and compatible with the primary unit.

3. The ~~architectural style and scale design~~ of an attached or detached ADU shall ~~match be architecturally compatible with the primary unit and shall maintain the scale and appearance of~~ the primary unit.
4. In order to facilitate the development of ADUs in a manner that ensures reasonable consistency and compatibility of design, the Director is authorized to develop standard design plans and criteria for ADUs. ADUs developed in conformance with such standard plans and criteria shall be deemed to comply with this subsection.

G. Off-street Parking.

1. One off-street parking space must be provided for a new attached or detached ADU. The required parking space may be permitted in setback areas, or through tandem parking on a driveway, unless specific findings are made by the Director that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety concerns.
2. Parking for a new attached or detached ADU is in addition to the required parking for the primary unit. However, when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
3. Off-street parking is not required in the following instances:
 - a. The ADU is located within one-half mile walking distance of public transit, including transit stations and bus stations;
 - b. The ADU is located within an architecturally and historically significant historic district;
 - c. The ADU is part of the primary residence or accessory structure (i.e., a converted ADU);
 - d. When on-street parking permits are required but not offered to the occupant of the ADU; and/or
 - e. When there is a car share vehicle located within one block of the ADU.

H. Exterior Access Required. An attached or converted ADU must have independent exterior access that is separate from the access to the proposed or existing primary dwelling.

I. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

~~J. Access for Public Safety Required. Reasonable access to an ADU from the public right of way for public safety and emergency purposes shall be maintained and not unreasonably restricted.~~

~~K. Accessibility Standards. Any new ground level accessory dwelling unit shall be designed and constructed to meet applicable disability/accessibility standards. Plans shall demonstrate future entrance capability and actual construction shall include adequate door and hallway widths, maneuvering space in kitchens and bathrooms, and structural reinforcements for grab bars.~~

9.54.050. JADU Requirements.

- A. Footprint. A JADU may only be constructed within the walls of a proposed or existing single-family dwelling, including an existing attached garage.
- B. Unit Size. A JADU ~~shall not be less than 220 square feet and~~ shall not exceed 500 square feet in size.
- C. Separate Entrance. A JADU must include a separate entrance from the main entrance of the proposed or existing single-family residence in which it located.
- D. Kitchen Requirements. A JADU must include an efficiency kitchen, including a cooking facility with appliances, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
- E. Bathroom Facilities. A JADU may include separate sanitation facilities or may share sanitation facilities with the proposed or existing single-family dwelling in which it is located.
- F. Parking. No additional off-street parking is required for a JADU beyond that required at the time the existing primary dwelling was constructed. However, when an existing attached garage is converted to a JADU, any required off-street parking spaces for the primary dwelling that are eliminated as a result of the conversion shall be replaced. These replacement parking spaces may be located in any configuration on the same lot, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces.
- G. Fire Protection. For purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate or new dwelling unit.
- H. Utility Service. For purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

- I. Deed Restriction. Prior to the issuance of a building permit for a JADU, the owner of record of the property shall record a deed restriction against the title of the property in the County Recorder's office with a copy filed with the Director. The deed restriction shall run with the land and shall bind all future owners, heirs, successors, or assigns. The form of the deed restriction shall be provided by the City and shall provide that:
 1. The property shall include no more than one JADU and/or ADU.
 2. The JADU may not be sold, mortgaged, or transferred separately from the primary residence.
 3. ~~An~~The owner of record of the lot upon which a JADU is located, ~~or a person or persons representing no less than fifty percent (50%) of the ownership interest in the lot,~~ shall occupy either the JADU or the remaining portion of the primary single-family dwelling as his/her/their principal residence. In the event owner occupancy of the property ceases, the JADU shall automatically become unhabitable space, shall not be used as a separate dwelling unit, and shall not be separately rented or leased for any purpose.
 4. The JADU may be rented, but may not be rented on a short-term basis of less than 30 days.
 5. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.
 6. The deed restriction may not be modified or terminated without the prior written consent of the Director.

9.54.060 Other Requirements.

- A. No Separate Conveyance. Except as otherwise provided in Government Code section 65852.26 or by other applicable law, an ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence, and a lot shall not be subdivided in any manner which would authorize such separate sale or ownership.
- B. No Short-Term Rental Permitted. An ADU or JADU that is rented shall be rented for a term that is longer than thirty (30) days. Short-term rental (i.e., 30 days or less) of an ADU or a JADU is prohibited.
- C. Owner Occupancy Requirements.
 1. ADUs. Owner occupancy of a primary dwelling or ADU is not required.

2. JADUs. ~~The An~~ owner of record of the lot upon which a JADU is located, ~~or a person or persons representing no less than fifty percent (50%) of the ownership interest in the lot,~~ must occupy either the JADU or the remaining portion of the primary single-family dwelling as his/her/their principal residence. Notwithstanding the foregoing, owner-occupancy is not be required if the owner is another governmental agency, land trust, or housing organization.

9.54.070. Permit Application and Review Procedures.

- A. Building Permit Required. A building permit is required prior to construction of an ADU or JADU. Except as otherwise provided in this chapter or by state law, all building, fire, and related code requirements applicable to habitable dwellings apply to ADUs and JADUs. However, fire sprinklers shall not be required if they are not required for the primary dwelling.
- B. Application. Prior to the issuance of a building permit for an ADU or JADU, the applicant shall submit an application on a form prepared by the City, along with all information and materials proscribed by such form. No application shall be accepted unless it is completed as prescribed and is accompanied by payment for all applicable fees.
- C. Review. The Director shall consider and approve or disapprove a complete application for an ADU or JADU ministerially without discretionary review or public hearing within ~~the time prescribed by law~~ sixty (60) days from the date the City receives a complete application. Review is limited to whether the proposed ADU or JADU complies with the requirements of this chapter. If an applicant requests a delay, the time period for the City to review of an application shall be tolled for the period of the requested delay. If the application to create an ADU or a JADU unit is submitted with an application to create a new single-family dwelling on the lot, the Director may delay acting on the application for the ADU or the JADU until the City acts on the application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
- D. Zoning Conformity. The City shall not require the correction of nonconforming zoning conditions as a condition of approval of a permit application for the creation of an ADU or JADU.
- E. Conformity with State Law. The City shall not apply any requirement or development standard provided for in this chapter to an ADU or a JADU to the extent prohibited by any provision of state law, including, but not limited to, subdivision (e)(1) of Government Code section 65852.2.

9.54.080. Utilities

- A. ADUs. Unless otherwise mandated by applicable law or the utility provider or determined by the City's Public Works Director to be necessary, an ADU may be served by the same water, sewer, and other utility connections serving the primary dwelling on the property, and the installation of a new or separate utility connection directly between an ADU and a utility is not required. However, separate utility connections and meters for ADUs may be installed at the property owner's option, when permitted by the utility provider, and subject to the payment of all applicable fees.
- B. JADUs. A JADU shall be served by the same water, sewer, and other utility connections serving the primary single-family dwelling in which it is located, and no separate utility meters shall be permitted for a JADU.

9.54.090. Impact Fees.

- A. Construction of an ADU is subject to applicable development impact fees adopted by the City pursuant to California Government Code, Title 7, Division 1, Chapter 5 (commencing with § 66000) and Chapter 7 (commencing with § 66012).
- B. No impact fee as required by this Code is required for an ADU ~~or JADU~~ that is less than 750 square feet in size.
- C. Any impact fee that is required for an ADU that is 750 square feet ~~or~~ more shall be charged proportionately in relation to the square footage of the primary dwelling.
- D. For purposes of this section, "impact fee" does not include any connection fee, capacity charge for water or sewer service, planning application fee, plan check fee, or building permit fee.

