

**AGENDA  
IRVINE RANCH WATER DISTRICT  
BOARD OF DIRECTORS  
REGULAR MEETING**

September 23, 2019

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER**

5:00 p.m., Board Room, District Office  
15600 Sand Canyon Avenue, Irvine, California

**ROLL CALL**

Directors Reinhart, Matheis, Swan, and Withers and President LaMar

**NOTICE**

If you wish to address the Board on any item, including Consent Calendar items, please file your name with the Secretary. Forms are provided on the lobby table. Remarks are limited to three minutes per speaker on each subject. Consent Calendar items will be acted upon by one motion, without discussion, unless a request is made for specific items to be removed from the Calendar for separate action.

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**COMMUNICATIONS TO THE BOARD**

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1. A. Written:

B. Oral:

2. ITEMS RECEIVED TOO LATE TO BE AGENDIZED

Recommendation: Determine the need to discuss and/or take immediate action on item(s).

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**CONSENT CALENDAR**

**Resolution No. 2019-28**

**Items 3-7**

3. RATIFY/APPROVE BOARD OF DIRECTORS' ATTENDANCE AT MEETINGS AND EVENTS

Recommendation: That the Board ratify/approve the meetings and events for Mary Aileen Matheis, Douglas Reinhart, Steven LaMar, Peer Swan and John Withers, as described.

4. MINUTES OF BOARD MEETING

Recommendation: That the minutes of the August 26, 2019 Regular Board meeting be approved as presented.

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**CONSENT CALENDAR - Continued**

**Items 3-7**

5. TREASURY REPORT

Recommendation: That the Board receive and file the Treasurer's Investment Summary Report, the Summary of fixed and Variable Rate Debt, and Disclosure Report of Reimbursements to Board Members and Staff; approve the August 2019 Summary of Payroll ACH Payments in the total amount of \$3,124,433, and approve the August 2019 accounts payable Disbursement Summary of warrants 400804 through 401770 Workers' Compensation Distributions, wire transfers, payroll withholding distributions and voided checks in the total amount of \$22,507,499.

6. SCE PIPELINE CROSSING LICENSE AGREEMENT

Recommendation: That the Board authorize the General Manager to execute the Southern California Edison License Agreement, Contract 9.2937, for the recycled water pipeline crossing the Southern California Edison transmission line right of way at Irvine Center Drive and Jeffrey Road.

7. LAKE FOREST ZONE B EAST RESERVOIR FLOATING COVER FINAL ACCEPTANCE

Recommendation: That the Board accept construction of the Lake Forest Zone B East Reservoir Floating Cover, Project 10551, authorize the General Manager to file a Notice of Completion, and authorize the payment of the retention 35 days after the date of recording the notice of completion.

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**ACTION CALENDAR**

8. 2019 LEGISLATIVE UPDATE – END OF SESSION REPORT

Recommendation: Receive and file.

9. UPDATED LANDOWNER AGREEMENT FOR COMPLIANCE WITH SUSTAINABLE GROUNDWATER MANAGEMENT ACT

Recommendation: That the Board authorize the General Manager to execute the Updated Landowner Agreement for Sustainable Groundwater Management Act compliance subject to changes approved by legal counsel and the Supply Reliability Programs Committee.

10. IRWD POLICY PRINCIPLES REGARDING PFAS CONTAMINANTS

Recommendation: That the Board adopt the proposed IRWD Policy Position Paper regarding PFAS contaminants.

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**OTHER BUSINESS**

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Pursuant to Government Code Section 54954.2, members of the Board of Directors or staff may ask questions for clarification, make brief announcements, and make brief reports on his/her own activities. The Board or a Board member may provide a reference to staff or other resources for factual information, request staff to report back at a subsequent meeting concerning any matter, or direct staff to place a matter of business on a future agenda. Such matters may be brought up under the General Manager's Report or Directors' Comments.

11. General Manager's Report
12. Directors' Comments
13. Receive oral update(s) from District liaison(s) regarding communities within IRWD's service area and provide information on relevant community events.

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**OTHER BUSINESS (Continued)**

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14. CLOSED SESSION

CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION - Pursuant to Government Code Section 54956.9(d)(1): *SCADA and Control Systems, Inc. v. Delta Systems Engineering, LLC, et al.*, Case No. 30-2018-01039707-CU-BC-CJC.

15. Open Session
16. Adjourn

Availability of agenda materials: Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Irvine Ranch Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection in the District's office, 15600 Sand Canyon Avenue, Irvine, California ("District Office"). If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Secretary of the District Office at the same time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during, the meeting, they will be available at the entrance to the Board of Directors Room of the District Office. The Irvine Ranch Water District Board Room is wheelchair accessible. If you require any special disability-related accommodations (e.g., access to an amplified sound system, etc.), please contact the District Secretary at (949) 453-5300 during business hours at least seventy-two (72) hours prior to the scheduled meeting. This agenda can be obtained in alternative format upon written request to the District Secretary at least seventy-two (72) hours prior to the scheduled meeting.

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September 23, 2019  
Prepared and  
submitted by: K. Swan  
Approved by: Paul A. Cook



CONSENT CALENDAR

RATIFY/APPROVE BOARD OF DIRECTORS'  
ATTENDANCE AT MEETINGS AND EVENTS

SUMMARY:

Pursuant to Resolution 2006-29 adopted on August 28, 2006, the following events and meetings require approval by the Board of Directors.

Events/Meetings

Steven LaMar

August 9	Meeting with Senator Tom Umberg, Santa Ana
September 24	IEUA Water Association Leadership Breakfast: <i>California's Water Resilience Portfolio Initiative</i> , Ontario
September 25	IRWD Briefing for OCWD Board Member Jordan Brandman
September 26	Monthly Discussion of District Activities with the General Manager
September 26	ACWA Board of Directors' Dinner, Irvine
October 30	OCBC 25 <sup>th</sup> Annual Economic Forecast, Irvine

Mary Aileen Matheis

September 24	IEUA Water Association Leadership Breakfast: <i>California's Water Resilience Portfolio Initiative</i> , Ontario
September 26	ACWA Board of Directors' Dinner, Irvine
October 30	Water Education Foundation's Water Summit, Sacramento

Douglas Reinhart

September 5	MWDOC Water Policy Dinner, Costa Mesa
September 26	ACWA Board of Directors' Dinner, Irvine

Peer Swan

September 24	IEUA Water Association Leadership Breakfast: <i>California's Water Resilience Portfolio Initiative</i> , Ontario
September 26	ACWA Board of Directors' Dinner, Irvine
October 1-4	Water Education Foundation's Northern California Tour, Sacramento

John Withers

September 19	OCFA's Annual Canyons Community Fire Briefing, Silverado
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John Withers (Continued)

September 24	IEUA Water Association Leadership Breakfast: <i>California's Water Resilience Portfolio Initiative</i> , Ontario
September 26	ACWA Board of Directors' Dinner, Irvine
October 2	Irvine Unified School District Loma Ridge Elementary School District Dedication Ceremony

RECOMMENDATION:

THAT THE BOARD RATIFY/APPROVE THE MEETINGS AND EVENTS FOR STEVEN LAMAR, MARY AILEEN MATHEIS, DOUGLAS REINHART, PEER SWAN, AND JOHN WITHERS AS DESCRIBED HEREIN.

LIST OF EXHIBITS:

None.

September 23, 2019  
Prepared and  
submitted by: L. Bonkowski  
Approved by: Paul A. Cook



CONSENT CALENDAR

MINUTES OF BOARD MEETING

SUMMARY:

Provided are the minutes of the August 26, 2019 Regular Board meetings for approval.

FISCAL IMPACTS:

None.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

COMMITTEE STATUS:

Not applicable.

RECOMMENDATION:

THAT THE MINUTES OF THE AUGUST 26, 2019 BOARD MEETING BE APPROVED AS PRESENTED.

LIST OF EXHIBITS:

Exhibit "A" – August 26, 2019 Minutes

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EXHIBIT "A"

MINUTES OF REGULAR MEETING – AUGUST 26, 2019

The regular meeting of the Board of Directors of the Irvine Ranch Water District (IRWD) was called to order at 5:10 p.m. by Acting President Matheis on August 26, 2019 in the District office, 15600 Sand Canyon Avenue, Irvine, California.

Directors Present: Reinhart, Matheis, and Withers.

Directors Absent: Swan and LaMar.

Also Present: General Manager Cook, Executive Director of Finance and Administration Clary, Executive Director of Technical Services Burton, Executive Director of Water Policy Weghorst, Executive Director of Operations Chambers, Director of Public Affairs Beeman, General Counsel Collins, Director of Recycling Operations Zepeda, Director of Water Quality and Regulatory Compliance Colston, Director of Water Operations Roberts, Director of Treasury and Risk Management Jacobson, Director of Water Resources Sanchez, Director of Maintenance Mykitta, Government Relations Officer/Deputy General Counsel Compton, Secretary Bonkowski, and members of staff and the public.