Exhibit "A"

Comparison of the 2017 ADU Ordinance, State Law Regulations, and Proposed ADU and JADU Ordinance

		2017 ADU Ordinance	State Law Requirements	Proposed ADU and JADU Ordinance
1	Permitted Zone	ADU only permitted in the R-1 zone developed with an existing single-family residence.	ADUs and JADUs permitted in single-family, multiple-family, and mixed-use zones where residential uses are allowed.	Complies with State law. ADUs and JADUs permitted on any lot that is zoned to allow single-family or multiple-family residential uses and that includes a proposed or existing legally developed single-family or multiple-family dwelling.
2	Minimum Lot Size	7,200 S.F.	Prohibits minimum lot size for ADUs and JADUs	Complies with State law. No minimum lot size requirement for ADUs and JADUs.
3	Number of Permitted ADUs	One (1) ADU permitted on a lot through new construction or conversion.	<p>One (1) ADU, new construction or conversion, on a lot developed or proposed to be developed with a single-family residence.</p> <p>Up to two (2) detached ADUs permitted on lots developed or proposed to be developed with a multiple-family development.</p> <p>Multiple ADUs can be constructed within portion of existing multiple-family structures not used for livable space, such as storage rooms, boiler rooms, passageways, attics, basements, garages, etc., up to 25% of the existing multiple-family units.</p> <p>HCD clarified that jurisdictions do not have to allow both ADUs and ADUs conversion concurrently on lots developed with multiple-family residences.</p>	<p>Complies with State law.</p> <p>One (1) ADU, new construction or conversion, on a lot developed or proposed to be developed with a single-family residence.</p> <p>Up to two (2) detached ADUs permitted on lots developed or proposed to be developed with a multi-family development <u>OR</u> one or more converted ADUs within portions of existing multiple-family structures not used for livable space, such as storage rooms, boiler rooms, passageways, attics, basements, garages, etc., up to 25% of the existing multiple-family units on the lot.</p>

		2017 ADU Ordinance	State Law Requirements	Proposed ADU and JADU Ordinance
4	Number of Permitted JADUs	JADUs not permitted.	One (1) JADU within a proposed or existing single-family residence.	Complies with State law. One (1) JADU within a proposed or existing single-family residence.
5	Maximum Unit Size	Detached or Attached ADU: 800 S.F. ADU Conversion: Not subject to maximum unit size per State law.	Detached ADU: 1,200 S.F., but jurisdictions cannot impose a maximum unit size of less than 850 S.F. for a studio/ 1-bedroom unit or 1,000 S.F. for more than one bedroom unit. ADU and JADU on the same lot: ADU may not exceed 800 S.F. in size when ADU and JADU developed or proposed on a site. Attached ADU: 50% of primary residence. ADU Conversion: Not subject to maximum unit size per State law. JADU: 500 S.F.	Complies with State law. Detached ADU: Studio or One bedroom: 850 S.F., and two or more bedrooms: 1,000 S.F. Attached ADU: 50% of primary residence or 850 S.F. for studio. One bedroom unit or 1,000 S.F. for two or more bedrooms, whichever is less. Primary residence less than 1,600 S.F. allowed an 800 S.F. ADU. ADU and JADU on the same lot: ADU may not exceed 800 S.F. in size when ADU and JADU developed or proposed on a site. ADU Conversion: Not subject to maximum unit size per State law. JADU: 500 S.F.
6	ADU and JADU Minimum Unit Sizes	ADU: Efficiency Unit: 220 S.F. Studio: 500 S.F. 1-Bedroom: 600 S.F. 2-Bedrooms: 700 S.F.	Jurisdictions must allow at least a 220 S.F. efficiency unit for ADUs and JADUs.	ADU: Studio or Efficiency Unit: 220 S.F. 1-Bedroom: 500 S.F. 2 or more Bedrooms: 700 S.F. JADU: 220 S.F.
7	Maximum Total Number of Bedrooms	Up to 2 bedrooms.	No bedroom limit established by State law; however, HCD clarified that jurisdictions cannot restrict the number of bedrooms allowed in an ADU.	No bedroom restriction imposed on ADUs to comply with HCD's interpretation.

		2017 ADU Ordinance	State Law Requirements	Proposed ADU and JADU Ordinance
8	ADU Parking	ADU: 1 space per unit unless property is located one-half mile from a bus stop. ADU Conversion: No parking required.	No change to State law. ADU: 1 space per unit unless property is located one-half mile from a bus stop. ADU Conversion and JADU: No parking required.	Complies with State law. ADU: 1 space per unit unless property is located one-half mile from a bus stop. ADU Conversion and JADU: No parking required.
9	Replacement Parking ADU	Required replacement parking for a garage conversion or if a garage/carport was demolished to accommodate an ADU. Also, nonconforming parking for primary residence had to comply with code.	No replacement parking required when a garage, carport or covered parking structure is demolished for an ADU or if a garage is converted into an ADU. Jurisdictions can no longer require nonconforming issues affecting the property, including parking, to comply with current code.	Complies with State law. No replacement parking required. Nonconforming issues affecting the primary residence will no longer be considered with construction of an ADU.
10	Replacement Parking for JADU	JADU not allowed.	HCD clarified that attached garages are considered to be within the walls of a single-family residence, and JADU can be allowed as garage conversion. Jurisdictions can impose replacement parking for JADU garage conversions.	JADU allowed within attached garage, and required garage parking must be replaced onsite as covered, uncovered, or tandem spaces.
11	Minimum Building Setbacks	Attached ADU: 5 feet from side and 10 feet from rear property line. Detached ADU: 5 feet from side and rear property line. No setbacks required for ADU conversion per State law.	Minimum building setback for ADUs is 4 feet from any side and rear property line. No setbacks required for ADU conversions or JADUs, but limited to Building Code requirements.	Complies with State law. Minimum building setback for ADU is 4 feet from any side and rear property line. No setbacks required for JADUs or for ADU conversions, provided the side and rear yard setbacks of the existing converted structure are sufficient for fire and safety.
12	ADU Building Height	17 feet (one-story).	16 feet. ADU conversion only required to comply with Building Code requirements.	Complies with State law. 16 feet (one-story). ADU conversion only required to comply with Building Code requirements.

		2017 ADU Ordinance	State Law Requirements	Proposed ADU and JADU Ordinance
13	Lot Coverage and Open Space	ADU required to comply with 50% lot coverage and 1,000 square feet of open space in the rear yard setback area.	Lot coverage and open space requirements cannot be applied if does not permit at least 800 S.F. ADU. ADU conversion and JADU exempted.	Complies with State law. ADUs must comply with lot coverage and open space requirements applicable to lot on which it is located (unless exempted by State law); however, these requirements waived to extent necessary to allow ADU up to 800 S.F. ADU conversions and JADUs exempted from lot coverage and open space requirements.
14	Building Separation	Six (6) feet between detached ADU and primary residence.	No requirement in State law.	Six (6) feet between detached ADU and primary residence and/or detached structure(s).
15	Architecture Compatibility	ADU required to be architecturally compatible with existing single-family residence.	No requirement in State law; however HCD requires all language to be objective.	ADU required to match the architecture style of the primary unit.
16	Attached Porch and Garage Permitted for ADU	80 S.F. maximum porch 250 S.F. maximum garage.	No requirement in State law.	80 S.F. maximum porch. 250 S.F. maximum garage.
17	Overall Size of ADU with Porch and Garage	1,100 S.F.	No requirement in State law.	1,330 S.F.
18	Approval Process	Ministerially within 120 days of complete ADU application.	Ministerially within 60 days of complete ADU application.	Complies with State law. Ministerially within time required by State law (i.e., 60 days of complete ADU application).
19	Short-Term Rental	Tenant occupancies of less than 30-days prohibited.	Jurisdiction can prohibit short term rental of ADUs and JADUs.	Complies with State law. Tenant occupancies of 30-days or less prohibited for ADUs and JADUs.
20	Owner Occupancy	Required owner-occupancy of one of the units.	Owner-occupancy requirement for an ADU no longer allowed. Owner-occupancy restriction only applicable to JADUs.	Complies with State law. Owner-occupancy restriction for an ADU no longer required. Owner-occupancy restriction apply to JADUs.