WRITTEN AND ORAL COMMUNICATIONS: None.

ITEMS TOO LATE TO BE AGENDIZED: None.

CONSENT CALENDAR

On MOTION by Withers, seconded by Reinhart and unanimously carried, CONSENT CALENDAR ITEMS 3 THROUGH 8 WERE APPROVED AS FOLLOWS:

3. RATIFY/APPROVE BOARD OF DIRECTORS' ATTENDANCE AT MEETINGS AND EVENTS

Recommendation: That the Board ratify/approve the meetings and events for Mary Aileen Matheis, Douglas Reinhart, Steven LaMar and John Withers, as described.

4. MINUTES OF BOARD MEETINGS

Recommendation: That the minutes of the August 8, 2019 Special Board Meeting and the August 12, 2019 Regular Board meeting be approved as presented.

5. TREASURY REPORT

Recommendation: That the Board receive and file the Treasurer's Investment Summary Report, the Summary of fixed and Variable Rate Debt, and Disclosure Report of Reimbursements to Board Members and Staff; approve the July 2019 Summary of Payroll ACH Payments in the total amount of \$2,025,298 and approve the July 2019 accounts payable Disbursement Summary of warrants 400141 through 400803 Workers' Compensation Distributions, wire transfers, payroll withholding distributions and voided checks in the total amount of \$32,241,538.

CONSENT CALENDAR (CONTINUED)

6. ORANGE COUNTY GREAT PARK REACH “A” SEWER IMPROVEMENTS  
FINAL ACCEPTANCE

Recommendation: That the Board authorize the General Manager to accept construction of the Orange County Great Park Reach “A” Sewer Improvements, Project 10068; authorize the General Manager to file a Notice of Completion; and authorize the release of retention 35 days after filing of the Notice of Completion.

7. REIMBURSEMENT AGREEMENT BETWEEN IRWD AND THE CITY OF  
IRVINE FOR THE 2019-20 ANNUAL SLURRY SEAL AND PAVEMENT  
REHABILITATION PROJECT

Recommendation: That the Board authorize the General Manager to execute a Reimbursement Agreement with the City of Irvine for the 2019-20 Annual Slurry Seal and Pavement Rehabilitation Project, subject to non-substantive changes.

8. COMMENDING CHARLEY WILSON FOR HIS SERVICE TO THE SANTA  
MARGARITA WATER DISTRICT AND THE WATER INDUSTRY

Recommendation: Adopt the following resolution by title commending Mr. Charley Wilson for his 19 years of service to the Santa Margarita Water District and the water industry.

RESOLUTION NO. 2019-27

RESOLUTION OF THE BOARD OF DIRECTORS OF  
IRVINE RANCH WATER DISTRICT COMMENDING  
CHARLEY WILSON FOR HIS DEDICATED  
SERVICE TO SANTA MARGARITA WATER DISTRICT  
AND THE WATER INDUSTRY

ACTION CALENDAR

WELL TREATMENT ALTERNATIVES STUDY CONSULTANT SELECTION

General Manager Cook reported that at the July 2018 Board Strategic Planning Workshop, the Groundwater Work Plan identified the potential use of existing Wells 51 and 52, and two well sites in the Tustin Legacy Area to increase local potable groundwater.

Executive Director of Technical Services Burton reported that staff developed a planning study concept and conducted preliminary work to issue a Request for Proposal (RFP) which includes a planning analysis for treatment and conveyance, development of life-cycle costs, and an alternative ranking matrix based on IRWD’s criteria and priorities. Mr. Burton said that prior to issuing the RFP, IRWD retained Richard C. Slade & Associates to conduct a review of the surrounding groundwater hydrogeology, current groundwater models, and other available information.

## ACTION CALENDAR (CONTINUED)

Mr. Burton said that staff received proposals from Black and Veatch (B&V), West Yost, and Kennedy Jenks. He said that while all of the teams were well qualified, B&V presented the most balanced team tailored specifically to the goals and objectives for this project. Additionally, he said that B&V's proposal provided a clear project approach and demonstrated a solid understanding of the level of effort required to complete this project. Mr. Burton then reviewed the well locations as provided in the exhibit and reviewed the emerging contaminants of concern PFAS/PFOA and treatment alternatives.

Director Reinhart said that this item was reviewed by the Engineering and Operations Committee on August 20, 2019, and the Committee recommended approving the study as recommended by staff. On MOTION by Reinhart, seconded by Withers, and unanimously carried, THE BOARD AUTHORIZED THE GENERAL MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH BLACK & VEATCH IN THE AMOUNT OF \$229,822 AND APPROVED A BUDGET INCREASE IN THE AMOUNT OF \$191,900, FROM \$133,100 TO \$325,000, TO THE FY 2019-20 CAPITAL BUDGET FOR THE WELL TREATMENT ALTERNATIVES STUDY, PROJECT 01402.

## SYPHON RESERVOIR IMPROVEMENT PROJECT ENVIRONMENTAL COMPLIANCE VARIANCE NO. 2

Director of Water Resources Sanchez reported that the Board authorized a Professional Services Agreement with Environmental Science Associates (ESA) to prepare an Environmental Impact Report (EIR) for the Syphon Reservoir Improvement Project. She said that Variance No. 2 is associated largely with additional requirements and coordination that is needed with United States Fish and Wildlife (USFW) and the California Department of Fish and Wildlife (USFWS) in preparing the EIR and in the development of the Conceptual Mitigation Plan that will address the impacts to coastal sage scrub resulting from the Syphon Reservoir Improvement Project. This variance includes time and budget to support additional project management, rare plant surveys, support for evaluating mitigation land options and coordination with IRWD's design and public outreach consultants. The variance will allow for ESA to provide assistance in making modifications to the Syphon Reservoir Grant Deed, assistance in the assessment of property that might be acquired for conservation and restoration opportunities and support for other environmental compliance work required as a part of the preparation of the EIR.

Ms. Sanchez further provided an overview of last week's public California Environmental Quality Act scoping session and noted that there were 23 attendees, one-half of which were the residents from Stonegate Village Homes, the complex nearest to the reservoir.

Director Reinhart reported that this item was reviewed and approved by the Engineering and Operations Committee on August 20, 2019. On MOTION by Reinhart, seconded and unanimously carried, THE BOARD AUTHORIZED THE GENERAL MANAGER TO EXECUTE VARIANCE NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT

## ACTION CALENDAR (CONTINUED)

WITH ENVIRONMENTAL SCIENCE ASSOCIATES IN THE AMOUNT OF \$273,240 FOR ADDITIONAL ENVIRONMENTAL WORK ASSOCIATED WITH THE SYPHON RESERVOIR IMPROVEMENT PROJECT.

## ENVIRONMENTAL COMPLIANCE FOR THE KERN FAN GROUNDWATER STORAGE PROJECT

Director of Water Resources Sanchez reported that the proposed Kern Fan Project will develop a regional water bank and associated facilities to capture and store unallocated Article 21 water from the State Water Project as well as other supplies during periods when surface water is abundant. Ms. Sanchez said that the proposed project would be implemented in two phases with Phase 1 including the acquisition of up to 640 acres of land, construction and operation of recharge facilities, up to six groundwater recovery wells, a new canal, three lift stations and a turnout from the California Aqueduct to convey up to 500 cubic feet per second of water to and from the project. She said that Phase 2 includes the purchase of an additional 640 acres of land and the construction and operation of additional recharge facilities, conveyance facilities and six groundwater recovery wells.

Ms. Sanchez said that IRWD and Rosedale intend to implement water banking facilities on the third site as Phase 1 of the Kern Fan Project which will be located within the boundaries identified in the Stockdale Final EIR. She said that a Supplemental EIR will be prepared to include a project-level environmental review that is needed for Phase 1 of this project. She said that it will also include a review of the construction and operation of the facilities contemplated in Phase 2 of the project.

Ms. Sanchez said that ESA's experience in the environmental review of water banking projects in the Kern Fan Area make it uniquely qualified to prepare a Supplemental EIR for the Kern Fan Project. She said that in recognition of ESA's unique qualifications, staff recommends a sole source Professional Services Agreement, and has negotiated a scope of work and cost estimate to prepare the Supplemental EIR.

Director Reinhart said that this item was reviewed at the Supply Reliability Programs Committee on August 19, 2019, and on **MOTION** by Reinhart, seconded by Withers and unanimously carried, **THE BOARD AUTHORIZED THE GENERAL MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONMENTAL SCIENCES ASSOCIATES IN THE AMOUNT OF \$359,595 TO PREPARE A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE KERN FAN GROUNDWATER STORAGE PROJECT.**

## IRWD POLICY PRINCIPLES FOR THE CALIFORNIA WATER RESILIENCE PORTFOLIO

General Manager Cook reported that California Governor Gavin Newsom signed Executive Order N-10-19, which directed the California Natural Resources Agency, the California Environmental Protection Agency, and the California Department of Food and Agriculture to develop a comprehensive strategy to build a climate-resilient water system and ensure healthy waterways. The agencies are to develop a Water Resilience Portfolio

## ACTION CALENDAR (CONTINUED)

that identifies the key priorities for the Administration's water portfolio moving forward. He said given that discussions are taking place regarding the Water Resilience Portfolio, staff is proposing that the Board adopt a policy principles paper to guide the District's advocacy efforts, a draft of which is provided in the exhibit.

Director Reinhart reported that this item was reviewed by the Supply Reliability Programs Committee on August 19, 2019. Following discussion, on MOTION by Reinhart, seconded and unanimously carried, **THE BOARD ADOPTED THE PROPOSED IRWD POLICY POSITION PAPER REGARDING THE CALIFORNIA WATER RESILIENCE PORTFOLIO.**

### 2019 LEGISLATIVE UPDATE: AB 1486 (TING), SURPLUS LAND

Government Relations Officer/Deputy General Counsel reported that AB 1486 (Ting) proposes to revise the rules related to local agencies' disposal of surplus land; specifically, it would revise the definition of "surplus land" within the Government Code and would restrict local agencies' ability to dispose of surplus land. She said that under this bill, prior to a local agency conducting negotiations to dispose of real property it owns, the local agency must issue a written notice of availability to low- and moderate-income housing providers. This means that prior to negotiating the sale of any property owned by a local agency, a local agency would need to offer the property for housing.

Ms. Compton said that staff, through and in conjunction with a coalition of other public agencies and statewide organizations, continues its work to obtain amendments to AB 1486 which will mitigate its impact on IRWD. Staff recommends that the Board authorize staff to change the District's position from "oppose unless amended" to "watch," if and when amendments are placed into the bill addressing IRWD's concerns, or to an "oppose," if amendments are not placed into the bill addressing the District's concerns. She said that staff's recommendation is based on the fact that if the proposed amendments, with some slight changes, were inserted into the bill, they would substantially limit the potential impact of the bill on IRWD's overall investment and real property transactions. If the bill is not amended, it could impact IRWD's overall investments and real property transactions. She further said that she would like to have the same latitude with AB 1255 (Rivas).

On MOTION by Reinhart, seconded by Withers and unanimously carried, **THE BOARD AUTHORIZED STAFF TO CHANGE IRWD'S POSITION FROM "OPPOSE UNLESS AMENDED" TO "WATCH," IF AND WHEN AMENDMENTS ARE PLACED INTO THE BILL ADDRESSING IRWD'S CONCERNS, OR TO "OPPOSE," IF AMENDMENTS ARE NOT PLACED INTO THE BILL ADDRESSING THE DISTRICT'S CONCERNS, AND FURTHER AUTHORIZED STAFF TO HAVE THE SAME LATITUDE ON AB 1255 (RIVAS).**

## OTHER BUSINESS

### GENERAL MANAGER'S REPORT

General Manager Cook reported that the District is participating in direct access and currently has a contract with Constellation Energy to purchase energy. He said that the District was notified that seven additional accounts are eligible in 2019 and that 17 will become eligible in 2021. He said that the District retained an energy management service to evaluate these opportunities, and that he will provide an update to the Board in the Weekly Report.

Mr. Cook said that LAFCO is conducting a Municipal Services Review and that staff received a Request for Information, which staff will be responding to by its deadline of September 5, 2019.

Mr. Cook further said that he received a thank you note from MWDOC's Karl Seckel and Rob Hunter relative to assistance from Kevin Burton and Rich Mori on EOCWD's capacity issue as well as Tom Roberts' and Ken Pfister's assistance relative to a Diemer shutdown issue.

Director Reinhart reported on his attendance at an Urban Water Institute conference in San Diego, an OCWD Water Issues Committee meeting, and a MWDOC Board Meeting.

Director Withers reported on upcoming meetings he will attend this week including a National Water Research Center event and an OCSD Board meeting.

Director Matheis reported on her attendance at an Urban Water Institute conference, an OCWA luncheon meeting, an OC Forum meeting, and a PFAS briefing at OCWD.

### COMMUNITY UPDATES

Consultant Mr. Bruce Newell reported on canyon activities noting that Southern California Edison is still working in the area, and that he attended a coastal group meeting. He further said that he appreciated that the District recently painted its fire hydrants.

### ADJOURNMENT

Acting President Matheis adjourned in the Board meeting at 6:18 p.m.

APPROVED and SIGNED this 23rd day of September, 2019.

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President, IRVINE RANCH WATER DISTRICT

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Secretary IRVINE RANCH WATER DISTRICT

APPROVED AS TO FORM:

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Claire Hervey Collins, Legal Counsel  
Lewis Brisbois

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September 23, 2019  
Prepared by: J. Davis / T. Fournier  
Submitted by: R. Jacobson / C. Clary  
Approved by: Paul A. Cook



## CONSENT CALENDAR

### AUGUST 2019 TREASURY REPORT

#### SUMMARY:

The following is submitted for the Board's information and approval:

- A. The August 2019 Investment Summary Report. This Investment Summary Report conforms with the 2019 Investment Policy and provides sufficient liquidity to meet estimated expenditures during the next six months, as outlined in Exhibit "A".
- B. The Summary of Fixed and Variable Debt as of August 31, 2019, as outlined in Exhibit "B".
- C. The Monthly Interest Rate Swap Summary as of August 31, 2019, as outlined in Exhibit "C".
- D. The August 31, 2019 Disbursement Summary of warrants 400804 through 401770, wire transfers, Workers' Compensation distributions, payroll withholding distributions, and voided checks in the total amount of \$22,507,499 as outlined in Exhibit "D".
- E. The Summary of Payroll ACH payments in the total amount of \$3,124,433 as outlined in Exhibit "E".
- F. The Disclosure Report of Reimbursements to Board Members and Staff for August 2019, detailing payments or reimbursements for individual charges of \$100.00 or more per transaction, as outlined in Exhibit "F".

#### FISCAL IMPACTS:

As of August 31, 2019, the book value of the investment portfolio was \$354,561,786, with a 2.14% rate of return and a market value of \$356,272,599. Based on the District's June 30, 2019 quarterly real estate investment rate of return of 8.94%, the weighted average return for the fixed income and real estate investments was 4.19%.

As of August 31, 2019, the outstanding principal amount of fixed and variable rate debt was \$667,325,000. The monthly weighted average all-in variable rate was 1.54%. Including the District's weighted average fixed rate bond issues of 3.69% and the previous month's negative cash accruals from fixed payer interest rate swaps, which hedge a portion of the District's variable rate debt, the total average debt rate was 3.15%.

Payroll ACH payments totaled \$3,124,433, and wire transfers, all other ACH payments, and checks issued for debt service, accounts payable, payroll, and water purchases for August totaled \$22,507,499.

ENVIRONMENTAL COMPLIANCE:

This item is not a project as defined in the California Environmental Quality Act Code of Regulations, Title 14, Chapter 3, Section 15378.

COMMITTEE STATUS:

This item was not submitted to a Committee; however, the investment and interest rate swap reports are submitted to the Finance and Personnel Committee on a monthly basis.

RECOMMENDATION:

THAT THE BOARD RECEIVE AND FILE THE TREASURER'S INVESTMENT SUMMARY REPORT, THE SUMMARY OF FIXED AND VARIABLE RATE DEBT, AND DISCLOSURE REPORT OF REIMBURSEMENTS TO BOARD MEMBERS AND STAFF; APPROVE THE AUGUST 2019 SUMMARY OF PAYROLL ACH PAYMENTS IN THE TOTAL AMOUNT OF \$3,124,433; AND APPROVE THE AUGUST 2019 ACCOUNTS PAYABLE DISBURSEMENT SUMMARY OF WARRANTS 400804 THROUGH 401770 WORKERS' COMPENSATION DISTRIBUTIONS, WIRE TRANSFERS, PAYROLL WITHHOLDING DISTRIBUTIONS AND VOIDED CHECKS IN THE TOTAL AMOUNT OF \$22,507,499.