		2017 ADU Ordinance	State Law Requirements	Proposed ADU and JADU Ordinance
21	Ownership	ADU cannot be sold separately from the primary residence.	ADU cannot be sold separately from the primary residence; however, new law changes allow ADUs to be sold separately if developed by a qualified nonprofit corporation and the unit is restricted as affordable. JADU cannot be sold separately.	Complies with State law. ADU cannot be sold separately from the primary residence; however, ADUs can be sold separately if developed by a qualified nonprofit corporation and the unit is restricted as affordable. JADU cannot be sold separately.
22	Fire Sprinklers	Not required for ADU if not required for primary residence.	Not required for an ADU or JADU if not required for the primary residence.	Complies with State law. Not required for ADU or JADU if not required for the primary residence.
23	Impact Fees	Subject to permit fees and impact fees. Impact fees collected for parkway tree, park facility fee (In Lieu Park), drainage, and traffic mitigation.	ADUs less than 750 S.F. exempt from impact fees. ADUs greater than 750 S.F., the impact fees must be charged proportionately to the square footage of the primary residence.	Complies with State law. ADUs less than 750 S.F. exempt from impact fees. ADUs greater than 750 S.F., the impact fees must be charged proportionately in relation to the square footage of the primary residence.
24	Utility Connection	Separate utilities not allowed for ADU, exempt for a water meter if require sprinklers required for ADU under the same water bill as the primacy residence.	No requirement in State law.	ADUs will be allowed to have separate utilities. JADUs not allowed to have separate utilities and must share utilities with the primary residence.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.3.	SITE LOCATION: Citywide
HEARING DATE: January 21, 2021	GENERAL PLAN: N/A
CASE NO.: Amendment No. A-027-2020	ZONE: N/A
APPLICANT: City of Garden Grove	
OWNER: N/A	CEQA DETERMINATION: Exempt

REQUEST:

Recommend approval to the City Council of a City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code (Land Use Code) pertaining to the regulation of accessory dwelling units and junior accessory dwelling units to conform to changes in State law.

BACKGROUND:

Accessory Dwelling Units (ADUs) have been identified by the State of California as providing an important affordable housing option essential to meeting the State’s growing housing shortage.

In 1982, the State enacted legislation that authorized local jurisdictions to adopt provisions permitting second-units while maintaining local control. In 2002, Assembly Bill (AB) 1866 was adopted to update the second-unit law to require local jurisdictions to allow second-units by-right on lots improved with an existing single-family home, subject to reasonable zoning and development standards.

In 2016, Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 were adopted amending State law to further restrict local control over second-units for the purpose of allowing property owners more flexibility to build ADUs.

In 2019, the State legislature adopted of series of bills, SB 13, AB 68, AB 587, AB 671 and AB 881, that became effective on January 1, 2020, which further restricted local control over ADUs and Junior ADUs (JADUs) in order to facilitate more housing production. The new State ADU/JADU law strictly limits the scope of zoning regulations and development standards local jurisdictions may apply to ADUs, while allowing local jurisdictions some flexibility to continue to regulate certain aspects of ADUs, such as maximum unit size, height, setback, and architectural review, within specified parameters. Pursuant to State law, local jurisdictions must adopt a new ordinance consistent with State law in order to impose any zoning regulations on ADUs and JADUs beyond the minimum default standards specified in State law.

During the interim period, from January 1, 2020 to the present, the City has applied the minimum default requirements in the new State law to all ADU and JADU projects submitted for plan check review, and has continued to issue building permits for their construction pending approval of a new ADU and JADU ordinance.

On July 16, 2020, the Planning Commission held a Public Hearing to consider Amendment No. A-027-2020 and a draft ordinance proposed by staff. Amendment No. A-027-2020 would repeal portions of Chapter 9.08 of Title 9 (Zoning) of the Garden Grove Municipal Code pertaining to Accessory Dwelling Units, and would add Chapter 9.54 to Title 9 of the Municipal Code to establish regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units to comply with State law. The Planning Commission voted 7-0 to adopt Resolution No. 5995-20 recommending that the City Council approve Amendment No. A-027-2020 and adopt the draft ordinance proposed by staff.

On August 25, 2020, the City Council held a Public Hearing to consider Amendment No. A-027-2020 and the draft ordinance recommended by the Planning Commission. At the meeting, the City Council recognized that State law mandates jurisdictions to allow ADUs and JADUs; however, the City Council also recognized the impacts ADUs and JADUs have on the community, including changing the character of residential neighborhoods. The City Council voted 7-0 to direct staff to further review State law to identify areas of the law where the City could exercise further local control over ADUs and JADUs and to consider additional revisions to the draft ordinance to ensure it provides for as much local control possible, while still ensuring compliance with State law.

On September 8, 2020, staff presented a revised draft ordinance to the City Council, which proposed revisions staff believed to be consistent with State law (Attachment 1). The proposed revisions included, but were not limited to: limiting the maximum number of bedrooms in an ADU to two (2); reducing the maximum unit size of ADUs; and increasing the building separation between ADUs and the detached structures. Following a Public Hearing and discussion, the City Council voted 7-0 that the revised draft ordinance be remanded to the Planning Commission for review and recommendation to the City Council.

State law requires local jurisdictions to submit a copy of their adopted ADU and JADU ordinance to the Department of Housing and Community Development (HCD) for review to determine compliance with State Law. Local jurisdictions may also submit draft ADU and JADU ordinances to HCD for preliminary review and feedback. State law also authorizes HCD to adopt guidelines to implement uniform standards or criteria that supplement or clarify the State ADU law.

On September 15, 2020, the City submitted a copy of the revised draft ordinance as presented to City Council at the September 8, 2020 City Council Meeting to HCD for preliminary review.

In September 2020, HCD also released an updated Accessory Dwelling Unit (ADU) Handbook setting forth HCD's guidance clarifying the intent of the new State ADU law and providing answers to frequently asked questions about ADUs (Attachment 2).

On October 22, 2020, a meeting was held between City staff and HCD to discuss the revised draft ordinance. At the meeting, HCD noted several areas of the revised draft ordinance that HCD believed were inconsistent with State law, including the limit on the number of bedrooms allowed in ADUs.

Staff has prepared an updated revised draft ordinance for the Planning Commission's consideration based on the guidance contained in HCD's September 2020 ADU Handbook and the feedback provided by HCD during the October 22, 2020 meeting (Attachment 3). This updated revised draft ordinance incorporates the City Council recommended changes that HCD did not identify as being inconsistent with State law. The changes from the draft ordinance originally recommended by the Planning Commission on July 16, 2020 are shown in redline/strikeout format.

DISCUSSION

The following discussion describes the most significant changes to the draft ordinance:

Number of Bedrooms

The City Council requested that the number of bedrooms in ADUs be limited to two (2) bedrooms; however, while State law does not specifically prohibit jurisdictions from imposing bedroom restrictions, HCD subsequently clarified that jurisdictions cannot limit the number of bedrooms in ADUs. According to HCD's new ADU Handbook, a limit on the number of bedrooms could be construed as a discriminatory practice towards protected classes, such as familial status, and would be considered an impermissible restraint on the development of ADUs. HCD also clarified that ADU ordinances that incorporated restrictions to the number of bedrooms would not be certified. Therefore, the revised ordinance has been modified to exclude language restricting the number of bedrooms in ADUs, consistent with HCD's interpretation of State law.

Number of ADUs Permitted in Multiple Family Developments

State law allows multiple family developments to construct up to two (2) detached ADUs, and allows multiple ADUs to be constructed within portions of existing multiple-family structures not used for livable space, such as storage rooms, boiler rooms, passageways, attics, basements, garages, etc., up to 25% of the existing multiple-family units. The HCD ADU Handbook clarifies that jurisdictions can regulate the configuration of new ADUs and ADU conversions allowed on multiple-family developments. Jurisdictions are not required to allow both new ADUs and ADU conversions to be developed concurrently on properties developed with multiple-family residences. With HCD's interpretation of this State law provision, the ordinance has been revised to limit properties with multiple-family developments to

either 1) no more than two (2) detached ADUs or 2) one or more converted ADUs as allowed by State law. Furthermore, all new ADUs must be developed as detached units, as specified by State law.

Maximum Unit Sizes

State law allows jurisdictions to establish maximum unit sizes for ADUs; however, State law also establishes minimum and maximum ADU sizes that jurisdictions must allow by right. Staff originally recommended a maximum ADU size of 1,200 square feet, which is the default standard under State law for jurisdictions without a compliant ordinance. Based on the City Council's feedback, however, staff has revised the draft ordinance to limit maximum unit sizes to full extent permitted by State law. The revised draft ordinance limits ADUs designed as a studio or one-bedroom unit to a maximum size of 850 square feet, and two or more bedroom units to a maximum size of 1,000 square feet. In addition, ADUs cannot exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed to be developed on a site. These maximum sizes were presented to City Council at the September 8, 2020 City Council Meeting.