LIST OF EXHIBITS:

Exhibit "A" – Investment Summary Report

Exhibit "B" – Summary of Fixed and Variable Debt

Exhibit "C" – Monthly Interest Rate Swap Summary

Exhibit "D" – Monthly Summary of District Disbursements

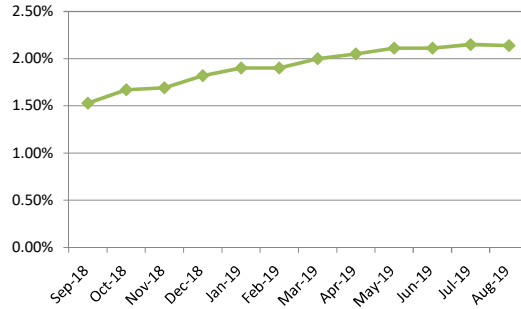
Exhibit "E" – Monthly Payroll ACH Summary

Exhibit "F" – Disclosure of Reimbursements to Board Members and Staff

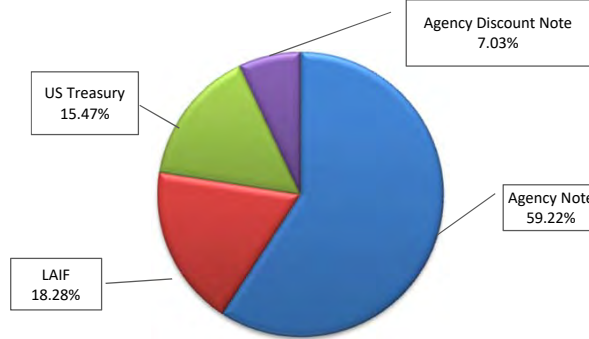
# Exhibit "A"

## Irvine Ranch Water District Investment Portfolio Summary August 2019

**Monthly Fixed Income Yield**



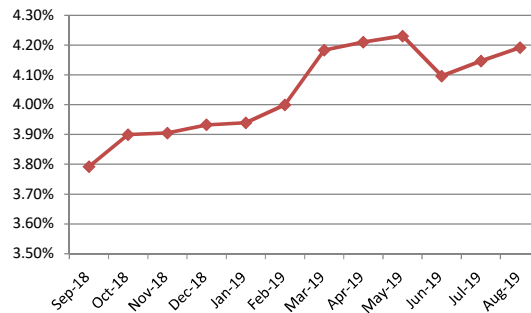
**Portfolio Distribution**



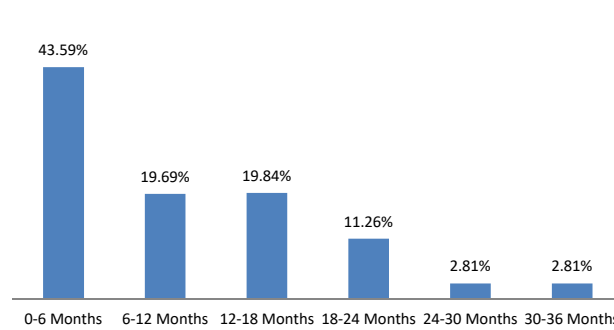
**Investment Summary**

Type	PAR	Book Value	Market Value
Agency Note	210,550,000	210,251,965	211,121,383
LAIF	65,000,000	65,000,000	65,111,266
US Treasury	55,000,000	54,378,971	55,098,350
Agency Discount Note	25,000,000	24,930,851	24,941,600
<b>Grand Total</b>	<b>355,550,000</b>	<b>354,561,786</b>	<b>356,272,599</b>

**Weighted Average Return  
Including Real Estate Portfolio**



**Maturity Distribution**



**Top Issuers**

Issuer	PAR	% Portfolio
Fed Farm Credit Bank	85,000,000	23.91%
State of California Treasury - LAIF	65,000,000	18.28%
Fed Home Loan Bank	65,000,000	18.28%
Fed Natl Mortgage Assoc	60,550,000	17.03%
US Treasury	55,000,000	15.47%
Fed Home Loan Mortgage Corp	25,000,000	7.03%
<b>Grand Total</b>	<b>355,550,000</b>	<b>100.00%</b>

IRVINE RANCH WATER DISTRICT  
INVESTMENT SUMMARY REPORT

08/31/19

SETTLMT	Call Schedule	Initial Call	Maturity Date	Rating	INVESTMENT TYPE	INSTITUTION / ISSUER	PAR Amount	COUPON DISCOUNT	YIELD	ORIGINAL COST	CARRY VALUE	MARKET VALUE <sup>(1)</sup> 8/31/2019	UNREALIZED <sup>(2)</sup> GAIN/(LOSS)
08/23/17			09/01/19		LAIF	State of California Tsy.	\$65,000,000		2.390%	\$65,000,000.00	\$65,000,000.00	65,111,266.35	111,266.35
09/28/16	Quarterly	03/09/17	09/09/19	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.125%	1.142%	4,997,500.00	4,999,974.51	4,999,200.00	(774.51)
04/10/18	NA	NA	09/13/19	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	2.375%	2.288%	5,006,000.00	5,000,138.20	5,000,250.00	111.80
08/16/19	NA	NA	09/18/19	NR	FHLB - Discount Note	Fed Home Loan Bank	5,000,000	2.020%	2.052%	4,990,741.50	4,995,230.47	4,995,700.00	469.53
09/28/16	Continuous after	12/27/16	09/27/19	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	1.250%	1.189%	5,001,500.00	5,000,035.65	4,997,550.00	(2,485.65)
04/18/19	NA	NA	10/01/19	NR	FHLB - Discount Note	Fed Home Loan Bank	10,000,000	2.370%	2.429%	9,890,717.00	9,980,250.06	9,984,200.00	3,949.94
10/12/16	Continuous after	10/03/17	10/03/19	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	10,000,000	1.125%	1.160%	9,989,780.00	9,999,510.64	9,989,300.00	(10,210.64)
10/12/16	Continuous after	10/11/17	10/11/19	Aaa/AA+/NR	FFCB - Note	Fed Farm Credit Bank	10,000,000	1.120%	1.205%	9,975,000.00	9,998,628.88	9,989,300.00	(9,328.88)
06/14/19	NA	NA	11/05/19	NR	FHLB - Discount Note	Fed Home Loan Bank	5,000,000	2.130%	2.178%	4,957,400.00	4,980,770.83	4,982,750.00	1,979.17
11/08/16	Quarterly	05/08/17	11/08/19	Aaa/AA+/NR	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.250%	1.245%	5,000,750.00	5,000,046.58	4,993,200.00	(6,846.58)
11/28/16	NA	NA	11/15/19	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	1.375%	1.440%	4,990,550.00	4,999,344.96	4,993,450.00	(5,894.96)
05/30/19	NA	NA	11/19/19	NR	FFCB - Discount Note	Fed Farm Credit Bank	5,000,000	2.315%	2.374%	4,944,375.69	4,974,599.30	4,978,950.00	4,350.70
11/28/16	Quarterly	05/25/17	11/25/19	Aaa/AA+/NR	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.400%	1.503%	4,985,000.00	4,998,832.42	4,990,050.00	(8,782.42)
12/12/16	NA	NA	12/12/19	Aaa/AA+/NR	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.450%	1.440%	5,001,450.00	5,000,133.87	4,993,550.00	(6,583.87)
12/21/16	NA	NA	12/19/19	Aaa/AA+/NR	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.500%	1.621%	4,982,350.00	4,998,239.84	4,993,250.00	(4,989.84)
12/20/17	NA	NA	01/17/20	Aaa/AA+/AAA	FHLMC - Note	Fed Home Loan Mortgage Corp	5,000,000	1.500%	1.932%	4,956,250.00	4,986,147.76	4,991,700.00	5,552.24
10/16/17	NA	NA	02/28/20	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.500%	1.612%	4,987,025.00	4,997,300.00	4,989,450.00	(7,850.00)
12/19/18	NA	NA	02/29/20	Aaa/NR/AAA	Treasury - Note	US Treasury	10,000,000	1.250%	2.672%	9,833,593.76	9,926,126.29	9,968,400.00	42,273.71
12/20/17	NA	NA	03/13/20	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	4.125%	1.940%	5,237,200.00	5,086,254.55	5,058,200.00	(28,054.55)
12/20/18	NA	NA	03/31/20	Aaa/NR/AAA	Treasury - Note	US Treasury	10,000,000	2.250%	2.665%	9,948,000.00	9,975,057.82	10,019,900.00	44,842.18
10/03/17	NA	NA	04/20/20	Aaa/AA+/AAA	FHLMC - Note	Fed Home Loan Mortgage Corp	5,000,000	1.375%	1.630%	4,968,350.00	4,992,104.52	4,984,800.00	(7,304.52)
06/29/18	NA	NA	04/23/20	Aaa/AA+/AAA	FHLMC - Note	Fed Home Loan Mortgage Corp	5,000,000	2.500%	2.544%	4,996,000.00	4,998,664.60	5,019,250.00	20,585.40
06/29/18	NA	NA	05/15/20	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	2.550%	2.566%	4,998,450.00	4,999,419.31	5,022,700.00	23,280.69
11/21/17	Continuous after	02/20/18	05/20/20	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.830%	1.930%	4,987,500.00	4,989,746.60	4,998,900.00	9,153.40
06/11/18	NA	NA	06/11/20	Aaa/NR/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	2.550%	2.570%	4,997,100.00	4,998,873.32	5,021,950.00	23,076.68
11/10/17	NA	NA	06/22/20	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.500%	1.750%	4,968,000.00	4,996,555.98	4,985,450.00	(11,105.98)
04/19/18	NA	NA	07/30/20	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.500%	2.535%	4,886,000.00	4,954,427.37	4,986,650.00	32,222.63
06/08/18	NA	NA	07/30/20	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.500%	2.559%	4,890,100.00	4,953,260.92	4,986,650.00	33,389.08
12/20/17	Quarterly	11/10/16	08/10/20	Aaa/AA+/AAA	FHLMC - Note	Fed Home Loan Mortgage Corp	5,000,000	1.450%	2.052%	4,923,000.00	4,964,375.52	4,981,850.00	17,474.48
09/14/18	NA	NA	08/24/20	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	2.680%	2.789%	4,989,700.00	4,994,806.48	5,042,200.00	47,393.52
05/21/18	Continuous after	12/01/17	09/01/20	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.680%	2.735%	4,884,250.00	4,949,203.24	4,989,750.00	40,546.76
09/14/18	NA	NA	09/04/20	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	2.690%	2.794%	4,990,050.00	4,994,907.70	5,043,600.00	48,692.30
12/12/17	One Time	09/28/18	09/28/20	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	2.000%	2.000%	5,000,000.00	5,000,000.00	5,010,050.00	10,050.00
10/31/17	One Time	10/30/18	10/30/20	Aaa/NR/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,550,000	1.850%	1.850%	5,550,000.00	5,550,000.00	5,550,832.50	832.50
09/28/18	NA	NA	10/31/20	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.750%	2.847%	4,889,453.13	4,840,546.27	5,000,800.00	160,253.73
12/13/17	Continuous after	08/23/17	11/23/20	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.770%	2.060%	4,958,750.00	4,978,608.27	5,000,000.00	21,391.73
12/13/17	Quarterly	05/24/18	11/24/20	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.900%	2.023%	4,982,500.00	4,990,916.90	5,002,500.00	11,583.10
11/30/17	NA	NA	11/24/20	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.850%	1.964%	4,983,550.00	4,993,208.72	5,012,200.00	18,991.28