Replacement Parking for JADUs Parking

State law requires jurisdictions to allow JADUs within the walls of an existing single-family residence. The HCD ADU Handbook clarifies that a garage attached to a single-family residence is considered to be within the walls of the existing single-family residence, and can be converted into a JADU. Furthermore, the HCD ADU Handbook indicates that jurisdictions can impose replacement parking requirements for JADUs proposed within an attached garage (unlike ADUs). The revised ordinance includes provisions allowing JADUs in an attached garage, but requiring replacement parking for any garage converted into a JADU. The required garage parking can be replaced on the same lot as covered spaces, uncovered spaces, or tandem spaces.

ADU Building Height

State law authorizes jurisdictions to limit the overall building height of one-story ADUs to 16 feet; however, jurisdictions are permitted to establish a maximum building height greater than 16 feet. The revised ordinance reduces the maximum allowed building height of ADUs from 17 feet to 16 feet, as authorized by State law.

ADU Building Separation

The revised ordinance increases the minimum building separation from five (5) feet to (6) feet between detached ADUs and the primary residence and/or other detached structures on the same site. The six (6) foot building separation was required by the 2017 ADU ordinance, and was also presented to City Council at the September 8, 2020 meeting.

Other Revisions

The revised ordinance also includes revisions that make ADU design standards more objective, clarify specific building and fire code requirements, and eliminate other requirements HCD considers to be inconsistent with State law.

The revised ordinance incorporates the recommended changes by City Council, and the recommended changes by HCD for the ordinance to be in compliance with State law.

A comprehensive comparison of the 2017 ADU Ordinance, the State law regulations, and proposed ADU and JADU regulations is provided in Attachment 4.

Once the revised ordinance is adopted by the City, a copy of the ordinance will be submitted to HCD for review for compliance with State law.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt the proposed Resolution recommending approval of Amendment No. A-027-2020 to the City Council.

LEE MARINO
Planning Services Manager

By: Maria Parra
Senior Planner

- Attachment 1: Revised Draft ADU and JADU Ordinance presented to City Council on September 8, 2020
- Attachment 2: California Department of Housing and Community Development, Accessory Dwelling Unit Handbook, September 2020
- Attachment 3: Revised Draft ADU and JADU Ordinance for Planning Commission Consideration
- Attachment 4: Comparison Chart of the 2017 ADU Ordinance, the State law regulations, and Proposed Draft ADU and JADU Ordinance
- Attachment 5: Planning Commission Staff Report and Resolution No. 5995-2020 dated July 16, 2020
- Attachment 6: Draft Planning Commission Resolution No. 6015-21
- Attachment 7: Draft City Council Proposed ADU and JADU Ordinance

RESOLUTION NO. 6015-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENT NO. A-027-2020, A ZONING TEXT AMENDMENT TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE TO REPEAL THE EXISTING AND ADOPT NEW REGULATIONS FOR THE DEVELOPMENT OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN THE CITY TO CONFORM TO CHANGES IN STATE LAW.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on January 21, 2021, does hereby recommend approval of Amendment No. A-027-2020 to the City Council.

BE IT FURTHER RESOLVED in the matter of Amendment No. A-027-2020, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by the City of Garden Grove.
2. The City of Garden Grove is proposing to repeal portions of Chapter 9.08 of Title 9 (Zoning) of the Garden Grove Municipal code pertaining to accessory dwelling units, and to add Chapter 9.54 to Title 9 of the Municipal Code to establish regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with State law.
3. The Planning Commission recommends the City Council find that the proposed amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 (CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code) and CEQA Guidelines Section 15061(b)(3) (It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment).
4. Pursuant to legal notice, a public hearing was held on January 21, 2021, and all interested persons were given an opportunity to be heard.
5. Report submitted by City staff was reviewed.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of January 21, 2021; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

The proposed Code Amendment is a text amendment intended to conform the City's Municipal Code with recent State law changes by incorporating provisions and regulations pertaining to accessory dwelling units ("ADUs") and junior accessory units ("JADUs").

Effective January 1, 2020, Senate Bill (SB 13) and Assembly Bills (AB) AB 68, 587, 671, and 881 amended Government Code Sections 65852.2 and 65852.22 and added Government Code Section 65852.6 for the purpose of further facilitating the housing production of ADUs and JADUs to address the State's housing shortage. These amended State laws establish new requirements and limitations that local jurisdictions must comply with in order to retain authority to continue to regulate ADUs. The proposed text amendment will be make the City's regulations for ADUs and JADUs consistent with the amended State law.

On July 16, 2020, the Planning Commission held a Public Hearing to consider Amendment No. A-027-2020 and a draft ordinance proposed by staff. Amendment No. A-027-2020 would repeal portions of Chapter 9.08 of Title 9 (Zoning) of the Garden Grove Municipal Code pertaining to Accessory Dwelling Units, and would add Chapter 9.54 to Title 9 of the Municipal Code to establish regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units to comply with State law. The Planning Commission voted 7-0 to adopt Resolution No. 5995-20 recommending that the City Council approve Amendment No. A-027-2020 and adopt the draft ordinance proposed by staff.

On August 25, 2020, the City Council held a Public Hearing to consider Amendment No. A-027-2020 and the draft ordinance recommended by the Planning Commission. At the meeting, the City Council recognized that State law mandates jurisdictions to allow ADUs and JADUs; however, the City Council also recognized the impacts ADUs and JADUs have on the community, including changing the character of residential neighborhoods. The City Council voted 7-0 to direct staff to further review State law to identify areas of the law where the City could exercise further local control over ADUs and JADUs and to consider additional revisions to the draft ordinance to ensure it provides for as much local control possible, while still ensuring compliance with State law.

On September 8, 2020, staff presented a revised draft ordinance to the City Council, which proposed revisions staff believed to be consistent with State law. The proposed revisions included, but were not limited to: limiting the maximum number of bedrooms in an ADU to two (2); reducing the maximum unit size of ADUs; and increasing the building separation between ADUs and the detached structures. Following a Public Hearing and discussion, the City Council voted 7-0 that the revised draft ordinance be remanded to the Planning Commission for review and recommendation to the City Council.

State law requires local jurisdictions to submit a copy of their adopted ADU and JADU ordinance to the Department of Housing and Community Development (HCD) for review to determine compliance with State Law. Local jurisdictions may also submit draft ADU and JADU ordinances to HCD for preliminary review and feedback. State law also authorizes HCD to adopt guidelines to implement uniform standards or criteria that supplement or clarify the State ADU law.

On September 15, 2020, the City submitted a copy of the revised draft ordinance as presented to City Council at the September 8, 2020 City Council Meeting to HCD for preliminary review.

In September 2020, HCD also released an updated Accessory Dwelling Unit (ADU) Handbook setting forth HCD's guidance clarifying the intent of the new State ADU law and providing answers to frequently asked questions about ADUs.

On October 22, 2020, a meeting was held between City staff and HCD to discuss the revised draft ordinance. At the meeting, HCD noted several areas of the revised draft ordinance that HCD believed were inconsistent with State law, including the limit on the number of bedrooms allowed in ADUs.

The revised draft ordinance for the Planning Commission's consideration is based on the guidance contained in the HCD's September 2020 ADU Handbook and the feedback provided by HCD during the October 22, 2020 meeting. The updated revised draft ordinance incorporates the City Council recommended changes that HCD did not identify as being inconsistent with State law.

FINDINGS AND REASONS:

1. The Amendment is internally consistent with the goals, objectives and elements of the City's General Plan.

The proposed Land Use Code Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed text amendments will bring the City's Land Use Code into conformance with recent changes to State law pertaining to accessory dwelling units (ADUs) and junior accessory units (JADUs). The intent of the changes to the State law is to continue to facilitate the housing production of ADUs and JADUs, which are considered as an essential affordable housing option to address the State's housing shortage. Pursuant to State law, ADUs and JADUs will be allowed in zones where single-family and multiple-family uses are permitted. Goal LU-2 and Policy LU-2.2 of the General Plan Land Use element encourage a diverse mix of housing types in the City. In addition, the goal of the General Plan Housing Element is to encourage the development of affordable housing to meet the City's regional housing needs as well as to provide housing that encourages people of all economic levels to live in Garden Grove. ADUs and JADUs will provide for more housing opportunities in the City that will meet the City's regional housing needs.

- 2. The Amendment will promote the public interest, health, safety and welfare.