IRVINE RANCH WATER DISTRICT  
INVESTMENT SUMMARY REPORT

08/31/19

SETTLMT	Call Schedule	Initial Call	Maturity Date	Rating	INVESTMENT TYPE	INSTITUTION / ISSUER	PAR Amount	COUPON DISCOUNT	YIELD	ORIGINAL COST	CARRY VALUE	MARKET VALUE <sup>(1)</sup> 8/31/2019	UNREALIZED <sup>(2)</sup> GAIN/(LOSS)
12/20/17	NA	NA	12/28/20	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.875%	2.023%	4,978,400.00	4,988,534.78	5,015,250.00	26,715.22
11/09/18	NA	NA	12/31/20	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	2.375%	2.958%	4,939,843.75	4,962,584.81	5,044,550.00	81,965.19
10/12/18	NA	NA	01/31/21	Aaa/NR/AAA	Treasury - Note	US Treasury	10,000,000	1.375%	2.890%	9,664,843.76	9,793,811.24	9,959,000.00	165,188.76
12/14/18	NA	NA	02/16/21	Aaa/AA+/AAA	FHLMC - Note	Fed Home Loan Mortgage Corp	5,000,000	2.375%	2.806%	4,954,750.00	4,968,581.13	5,055,700.00	87,118.87
12/14/18	NA	NA	02/28/21	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	2.000%	2.755%	4,919,515.95	4,943,750.92	5,027,350.00	83,599.08
02/12/19	NA	NA	03/12/21	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	10,000,000	2.500%	2.516%	9,996,500.00	9,997,426.88	10,129,200.00	131,773.12
02/25/19	NA	NA	03/12/21	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	2.375%	2.549%	4,982,700.00	4,987,059.79	5,056,800.00	69,740.21
06/17/19	NA	NA	03/17/21	Aaa/AA+/NR	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.950%	1.938%	5,001,050.00	5,000,925.12	5,023,800.00	22,874.88
06/14/19	NA	NA	04/30/21	Aaa/AA+/AAA	FNMA - Note	Fed Natl Mortgage Assoc	5,000,000	1.750%	1.913%	4,985,000.00	4,986,727.41	5,011,450.00	24,722.59
07/26/19	NA	NA	07/19/21	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	1.875%	1.927%	4,995,000.00	4,995,255.52	5,027,700.00	32,444.48
08/01/19	NA	NA	08/31/21	Aaa/NR/AAA	Treasury - Note	US Treasury	5,000,000	1.125%	1.816%	4,929,687.50	4,932,551.74	4,960,550.00	27,998.26
03/08/19	NA	NA	01/15/22	Aaa/AA+/NR	Treasury - Note	US Treasury	5,000,000	2.500%	2.460%	5,005,468.75	5,004,541.58	5,117,800.00	113,258.42
03/21/19	NA	NA	02/03/22	Aaa/AA+/AAA	FFCB - Note	Fed Farm Credit Bank	5,000,000	2.030%	2.361%	4,954,350.00	4,961,480.10	5,059,150.00	97,669.90
03/08/19	NA	NA	03/11/22	Aaa/AA+/NR	FHLB - Note	Fed Home Loan Bank	5,000,000	2.500%	2.549%	5,002,750.00	5,002,307.10	5,124,550.00	122,242.90
<b>TOTAL INVESTMENTS</b>							<b>\$355,550,000</b>			<b>\$353,827,795.79</b>	<b>\$354,561,786.45</b>	<b>\$356,272,598.85</b>	<b>\$1,710,812.40</b>

Petty Cash  
Ck Balance

Bank of America

3,400.00  
770,162.93  
\$354,601,358.72

<sup>(1)</sup> LAIF market value is as of the most recent quarter-end as reported by LAIF.  
Security market values are determined using Bank of New York ("Trading Prices"), Bloomberg and/or broker dealer pricing.

<sup>(2)</sup> Gain (loss) calculated against carry value using the trading value provided by Bank of New York/or Brokers

<sup>(3)</sup> Real estate rate of return is based on most recent quarter end return

Outstanding Variable Rate Debt	\$270,200,000
Net Outstanding Variable Rate Debt (Less \$60 million fixed-payer swaps)	\$210,200,000
Investment Balance:	\$354,601,359
Investment to Variable Rate Debt Ratio:	169%
Portfolio - Average Number of Days To Maturity	261

	Investment Portfolio	Real Estate <sup>(3)</sup> Portfolio	Weighted Avg. Return
August	2.14%	8.94%	4.19%
July	2.15%	8.94%	4.15%
Change	-0.01%		0.04%

This Investment Summary Report is in conformity with the 2019 Investment Policy and provides sufficient liquidity to meet the next six months estimated expenditures.

\*S - Step up

IRVINE RANCH WATER DISTRICT  
SUMMARY OF MATURITIES

08/31/19

DATE	TOTAL	%	LAIF	Agency Notes	Agency Discount Notes	Collateral Deposit	US Treasury
08/19	\$65,000,000	18.28%	\$65,000,000				
09/19	20,000,000	5.63%		15,000,000	5,000,000		
10/19	30,000,000	8.44%		20,000,000	10,000,000		
11/19	25,000,000	7.03%		15,000,000	10,000,000		
12/19	10,000,000	2.81%		10,000,000			
01/20	5,000,000	1.41%		5,000,000			
02/20	15,000,000	4.22%		5,000,000			10,000,000
03/20	15,000,000	4.22%		5,000,000			10,000,000
04/20	10,000,000	2.81%		10,000,000			
05/20	10,000,000	2.81%		10,000,000			
06/20	10,000,000	2.81%		10,000,000			
07/20	10,000,000	2.81%		10,000,000			
<b>SUB-TOTAL</b>	<b>\$225,000,000</b>	<b>63.28%</b>	<b>\$65,000,000</b>	<b>\$115,000,000</b>	<b>\$25,000,000</b>		<b>\$20,000,000</b>
<b>13 Months - 3 YEARS</b>							
8/01/2020 - 10/31/2020	35,550,000	10.00%		30,550,000			5,000,000
11/01/2020 -01/31/2021	35,000,000	9.84%		20,000,000			15,000,000
02/01/2021 -4/30/2021	35,000,000	9.84%		30,000,000			5,000,000
05/01/2021 - 07/31/2021	5,000,000	1.41%		5,000,000			
8/01/2021 - 10/31/2021	5,000,000	1.41%					5,000,000
11/01/2021 -1/31/2022	5,000,000	1.41%					5,000,000
2/01/2022 - 04/30/2022	10,000,000	2.81%		10,000,000			
	-						
	-						
<b>TOTALS</b>	<b>\$355,550,000</b>	<b>100.00%</b>	<b>\$65,000,000</b>	<b>\$210,550,000</b>	<b>\$25,000,000</b>		<b>\$55,000,000</b>

% OF PORTFOLIO

18.28%

59.22%

7.03%

15.47%

Irvine Ranch Water District  
Summary of Real Estate - Income Producing Investments  
6/30/2019