The proposed Land Use Code Amendment will promote the public health, safety and welfare. The proposed text amendments will bring the City’s Land Use Code into conformance with changes to State law relating to accessory dwelling units (ADUs) and junior accessory units (JADUs). The proposed text amendments are intended to be consistent with current State law, and will facilitate the housing production of ADUs and JADUs, which are an essential affordable housing option to meet the State’s housing shortage. Nevertheless, to minimize impacts of ADUs and JADUs to existing residential neighborhoods, the Land Use Code will continue to contain reasonable development standards and regulations for ADUs and JADUs, as permitted by State law, including prohibiting the short-term rental of ADUs and JADUs and requiring owner-occupancy for properties developed with JADUs and the recordation of a corresponding deed restriction.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT:

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

- 1. Amendment No. A-027-2020 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (Code Amendment).
- 2. The Planning Commission recommends that the City Council approve Amendment No. A-027-2020 and adopt the draft Ordinance attached hereto as Exhibit "A".

Adopted this 21st day of January 2021

ATTEST:

/s/ DAISY PEREZ
VICE CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on January 21, 2021, by the following vote:

AYES: COMMISSIONERS: (5) LE, LINDSAY, PEREZ, RAMIREZ, SOEFFNER
NOES: COMMISSIONERS: (0) NONE
ABSENT: COMMISSIONERS: (1) LEHMAN

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is February 11, 2021.

DRAFT MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING - AMENDMENT NO. A-027-2020, CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE
Date: January 21, 2021

Request: A request by the City of Garden Grove to amend the provisions of Title 9 (Zoning) of the Garden Grove Municipal Code pertaining to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to conform to State Law. This project is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Sections 15282(h) and 15061(b)(3).

Action: Resolution No. 6015-21 was approved.

Motion: Lindsay Second: Ramirez

Ayes: (5) Le, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Lehman

ADMINISTRATIVE BOARD OF APPEALS APPLICANTS (originally submitted on January 26, 2021)

Joshua Peacock

Brandon Chavira (appointed to the Neighborhood Improvement and Conservation Commission on January 26, 2021)

Brian Wolsky

James Kester

Kathleen Ladd

Arturo Arestegui

Cindy Tran

Names in bold are current board members.

be consistent with the whole city SCADA system. To standardize design, minimize costs, and expedite the process, staff proposes the sewer SCADA portion to be added to the existing water SCADA contract. The scope of services includes engineering/design, bidding, and construction management/inspection services for the sewer system SCADA upgrade and rehabilitation. The consultant has submitted the scope of work and breakdown of the estimated costs associated for the additional work as the attached Amendment 1.

An amendment to the existing agreement with the City of Garden Grove is required to include the extra scope of work and cost, from \$3,182,944 to \$3,635,793, a \$452,849 increase. The amendment will ensure West Yost Associates can provide all the services that are required for the water and sewer systems. Funding for the extra scope of work and cost related to the sewer pump stations will be funded through Sewer District funds.

FINANCIAL IMPACT

There is no impact to the General Fund. This cost will be financed with Sewer Funds, in the amount of \$452,849.

RECOMMENDATION

It is recommended that the City Council:

- Approve Amendment No. 1 to the existing Agreement with West Yost Associates and City of Garden Grove, increasing the existing Agreement amount from \$3,182,944 to \$3,635,793, a \$452,849 increase to be funded with Sewer Funds; and
- Authorize the City Manager to sign the Agreement, and make minor modifications as appropriate on behalf of the City Council.

It is recommended that the Sanitary District Board:

- Approve allocating \$452,849 in Sewer Funds to cover the cost of services for Sanitation Facilities.

By: Rebecca Li, Sr. Civil Engineer

ATTACHMENTS:

Description	Upload Date	Type	File Name
Agreement	2/16/2021	Agreement	Contract_Amendment01_-_WestYost_SewerSCADA.pdf
Scope of Work	2/16/2021	Backup Material	LP_-_City_of_Garden_Grove_Sanitation_SCADA_Upgrade_Revised02_Proposal_(1).pdf

**AMENDMENT 1 TO
WEST YOST ASSOCIATES
PROFESSIONAL SERVICES AGREEMENT FOR SCADA IMPLEMENTATION
PROJECTS**

THIS AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT between the CITY OF GARDEN GROVE and WEST YOST ASSOCIATES, is made and entered into, to be effective the 23th day of February, 2021, as follows:

RECITALS

WHEREAS, the City of Garden Grove (“City”) has employed West Yost Associates (“Consultant”) to provide program management for the SCADA Implementation Projects pursuant to that agreement dated September 24, 2020 (the “Agreement”); and

WHEREAS, the Agreement provided for the program management of the SCADA Implementation Projects; and

WHEREAS, the City has requested that Consultant perform additional services identified in the attached proposal (City of Garden Grove- Sanitation SCADA Upgrade); and

WHEREAS, the City and Consultant have agreed to the proposal and to increase compensation to cover the additional services.

AMENDMENT

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, the Scope of Work is hereby amended pursuant to Attachment 1, incorporated herein by reference. Based on the amended Scope of Work, the total compensation amount of the Agreement is increased to a not to exceed amount of \$3,635,793, which reflects an increase in compensation of \$452,849 for Amendment 1 to cover the additional services to be provided by Consultant.

All provisions of the Agreement not affected herein shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the Professional Services for the Repair and Rehabilitation of Four Buried Water Storage Reservoirs – Phase I Project Agreement at Garden Grove, California.

CITY of GARDEN GROVE

ATTEST:

By: _____
Scott C. Stiles
City Manager

By: _____
City Clerk

Approved as to form:

Date: _____

City Attorney

“CONSULTANT”
West Yost Associates

By: _____
Title: _____

Date: _____

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a Partnership, Statement of Partnership must be submitted to CITY.



January 19, 2021

SENT VIA: EMAIL

Rebecca Li, PE
Senior Civil Engineer
City of Garden Grove
13802 Newhope Street
Garden Grove, CA 92843

SUBJECT: Request for Proposal – City of Garden Grove – Sanitation SCADA Upgrade

Dear Ms. Li:

The purpose of this letter proposal is to provide the City of Garden Grove with a proposed Scope of Services, Budget and Schedule for the Sanitation SCADA Upgrade project.

SCOPE OF SERVICES

The following describes each of the key tasks necessary to perform this proposed Scope of Services.

Task 6. Sanitation SCADA Upgrade

Task 6.1 – Project/Program Management

The objective of project management activities is to track work progress and expenditures using proactive communications, quality assurance and quality control to keep the project on schedule and budget.

Project Management Work Activities

- Kickoff Meeting – West Yost will prepare for and coordinate a kickoff meeting to initiate the Sanitation SCADA Upgrade Project. This meeting will be conducted at a City designated location, with attendance from key City Leadership.

- Progress Meetings – Bi-weekly (or as needed) conference calls and/or in-person meetings will be held to review project status, including work completed during the latest report period, work anticipated to be completed during the next reporting period, identified problems/issues that could affect project budget/expenditures and/or schedule, outstanding issues to be resolved, and action items. Meeting minutes will be provided for each progress call.
- Invoices and Progress Reports – Monthly Invoices and Progress Reports will be provided.
- Quality Control – Internal quality assurance and quality control will be performed for each of the project deliverables prior to final submission to City.
- Data Sharing – West Yost will coordinate with City technical staff to provide a secure site for sensitive document exchange. West Yost preference is for City to host the site and retain control of all documents.
- Project Closeout – West Yost will conduct final project closeout activities, including final document delivery and final progress report.

Through the program management task, West Yost will oversee the overall execution of the project. Activities associated with this task include handling day-to-day coordination between stakeholders, ensuring this project is implemented consistently with the projects included in the SCADA Master Plan, ensuring standards are being adhered to and updated accordingly, and ensuring the overall portfolio of projects is completed on budget and according to the project schedule.

Project Management Work Activities

- Coordination Between Stakeholders – West Yost will coordinate with City Engineering and Operations. Coordination with Operations is critical in taking any sites offline and bringing any sites online.
- Program Budget – West Yost will manage the budget for the overall program, including reviewing change orders, project overages, and assuring the overall project is executed within the allocated budget.
- Maintaining and Updating Standards – West Yost will maintain, enforce, and update all PLC programming standards, tagging standards, HMI graphics standards, and drawing standards.
- Documentation/Turnover of Systems to Operations – As construction at each site is completed, West Yost will manage all documentation of new systems and turning over new systems to City Operations staff.
- Coordination of Training – West Yost will coordinate all required training for IT staff, OT staff, and Operations staff.