	ACQUISITION DATE	PROPERTY TYPE	OWNERSHIP INTEREST	ORIGINAL COST	MARKET VALUE 6/30/2019	ANNUALIZED RATE OF RETURN QUARTER ENDED 6/30/2019
Sycamore Canyon	Dec-92	Apartments	Fee Simple	\$ 43,550,810	\$ 148,625,000	18.69%
Wood Canyon Villas	Jun-91	Apartments	Limited Partner	\$ 6,000,000	\$ 28,710,327	8.53%
ITC (230 Commerce)	Jul-03	Office Building	Fee Simple	\$ 5,739,845	\$ 11,730,000	9.45%
Waterworks Business Pk.	Nov-08	Research & Dev.	Fee Simple	\$ 8,630,577	\$ 9,180,000	6.48%
Sand Canyon Professional Center	Jul-12	Medical Office	Fee Simple	\$ 8,648,594	\$ 11,220,000	8.89%
<b>Total - Income Properties</b>				<b>\$ 72,569,826</b>	<b>\$ 209,465,327</b>	<b>14.50%</b>
<b>OTHER REAL ESTATE DESCRIPTION</b>						
Serrano Summit - Promissory Note	Sep-17	NA	NA	\$ 81,600,000	\$ 81,600,000	4.00%
<b>Total - Income Producing Real Estate Investments</b>				<b>\$ 154,169,826</b>	<b>\$ 291,065,327</b>	<b>8.94%</b>

**IRVINE RANCH WATER DISTRICT INVESTMENT SUMMARY REPORT**  
**INVESTMENT ACTIVITY**  
**Aug-19**

**MATURITIES/SALES/CALLS**

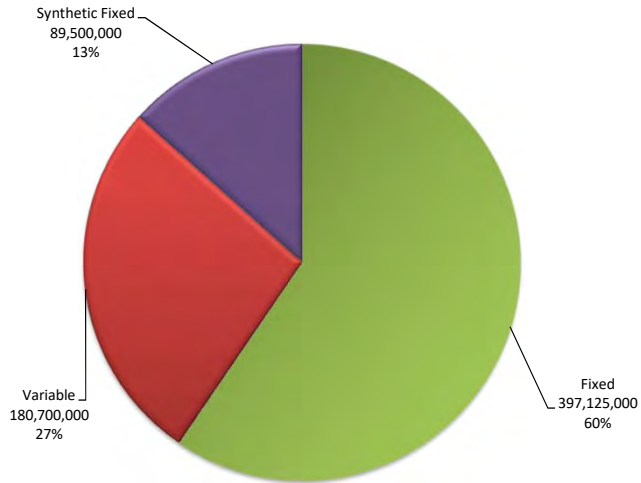
**PURCHASES**

DATE	SECURITY TYPE	PAR	YIELD	Settlement Date	Maturity Date	SECURITY TYPE	PAR	YIELD TO MATURITY
8/16/2019	FHLB - Discount Note	\$5,000,000	2.38%	8/1/2019	8/31/2021	Treasury - Note	\$5,000,000	1.82%
8/28/2019	FNMA - Note	\$5,000,000	1.16%	8/6/2019	9/18/2019	FHLB - Discount Note	\$5,000,000	2.05%
8/28/2019	FNMA - Note	\$5,000,000	1.13%					
8/29/2019	FHLB - Discount Note	\$10,000,000	2.46%					

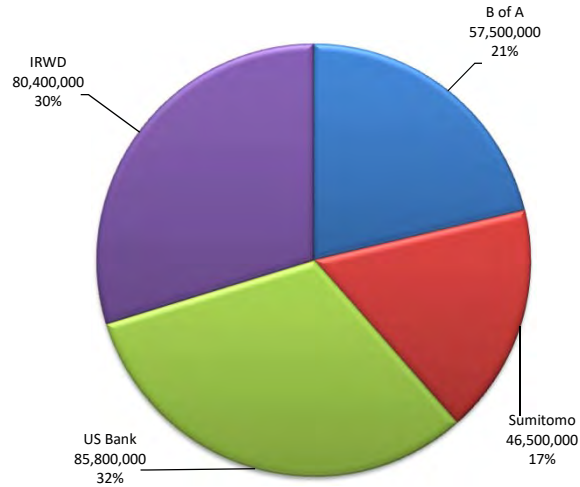


Exhibit "B"  
**Irvine Ranch Water District**  
**Summary of Fixed and Variable Rate Debt**  
**August 2019**

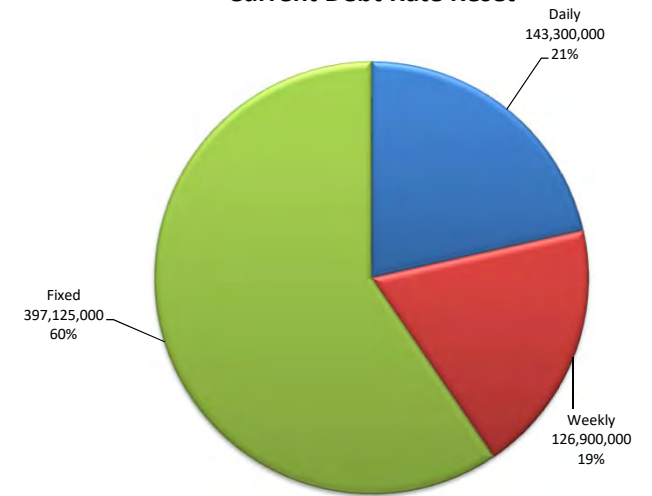
**Current Debt Mix By Type**



**Letters of Credit / Support**



**Current Debt Rate Reset**



**Outstanding Par by Series**

Series	Issue Date	Maturity Date	Remaining Principal	Percent	Letter of Credit/Support	Rmkt Agent	Mode	Reset
Series 1993	05/19/93	04/01/33	\$28,300,000	4.24%	US Bank	BAML	Variable	Daily
Series 2008-A Refunding	04/24/08	07/01/35	\$46,500,000	6.97%	Sumitomo	BAML	Variable	Weekly
Series 2011-A-1 Refunding	04/15/11	10/01/37	\$48,240,000	7.23%	IRWD	Goldman	Variable	Weekly
Series 2011-A-2 Refunding	04/15/11	10/01/37	\$32,160,000	4.82%	IRWD	Goldman	Variable	Weekly
Series 2009 - A	06/04/09	10/01/41	\$57,500,000	8.62%	US Bank	US Bank	Variable	Daily
Series 2009 - B	06/04/09	10/01/41	\$57,500,000	8.62%	B of A	Goldman	Variable	Daily
2010 Refunding COPS	02/23/10	03/01/20	\$1,980,000	0.30%	N/A	N/A	Fixed	Fixed
2016 COPS	09/01/16	03/01/46	\$116,745,000	17.49%	N/A	N/A	Fixed	Fixed
2010 Build America Taxable Bond	12/16/10	05/01/40	\$175,000,000	26.22%	N/A	N/A	Fixed	Fixed
Series 2016	10/12/16	02/01/46	\$103,400,000	15.49%	N/A	N/A	Fixed	Fixed
<b>Total</b>			<b>\$667,325,000</b>	<b>100.00%</b>				