Assumptions

- City Project Manager will attend bi-weekly progress meetings.
- Scope of work for Sanitation SCADA Upgrade project to be executed concurrently with other work included in the SCADA Master Plan Implementation project which has a projected completion date of October 7, 2024.

Project/Program Management Deliverables

- Kickoff meeting agendas and minutes
- Bi-Weekly meeting minutes
- Monthly project status reports and invoices
- Documentation of City standards

Task 6.2 – Engineering/Design

The engineering and design scope of work consists of the components listed below. The project will begin with design and implementation of core hardware, software, and network components. The Sanitation department consists of the following sites: Tiffany Lift Station, Bellgrave Lift Station, and Partridge Lift Station. At each lift station, PLCs, OITs, and network gear will be removed and replaced with new City-standard equipment. Programming, configuration, and start-up services will be provided by West Yost.

Hardware, Software and Network Design

Scope of work for this phase will consist of:

1. Completing a network design including all sites leveraging the existing fiber optic network cabling installed previously and review needs for redundant communications. Design will include Layer 2 and Layer 3 elements to provide network segmentation, traffic flow control and SCADA DMZ based on NIST 800-82 guidelines. The network design criteria will focus on availability, standardization and security. The design will also include future requirements for the network such as access control and video monitoring. Review how the water core network design could be leveraged to benefit Sanitation.
2. Design of computer hardware to replace obsolete computer systems. Includes servers, workstations and Operator Interface Terminal (OIT) hardware, location of server infrastructure and implementation of virtualization platform.
3. Review existing HMI architecture currently based on Ignition and plan for upgrade to latest version. Review how the water Ignition architecture could be leveraged to benefit Sanitation including alarm dialing functionality and secure remote access.

4. SCADA Standards: This project will leverage the SCADA standards created during project FP-1 of the SCADA Master Plan. Additional PLC and HMI standards will be developed as needed based on equipment and functionality within the Sanitation department.

Develop To-Be Control Strategies and HMI Configuration

Using the control strategies developed during the SCADA Master Plan as a template, work will commence with development of the to-be control strategies for each sewer lift station site. During development of control strategies, West Yost may propose operational improvements in the to-be control strategies.

Concurrently with development of the to-be control strategies, West Yost will begin working on the new Human Machine Interface (HMI) screens. The HMI Graphics Conventions, HMI Database Conventions, Tag Conventions, Reporting Standards, and Alarm Management Standards developed as part of the SCADA Master Plan will be utilized for development of the new HMI screens. Once the to-be control strategies and the HMI screens are complete, both deliverables will be reviewed with Operations staff. This will provide Operations staff with an opportunity to visualize how the new screens will look and how the new system will function.

PLC Programming and On-the-Job Training

Following feedback received from Operations, West Yost will finalize the to-be control strategies and begin programming the new Programmable Logic Controllers (PLCs) for implementation during construction. The Derived Function Block (DFB) and Tag Convention standards developed during the SCADA Master Plan will be utilized for development of the new PLC code.

Draft PLC code will be reviewed with the City in two (2) review workshops. West Yost will utilize these workshops as an opportunity to provide On-the-Job Training to City Operations Technology (OT) staff. On-the-job training will focus on basic PLC programming functions so that OT staff can make minor programming and maintenance changes to PLC programs in-house, without having to engage a System's Integrator.

Feedback received from OT and Operations staff will be incorporated into final programming to be used during implementation. PLC programming will be tested against the control strategies and updated as appropriate during the Site Acceptance Test (SAT) phase of construction.

Data Collection/Review

In parallel with the PLC programming, West Yost will conduct site visits and begin data collection for each of the lift station sites. Site visits will be aimed at determining the size of each panel, verifying existing wire terminations, evaluation of the new back panel and front of each panel.

West Yost, working along with City Operations staff, will gather input to determine which interfaces will be modified and which additional functionality will be added to enhance operations. Site visits will be focused primarily on collecting data for Electrical, Instrumentation & Controls (I&C), and Networking.

90% Design

Following data collection and review, design work will commence for the design submittal. Design efforts will focus on the following elements:

1. General
 - a. Request front-end specifications from the City, and review.
2. Instrumentation & Controls
 - a. Comprehensive retrofit of the existing PLC panels
 - i. Develop new front panel elevations including new/revised graphical displays, Operator Interface Terminal, selector switches, alarm lights, LED displays
 - b. Development of specifications
3. Networking Design
 - a. Design network architecture for each site
 - b. Port-level network drawings
 - c. Development of specifications

It is important to note that this task will commence once the bidding period for the High Priority sites (as part of the SCADA Master Plan) is complete. This approach will allow lessons learned during the previous panel designs to be incorporated into the design and retrofit of these control panels.

90% QA/QC (and Incorporation of comments)

Upon completion of design work, West Yost will conduct a thorough QA/QC of the 90% design. The QA/QC comments will be responded to and incorporated (as needed) prior to the 90% design package being formally transmitted to the City for review.

90% Submittal and Review

Following incorporation of QA/QC comments, the 90% design package will be formally transmitted to the client for review.

Following the City's review, a review workshop will be scheduled to discuss City comments.

100% Design

Following the 90% design review workshop with the City, West Yost will commence design efforts for the 100% design package. Since all design elements will have been implemented during the 90% design, the 100% design phase will focus strictly on final incorporation of City comments and updates to the front-end specifications.

100% QA/QC (and Incorporation of comments)

Upon completion of design work, West Yost will conduct a thorough QA/QC of the 100% design. QA/QC efforts will be focused on ensuring that previously issued internal QA/QC comments as well as client review comments have been incorporated as necessary. The QA/QC comments will be incorporated prior to the 100% design package being formally transmitted to the City for review.

100% Submittal and Review

Following incorporation of QA/QC comments, the 100% design package will be formally transmitted to the client for review.

Following the City's review, a review workshop will be scheduled to formally review the final submittal with the City.

Assumptions:

- Core network and server components, including Sanitation department's core components, to be installed during task 1 (foundational projects).
- City to purchase all networking equipment for field sites. City to turn over purchased equipment to contractor for installation.
- Control strategies, HMI screens, and PLC programming are typical for all lift station sites.
- Partridge Lift Station has additional equipment (JWC Muffin Monster) which will require additional I/O and alarming.

Engineering/Design Deliverables:

- To-Be Control Strategies
- HMI Screens
- PLC programming
- Design drawings
- Specifications

Task 6.3 – Bidding Services

During the bidding period, West Yost will assist the City by answering questions from bidders, preparing addendums, reviewing bids, making recommendations for awards of the construction contract, and preparation of conformed construction documents.

Work Activities

This task will involve assisting the City as required during the bid phase of the Project. Bidding Services tasks consist of the following:

1. Lead the pre-bid meeting, including development of meeting materials, coordination, and development and distribution of meeting minutes to the City. The City will distribute meeting minutes to meeting attendees.
2. Respond to bidder's inquiries during the bidding process. Responses will be closely coordinated with City staff.
3. If it becomes necessary, the design team will develop addenda that may be needed to document responses to bidders' inquiries.
4. Review bids and make a recommendation to award the contract.
5. Preparation of conformed design drawings and technical specifications that incorporate changes made by addenda during the bidding period.

Assumptions

- No pre-bid contractor outreach is included in this scope.
- There will be one pre-bid meeting, led by West Yost staff.
- West Yost will respond to 10 questions from bidders during the bid period.
- West Yost will prepare up to three addenda and deliver to the City.
- The City will distribute contract documents and addendums.

Bidding Services Deliverables

- Pre-bid Meeting materials and meeting minutes.
- Addenda drawings and specifications.
- Conformed drawings and specifications.

Task 6.4 – Construction Management/Inspection

West Yost will provide full construction management, program management, and inspection services. Typical tasks associated with this task include ensuring site safety at all times, correspondence and document control, progress meetings, coordination with Operations staff, responding to Requests for Information (RFIs), reviewing submittals, construction schedule management, managing construction costs, managing change orders, quality control and inspections, reviewing payments to contractors and vendors, management of as-built drawing sets, monthly status reports, and final project closeout tasks.

Construction Administration Work Activities

1. Pre-Construction Conference / NTP – West Yost will attend the preconstruction conference conducted by the City. Open items will be carried over to the first Progress Meeting.
2. Site Safety – West Yost will provide safety related equipment to its project staff such as hard hats, safety vests, safety glasses, gloves, ear protection, etc. West Yost will conduct bi-weekly safety meetings with its field staff and report any incidents to the City if they occur. West Yost will also monitor the safety program and practices of the Contractor to confirm that they are providing a safe work site for our staff members as well as those of the City. Safety will be the first item on our standing Progress Meeting agenda. If any unsafe acts or potential unsafe situations are found during our inspections or general observations of the work, we will immediately notify the Contractor to take action. Any incidents that occur will be followed up with the Contractor after receipt of their incident report. The report will be shared with the City and maintained in the document control system (DCS) in a safety incident log.
3. Correspondence / Document Control – West Yost will be the point of contact for all matters related to the administration of the construction contract with the Contractor selected for the project. All correspondence in and out related to the project will be through the West Yost CM. This includes maintaining the project records in a web-based document control system (DCS) – Procore. West Yost will provide training to the City, designer, and the Contractor for their use of the DCS.
4. Monthly Management Meetings – West Yost will arrange and conduct monthly management meetings with the City to review the overall status of the project. Logs, progress schedule, potential change orders, safety reports, coordination items, and project issues will be reviewed with the intent to keep the City informed and to develop strategies for resolving construction or contractual issues.
5. Progress / Coordination Meetings – West Yost will prepare agendas, conduct the bi-weekly progress meetings with the Contractor, design team, City staff, and other

members of the project team to review overall progress, coordination, and communication related to safety, submittals, RFIs, changes, progress payments, coordination with Operations, progress schedules, and quality. If other special meetings are necessary, West Yost will conduct and collect summaries of the discussions. Open items will be tracked to completion. The meetings will be documented in the DCS.

6. Construction Coordination with Plant Operations – West Yost will arrange, conduct, and document daily coordination meetings with the designated staff member of the City’s operations department. The meeting will also be attended by a representative of the Contractor. The purpose is to convey what will be occurring that day by the Contractor and to confirm that these activities will minimize the impact to operations and maintenance activities. A simple report (email) will be issued by West Yost that summarizes the discussions and include a brief summary of the planned work by both parties (Contractor and the City). Included in this scope will be to utilize the Plant Access Request (PAR) procedure that will identify upcoming activities that will impact operations. The PARs will be a running agenda item on the weekly progress meetings to confirm that we are planning the work and are addressing the potential impacts before the work starts.
7. RFIs – West Yost will receive all RFIs generated and issued by the Contractor. RFIs will be upload into the DCS for response by the design team. If the response appears to have changed the contract scope, quality, or time a potential change order (PCO) number will be assigned and used to track its resolution to closeout. Logs will be generated and be discussed during the weekly meetings.
8. Submittals – West Yost will receive all shop drawings, product data, certifications, work plans, schedules, etc. that are typically required of construction contracts and will upload them into the DCS. The submittals that are related to the design shall be forwarded to the design team for their review and comment. We will input the review comments into the DCS and formally return the submittal to the Contractor. Logs will be maintained showing submittals in for review, submittals that have been returned with Amend and Resubmit status, and submittals not yet transmitted by the Contractor. Construction related submittals such as work plans, corporate safety plans, site-specific safety plans, etc. will be reviewed by West Yost with the submittal and comments transmitted to the design team for their records.
9. Schedule Management – West Yost will review the Contractor’s recommendations to modify the baseline schedule and monthly updates to confirm that depiction of the schedules meets the contract scheduling requirements and is adequately updated each month with correct progress, adjustments, changes, and summaries. If there are challenges/delays in obtaining an acceptable schedule from the Contractor, West Yost will recommend that an appropriately valued withhold to subsequent progress payments applied to motivate the Contractor in corrective

action. If during tracking of performance the schedule appears to be slipping behind, a Recovery Schedule will be requested from the Contractor and as part of this issue will be determining the responsible party for the delay. Included in this scope will be the preparation and issuance of the Weekly Statement of Working Days report that identifies the conditions of each day's work, weather or other impacts beyond the control of the Contractor and any time extensions that were authorized in a change order or from weather impacts.

10. Cost Control – West Yost will track progress payments, PCOs, executed Change Orders, change order requests from the Contractor, and claims/disputes/issues. A comparison of the amount paid as a percentage of the total contract amount and the amount of time expended will be used to assess if the project is progressing adequately from an earned value perspective. A tracking log will be developed and maintained to track all change order items and potential changes and issues that will be used to inform the City of its potential exposure to any and all issues. This will be presented in the Monthly Report and in Monthly Meetings with the City.
11. Change Orders – West Yost will manage the change order process by initiating PCOs from RFI responses, submittal review comments, or change order requests from the Contractor. West Yost will determine if the item has merit for entitlement. Items in value of less than five thousand dollars will be evaluated for merit and approved by West Yost. Items in value equal to five thousand dollars and over will not only be reviewed by West Yost but also reviewed with the City to obtain their concurrence that the item is valid. Quotes will be obtained from the Contractor for each PCO. If the work is necessary, negotiations will occur to obtain a fair price for the work. If a price cannot be reached, or there is no time to negotiate a fair price, we will direct the work to proceed – time & materials. A final price will be summarized and agreed. West Yost will prepare formal change orders per City internal procedures. Once fully agreed the costs will be included in the Contractor's schedule of values and West Yost will confirm the correct percent complete on which to authorize payment during each progress payment request submitted by the Contractor.
12. Dispute Resolution – West Yost will lead the effort in resolving disputes with the Contractor. The resolution process will involve a detailed review and summary of the contract wording and presentation to ascertain a fair interpretation of the contract requirements to the City. After review with the City of the findings, a meeting will be held with the Contractor to present the findings and to hear their position. If an equitable agreement cannot be made, we will direct the Contractor to follow the guidelines in the front-end documents in filing a claim and then follow the requirements of the contract in resolving disputes.
13. Quality Control / Inspection – West Yost will provide the day-to-day quality assurance inspection of the Contractor's performance of the work. This will include confirming compliance with the contract plans, specs, approved submittals,

applicable RFI responses, and approved change orders. If work is observed or tested to not be in compliance with the contract, a verbal notice followed by a Non-Compliance Notice (NCN) will be issued to the Contractor. If an NCN is issued a corresponding payment value will be withheld on the monthly progress payment until the issue is satisfactorily resolved. Daily inspection reports will be written and kept in the DCS. The reports will contain a brief summary of the work performed, important discussions needing to be documented, and photos of the work performed. The overall quality requirements of the contract will be emphasized to the Contractor with pre-activity quality control meetings where we will review the planned work, contract requirements, submittals, RFIs, and change orders to confirm everyone understands what will be built and how it will be built. Also, the Contractor will be asked to explain their means and methods (M&Ms) so the group can ascertain whether the required quality can be achieved with those M&Ms.

14. Permit / Environmental Compliance – West Yost will maintain a permit inventory and tracking log that will monitor compliance with each permit applicable to the construction project. Any reporting required by the permit will be prepared and transmitted to the permitting agency via email.
15. Progress Payments – West Yost will review the updated/statused Schedule of Values (SOV), compare the statused amounts identified by the Contractor and either accept the value assigned or negotiate a different amount. A summary document will be prepared and signed off by the West Yost CM and the Contractor certifying the amount due. The payment request will be transmitted to the City for approval, processing and payment. West Yost will track payment to the Contractor to demonstrate compliance with the payment processing times per the public contract code. Included in this task will be to confirm that the Contractor has submitted the certified payroll reports to the City.
16. As-Built Record Drawings – Each month as part of the progress payment approval process, West Yost will review the Contractor’s efforts in maintaining a record set of as-built drawings and specifications. Notations such as RFI responses, clarifications, and change orders will be checked. If there are important components that may be difficult to locate once buried or cast in concrete, rough measurements will be used to approximate the location and be reflected on the as-built drawings. The review will occur each month and progress payments may be withheld until the record drawings are maintained to an acceptable level. At project closeout, the Contractor will transmit their as-built record drawings to West Yost. West Yost will review these updated plans and compare them with our version of the as-built conditions.
17. Monthly Status Reports – West Yost will prepare monthly status reports to communicate to the City, design team, and outside agencies (if necessary) the progress of the work. The reporting will predominantly be through job-site photos

and captions. Additional information will include project issues and tracking of special or contentious items. The monthly report will include information on schedule adherence, cost management, project issues, and the status of the CM contract.