**IRVINE RANCH WATER DISTRICT**  
**SUMMARY OF FIXED & VARIABLE RATE DEBT**

August-19

<b>ITN</b>
Daily
Weekly

GENERAL BOND INFORMATION							LETTER OF CREDIT INFORMATION										TRUSTEE INFORMATION														
VARIABLE RATE ISSUES	Issue Date	Maturity Date	Principal Payment Date	Payment Date	Original Par Amount	Remaining Principal	Letter of Credit	Reimbursement Agreement Date	L/C Exp. Date	MOODY'S	S&P	FITCH	LOC Stated Amount	LOC Fee	Annual LOC Cost	Rmkt Agent	Reset	Rmkt Fees	Annual Cost	Trustee											
SERIES 1993	05/19/93	04/01/33	APR 1	5th Bus. Day	\$38,300,000	\$28,300,000	US BANK	05/07/15	12/15/21	Aa3/VMIG1	AA-/A-1+	N/R	\$28,681,468	0.3300%	\$94,649	BAML	DAILY	0.10%	\$28,300	BANK OF NY											
SERIES 2008-A Refunding	04/24/08	07/01/35	JUL 1	5th Bus. Day	\$60,215,000	\$46,500,000	SUMITOMO	04/01/11	07/21/21	A1/P-1	A/A-1	A/F1	\$47,187,945	0.3150%	\$148,642	BAML	WED	0.07%	\$32,550	BANK OF NY											
SERIES 2011-A-1 Refunding	04/15/11	10/01/37	Oct 1	1st Bus. Day	\$60,545,000	\$48,240,000	N/A	N/A	N/A	Aa1/VMIG1	A-1+	AAA/F1+	N/A	N/A	N/A	Goldman	WED	0.13%	\$60,300	BANK OF NY											
SERIES 2011-A-2 Refunding	04/15/11	10/01/37	Oct 1	1st Bus. Day	\$40,370,000	\$32,160,000	N/A	N/A	N/A	Aa1/VMIG1	A-1+	AAA/F1+	N/A	N/A	N/A	Goldman	WED	0.13%	\$40,200	BANK OF NY											
SERIES 2009 - A	06/04/09	10/01/41	Oct 1	1st Bus. Day	\$75,000,000	\$57,500,000	US BANK	04/01/11	12/15/21	Aa2/VMIG 1	AA-/A-1+	AA/F1+	\$58,142,740	0.3300%	\$191,871	US Bank	DAILY	0.07%	\$40,250	US BANK											
SERIES 2009 - B	06/04/09	10/01/41	Oct 1	1st Bus. Day	\$75,000,000	\$57,500,000	B of A	04/01/11	05/16/22	Aa2/VMIG 1	A/A-1	A1/F1+	\$58,142,740	0.3000%	\$174,428	Goldman	DAILY	0.10%	\$57,500	US BANK											
<b>\$349,430,000</b>						<b>\$270,200,000</b>						<b>SUB-TOTAL VARIABLE RATE DEBT</b>					<b>\$192,154,893</b>					<b>0.3172%</b>					<b>\$609,590</b>				
															(Wt. Avg)					(Wt. Avg)											
FIXED RATE ISSUES																															
2010 REFUNDING COPS	02/23/10	03/01/20	Mar -1	MAR/SEPT	\$85,145,000	\$1,980,000	N/A	N/A	N/A	Aa1	AAA	AAA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	BANK OF NY										
2010 GO Build America Taxable Bonds	12/16/10	05/01/40	MAY (2025)	MAY/NOV	\$175,000,000	\$175,000,000	N/A	N/A	N/A	Aa1	AAA	NR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	US BANK										
2016 COPS	09/01/16	03/01/46	Mar - 1	MAR/SEPT	\$116,745,000	\$116,745,000	N/A	N/A	N/A	NR	AAA	AAA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	US BANK										
SERIES 2016	10/12/16	02/01/46	Feb - 1	FEB/AUG	\$103,400,000	\$103,400,000	N/A	N/A	N/A	NR	AAA	AAA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	BANK OF NY										
<b>\$480,290,000</b>						<b>\$397,125,000</b>						<b>SUB-TOTAL FIXED RATE DEBT</b>																			
<b>\$829,720,000</b>						<b>\$667,325,000</b>						<b>TOTAL- FIXED &amp; VARIABLE RATE DEBT</b>																			

Remarketing Agents			GO VS COP's		
Goldman	137,900,000	51%	GO:	548,600,000	82%
BAML	74,800,000	28%	COPS:	118,725,000	18%
US Bank	57,500,000	21%	Total	<u>667,325,000</u>	
	<u>270,200,000</u>				

LOC Banks		Breakdown Between Variable & Fixed Rate Mode	
SUMITOMO	46,500,000	Daily Issues	143,300,000 21%
BANK OF AMERICA	57,500,000	Weekly Issues	46,500,000 7%
US BANK	85,800,000	ITN Issues	80,400,000 12%
	<u>189,800,000</u>	Sub-Total	<u>270,200,000</u>
		Fixed Rate Issues	\$397,125,000 60%
		Sub-Total - Fixed	<u>397,125,000</u>
		TOTAL DEBT	
		FIXED & VAR.	<u>667,325,000</u> 100%

IRVINE RANCH WATER DISTRICT  
SUMMARY OF DEBT RATES  
Aug-19

Rmkt Agent Mode	GOLDMAN DAILY	GOLDMAN WEEKLY	GOLDMAN WEEKLY	MERRILL LYNCH DAILY	MERRILL LYNCH WEEKLY	US BANK DAILY
Bond Issue	2009 - B	2011 A-1	2011 A-2	1993	2008-A	2009-A
Par Amount	57,500,000	48,240,000	32,160,000	28,300,000	46,500,000	57,500,000
Bank	BOFA	(SIFMA -1)	(SIFMA -1)	US BANK	Sumitomo	US BANK
Reset		Wednesday	Wednesday		Wednesday	
8/1/2019	1.25%	1.39%	1.39%	1.27%	1.29%	1.38%
8/2/2019	1.20%	1.39%	1.39%	1.14%	1.29%	1.20%
8/3/2019	1.20%	1.39%	1.39%	1.14%	1.29%	1.20%
8/4/2019	1.20%	1.39%	1.39%	1.14%	1.29%	1.20%
8/5/2019	1.12%	1.39%	1.39%	1.15%	1.29%	1.15%
8/6/2019	1.09%	1.39%	1.39%	1.08%	1.29%	1.10%
8/7/2019	1.06%	1.39%	1.39%	1.07%	1.29%	1.04%
8/8/2019	1.06%	1.31%	1.31%	1.10%	1.16%	1.03%
8/9/2019	1.08%	1.31%	1.31%	1.16%	1.16%	1.08%
8/10/2019	1.08%	1.31%	1.31%	1.16%	1.16%	1.08%
8/11/2019	1.08%	1.31%	1.31%	1.16%	1.16%	1.08%
8/12/2019	1.08%	1.31%	1.31%	1.20%	1.16%	1.08%
8/13/2019	1.10%	1.31%	1.31%	1.17%	1.16%	1.12%
8/14/2019	1.12%	1.31%	1.31%	1.16%	1.16%	1.15%
8/15/2019	1.13%	1.34%	1.34%	1.19%	1.20%	1.17%
8/16/2019	1.13%	1.34%	1.34%	1.18%	1.20%	1.19%
8/17/2019	1.13%	1.34%	1.34%	1.18%	1.20%	1.19%
8/18/2019	1.13%	1.34%	1.34%	1.18%	1.20%	1.19%
8/19/2019	1.12%	1.34%	1.34%	1.16%	1.20%	1.19%
8/20/2019	1.14%	1.34%	1.34%	1.14%	1.20%	1.19%
8/21/2019	1.10%	1.34%	1.34%	1.17%	1.20%	1.14%
8/22/2019	1.08%	1.35%	1.35%	1.20%	1.22%	1.19%
8/23/2019	1.13%	1.35%	1.35%	1.22%	1.22%	1.21%
8/24/2019	1.13%	1.35%	1.35%	1.22%	1.22%	1.21%
8/25/2019	1.13%	1.35%	1.35%	1.22%	1.22%	1.21%
8/26/2019	1.18%	1.35%	1.35%	1.26%	1.22%	1.21%
8/27/2019	1.22%	1.35%	1.35%	1.25%	1.22%	1.21%
8/28/2019	1.22%	1.35%	1.35%	1.25%	1.22%	1.21%
8/29/2019	1.12%	1.34%	1.34%	1.24%	1.27%	1.21%
8/30/2019	1.07%	1.34%	1.34%	1.15%	1.27%	1.20%
8/31/2019	1.07%	1.34%	1.34%	1.15%	1.27%	1.20%
Avg Interest Rates	1.13%	1.35%	1.35%	1.18%	1.22%	1.17%
Rmkt Fee	0.10%	0.13%	0.13%	0.10%	0.07%	0.07%
LOC Fee	0.30%			0.33%	0.32%	0.33%
<b>All-In Rate</b>	<b>1.53%</b>	<b>1.47%</b>	<b>1.47%</b>	<b>1.61%</b>	<b>1.61%</b>	<b>1.57%</b>
Par Amount	105,740,000		32,160,000	74,800,000		57,500,000

Interest Rate Mode	Percent of Total Variable Rate Debt	Par Outstanding	Weighted All-In Average Rate	Base Rate Average
Daily	53.03%	143,300,000	1.56%	1.15%
Weekly	46.97%	126,900,000	1.52%	1.30%
<b>Fixed</b>	100.00%	<b>\$ 270,200,000</b>	1.54%	1.22%
COPS 2010	0.50%	1,980,000	3.82%	
COPS 2016	29.40%	116,745,000	2.90%	
BABS 2010	44.07%	175,000,000	4.44%	(1)
SERIES 2016	26.04%	103,400,000	3.32%	
	100.00%	<b>\$ 397,125,000</b>	3.69%	
<b>All-In Debt Rate Including \$60 Million Notional Amount of Swaps</b>				<b>3.15%</b>

(1) Rate adjusted up from 4.35% as a result of sequestration reducing BAB's subsidy by 5.9%

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**IRVINE RANCH WATER DISTRICT  
INTEREST RATE SWAP MONTHLY SUMMARY REPORT - DETAIL  
August 31, 2019**

<b>LIBOR Avg %</b>	<b>Prior Mo.</b>	<b>Current Mo.</b>	<b>12-Mo Avg</b>
	2.31%	2.17%	2.38%

Current Fiscal Year Active Swaps								Cash Flow				(Since 3/07)	Mark to Market	
Effective Date	Maturity Date	Years to Maturity	Counter Party	Notional Amt	Type	Base Index	Fixed Rate	Prior Month	Current Month	Fiscal YTD	Cumulative Net Accrual	Current Mark to Market	Notional Difference	