18. Testing, Startup, and Commissioning – During the construction phase of the project, West Yost will conduct weekly startup meetings to review performance related to actual testing, submittals and approvals, training, and issues found during the testing and startup activities. Testing, startup, and commissioning activities will be witnessed by West Yost’s resident engineer. West Yost will also provide onsite PLC programming, HMI configuration, and network setup/configuration support services. When appropriate, City Operations, OT, and IT staff will be integrated with the activities so that when the operation of the new systems are transferred to their control, the transition will be seamless.

Construction Administration Deliverables

- Safety Incident Log
- Progress/Coordination Meeting agendas and meeting minutes
- Daily Coordination with Operations Report
- RFI Responses
- Submittal Responses
- SOV Summary Document
- As-Built Record Drawings
- Monthly Status Report

Closeout Phase Work Activities

1. Punchlist and Final Walk Through – West Yost will arrange a final inspection once the Contractor has submitted a request for final inspection. The inspection will create a final punchlist of work items remaining to be completed. The punchlist will be transmitted to the Contractor. The remainder of the contract will be to confirm that the items on the punchlist have been addressed and any other remaining deliverables are received. West Yost will confirm that aspects of the project administration have been completed. It will address any outstanding stop notices and request that all suppliers and subcontractors come forward if payments for their services have not been made or other payment issues may exist so that the release of retention can be made by the City.
2. Final Report – West Yost will prepare a final report of the project that addresses the performance of cost, time and quality management. The report will contain a photo section and include a list of issues along with discussion on how the matter

was addressed. Recommendations will be made on how to improve future contracts of similar nature.

Assumptions

- Preconstruction Meeting will be a 2-hour meeting conducted via Microsoft Teams
- City CM staff will attend the Preconstruction Meeting
- Construction duration for each sewer lift station site assumed to be four weeks. This is consistent with construction durations for each of the Medium Priority sites (see Task 3 of SCADA Master Plan Implementation Project).

Closeout Phase Deliverables

- Final Punchlist
- Final Report

Sincerely,

WEST YOST ASSOCIATES

Daniel Groves, PE
Control Systems Engineer
RCSE# 45679

cc: Michael Gruenbaum

Attachment(s):

West Yost Associates	P/VP \$307	AE/AS/AG II \$216	ETM II \$304 D. Groves	ETM I \$302 J. Cox	PTS I \$277	STS II \$266	STS I \$254 K. Smith	TS IV \$232	TS III \$208 M. Gruenbaum	TS II \$185 J. Ramos	TS I \$162 B. Bartolucci M. Altunel	CAD II \$160	AIDE \$95 TBD	P/VP \$307	Labor		Costs			
															Hours	Fee	Sub. w/ markup 10%	Other Direct	Total Costs	
PROJECT: SCADA Master Plan Implementation																				
Task 6 Sanitation SCADA Upgrade																				
6.01 Project Management			41				16		127	43					227	\$ 50,899			\$ 50,899	
6.02 Engineering			10	78			192		160	204	211		292		1147	\$ 208,306			\$ 208,306	
6.03 Bidding			25						25						50	\$ 12,800			\$ 12,800	
6.04 Construction Management/Inspection									339				487		826	\$ 116,777		\$ 5,000	\$ 121,777	
Subtotal, Task 6 (hours)	0	0	76	78	0	0	208	0	651	247	211	0	779	0	2250					
Subtotal, Task 6 (\$)			\$ 23,104	\$ 23,556			\$ 52,832		\$ 135,408	\$ 45,695	\$ 34,182		\$ 74,005			\$ 388,782		\$ 5,000	\$ 393,782	
SUBTOTAL FROM ALL TASKS ABOVE (\$)			\$ 23,104	\$ 23,556			\$ 52,832		\$ 135,408	\$ 45,695	\$ 34,182		\$ 74,005			\$ 388,782		\$ 5,000	\$ 393,782	
* 15% Contingency			\$ 3,466	\$ 3,533			\$ 7,925		\$ 20,311	\$ 6,854	\$ 5,127		\$ 11,101			\$ 58,317		\$ 750	\$ 59,067	
TOTAL (hours)	0	0	76	78	0	0	208	0	651	247	211	0	779	0	2,250					
TOTAL (\$)			\$ 26,570	\$ 27,089			\$ 60,757		\$ 155,719	\$ 52,549	\$ 39,309		\$ 85,106			\$ 447,099	\$ 0	\$ 5,750	\$ 452,849	

ID	Task Name	Duration	Start	Finish	2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter		
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1	Garden Grove - SCADA Master Plan Implementation	1280 days?	Tue 3/24/20	Mon 2/17/25																								
2	Key Milestones	1150 days	Tue 9/22/20	Mon 2/17/25																								
9	Task 1 - Foundational Projects	1036 days	Mon 10/12/20	Tue 10/1/24																								
10	Project/Program Management	1036 days	Mon 10/12/20	Tue 10/1/24																								
13	FP1 through FP3 - Foundational Projects	215 days	Tue 10/13/20	Mon 8/9/21																								
14	Engineering Design and Implementation (FP1)	185 days	Tue 10/13/20	Mon 6/28/21																								
15	Phase 1: Hardware, Software and Network Design	6.25 mons	Tue 10/13/20	Mon 4/5/21																								
16	Phase 2: SCADA Standardization	6 mons	Mon 10/19/20	Fri 4/2/21																								
17	Phase 3: Global Operations Improvements	3 mons	Tue 4/6/21	Mon 6/28/21																								
18	As-Is Operational Strategy Development	7 wks	Mon 12/14/20	Fri 1/29/21																								
19	PFAS Design Coordination	3 wks	Tue 10/13/20	Mon 11/2/20																								
20	Engineering Design and Implementation (FP2 and FP3)	116 days	Mon 3/1/21	Mon 8/9/21																								
30	FP4 - Policies and Procedures Development	494 days	Mon 11/30/20	Thu 10/20/22																								
41	FP5 - Physical Security Improvements Project	177 days	Mon 1/1/24	Tue 9/3/24																								
52	Task 2 - High Priority	372 days	Mon 8/9/21	Wed 1/11/23																								
53	Project/Program Management	372 days	Mon 8/9/21	Wed 1/11/23																								
56	Engineering Design	142 days	Tue 8/10/21	Wed 2/23/22																								
57	Develop To-Be Control Strategies	2 mons	Tue 8/10/21	Mon 10/4/21																								
58	HMI Configuration	2 mons	Tue 8/31/21	Mon 10/25/21																								
59	PLC Programming	2 mons	Tue 10/5/21	Mon 11/29/21																								
60	Site Visits	2 wks	Tue 8/10/21	Mon 8/23/21																								
61	90% Design	3 mons	Tue 10/5/21	Mon 12/27/21																								
62	90% QA/QC (and incorporate comments)	4 days	Tue 12/28/21	Fri 12/31/21																								
63	90% Submittal and Review	3 wks	Mon 1/3/22	Fri 1/21/22																								
64	100% Design	1 mon	Mon 1/24/22	Fri 2/18/22																								
65	100% QA/QC (and incorporate comments)	3 days	Mon 2/21/22	Wed 2/23/22																								
66	100% Submittal	0 days	Wed 2/23/22	Wed 2/23/22																								
67	Bidding	3 mons	Thu 2/24/22	Wed 5/18/22																								
68	Construction Management/Inspection	150 days	Thu 5/19/22	Wed 12/14/22																								
74	Task 3 - Medium Priority	382 days	Wed 1/11/23	Fri 6/28/24																								
100	Task 4 - Low Priority	166 days	Fri 6/28/24	Mon 2/17/25																								
117	Task 5 - Contingency	1 day?	Tue 3/24/20	Tue 3/24/20																								
118	Task 6 - Sanitation SCADA Upgrade	512 days	Mon 4/5/21	Tue 3/21/23																								
119	Project/Program Management	512 days	Mon 4/5/21	Tue 3/21/23																								
120	Kickoff	0 days	Mon 4/5/21	Mon 4/5/21																								
121	Closeout	1 mon	Wed 2/22/23	Tue 3/21/23																								
122	Engineering Design	372 days	Mon 4/5/21	Tue 9/6/22																								
123	Hardware, Software and Network Design	4 wks	Mon 4/5/21	Fri 4/30/21																								

Project: Garden Grove - SCADA Date: Tue 1/19/21	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