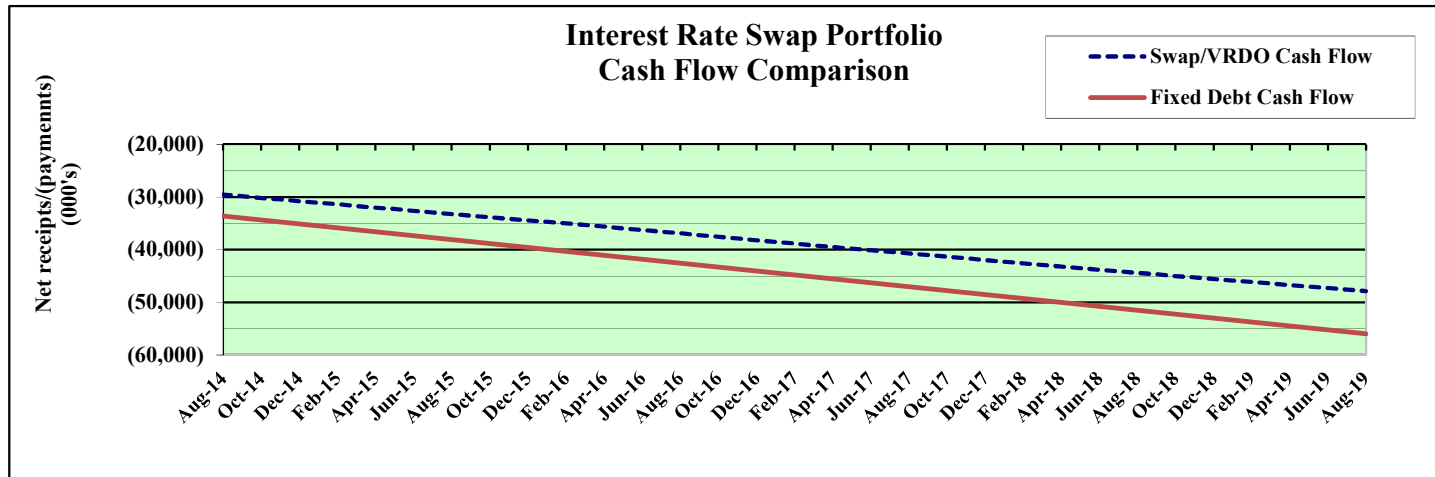
Fixed Payer Swaps - By Effective Date													
3/10/2007	3/10/2029	9.5	ML	30,000,000	FXP	LIBOR	5.687%	(90,634)	(80,926)	(171,560)	(17,017,287)	18,044,625	(11,955,375)
3/10/2007	3/10/2029	9.5	CG	30,000,000	FXP	LIBOR	5.687%	(90,634)	(80,926)	(171,560)	(17,017,287)	18,051,767	(11,948,233)
Totals/Weighted Avgs		9.5		\$ 60,000,000			5.687%	\$ (181,268)	\$ (161,852)	\$ (343,120)	\$ (34,034,573)	\$ 36,096,392	\$ (23,903,608)

<b>Total Current Year Active Swaps</b>		\$ 60,000,000		\$ (181,268)	\$ (161,852)	\$ (343,120)	\$ (34,034,573)	\$ 36,096,392	\$ (23,903,608)
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Current Fiscal Year Terminated Swaps								Cash Flow				Mark to Market	
Effective Date	Maturity Date		Counter Party	Notional Amt	Type	Base Index	Fixed Rate	Prior Month	Current Month	Fiscal YTD	Cumulative Net Accrual	Current Mark to Market	Notional Difference

<b>Total Current Year Terminated Swaps</b>		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Current Fiscal Year - Total Swaps								Cash Flow				Mark to Market	
Prior Month	Current Month	Fiscal YTD	Cumulative Net Accrual	Current Mark to Market	Notional Difference								



Cash Flow Comparison Synthetic Fixed vs. Fixed Rate Debt	
	<u>Cash Flow to Date</u>
Synthetic Fixed =	\$47,869,550
Fixed Rate =	\$59,724,129
<b>Assumptions:</b>	
- Fixed rate debt issued at 4.93% in Mar-07 (estimated TE rate - Bloomberg)	
- 'Synthetic' includes swap cash flow + interest + fees to date	

Note: This page is intentionally left blank.

Exhibit "D"

IRWD

AP DISBURSEMENTS AND VOIDS FOR AUGUST 2019

CHECK OR ELECTRONIC #	SUPPLIERS	PAYMENT DATE	PAYMENT METHOD	PAYMENT AMOUNT	STATUS
400804	Bennett, Ray R (Ray)	1-Aug-19	IRWD Check	391.92	Reconciled
400805	Cascelli, Craig M (Craig)	1-Aug-19	IRWD Check	280.00	Reconciled
400806	Drzymkowski, Michele A (Michele)	1-Aug-19	IRWD Check	9.28	Reconciled
400807	Guzman, Juan (Juan)	1-Aug-19	IRWD Check	107.75	Reconciled
400808	Humeny, Nicholas	1-Aug-19	IRWD Check	244.00	Reconciled
400809	Matheis, Mary Aileen	1-Aug-19	IRWD Check	1,872.99	Reconciled
400810	Robinson, Mitchell S	1-Aug-19	IRWD Check	146.13	Reconciled
400811	ABBATE, MONICA	1-Aug-19	IRWD Check	74.90	Reconciled
400812	AGILENT TECHNOLOGIES, INC.	1-Aug-19	IRWD Check	82.96	Reconciled
400813	AIR TECHNOLOGY LABORATORIES	1-Aug-19	IRWD Check	717.00	Reconciled
400814	AIRGAS, INC.	1-Aug-19	IRWD Check	1,822.60	Reconciled
400815	AL-MAJID, SADEEKA	1-Aug-19	IRWD Check	649.18	Reconciled
400816	AMAZON CAPITAL SERVICES, INC.	1-Aug-19	IRWD Check	759.14	Reconciled
400817	AMERICAN TRUCK & TRAILER BODY SANTA ANA LLC	1-Aug-19	IRWD Check	91.81	Reconciled
400818	ANDERSONPENNA PARTNERS, INC	1-Aug-19	IRWD Check	43,756.25	Reconciled
400819	ANGELES CONTRACTOR, INC.	1-Aug-19	IRWD Check	1,442.77	Reconciled
400820	ANTHONY N. LARSEN	1-Aug-19	IRWD Check	450.00	Reconciled
400821	APODACA, LAUREN	1-Aug-19	IRWD Check	17.11	Reconciled
400822	ARMORCAST PRODUCTS COMPANY	1-Aug-19	IRWD Check	11,856.70	Reconciled
400823	AT&T	1-Aug-19	IRWD Check	728.30	Reconciled
400824	AT&T	1-Aug-19	IRWD Check	20.70	Reconciled
400825	AUTOZONE PARTS, INC.	1-Aug-19	IRWD Check	513.12	Reconciled
400826	AYYATAN, SANDEEP	1-Aug-19	IRWD Check	80.78	Reconciled
400827	B & K ELECTRIC WHOLESale	1-Aug-19	IRWD Check	4,912.05	Reconciled
400828	BAKER, LINDA	1-Aug-19	IRWD Check	272.56	Reconciled
400829	BANK OF AMERICA	1-Aug-19	IRWD Check	18,146.26	Reconciled
400830	BAY AREA TRENCHERS, INC.	1-Aug-19	IRWD Check	497.76	Reconciled
400831	BECERRIL, MONICA	1-Aug-19	IRWD Check	432.96	Reconciled
400832	BENNETT, JORDAN	1-Aug-19	IRWD Check	211.46	Reconciled
400833	BIOMAGIC INC	1-Aug-19	IRWD Check	17,517.09	Reconciled
400834	BN BUILDERS	1-Aug-19	IRWD Check	1,225.91	Reconciled
400835	BROWN AND CALDWELL	1-Aug-19	IRWD Check	6,830.64	Reconciled
400836	C WELLS PIPELINE MATERIALS INC	1-Aug-19	IRWD Check	17,688.24	Reconciled
400837	CALIFORNIA BARRICADE RENTAL, INC.	1-Aug-19	IRWD Check	6,342.50	Reconciled
400838	CALIFORNIA PACIFIC HOMES	1-Aug-19	IRWD Check	65.43	Reconciled
400839	CANON SOLUTIONS AMERICA, INC.	1-Aug-19	IRWD Check	14.75	Reconciled
400840	CAROLLO ENGINEERS, INC	1-Aug-19	IRWD Check	52,345.50	Reconciled
400841	CASTILLO, JEROSE	1-Aug-19	IRWD Check	206.18	Reconciled
400842	CDW GOVERNMENT LLC	1-Aug-19	IRWD Check	796.00	Reconciled
400843	CEKICER, SIMTEN	1-Aug-19	IRWD Check	16.00	Negotiable
400844	CHEM TECH INTERNATIONAL INC	1-Aug-19	IRWD Check	5,200.80	Reconciled
400845	CHEN, TING	1-Aug-19	IRWD Check	34.82	Negotiable
400846	CHU, TZUHUNG	1-Aug-19	IRWD Check	19.08	Negotiable
400847	CITY OF IRVINE	1-Aug-19	IRWD Check	5,625.60	Reconciled
400848	CITY OF NEWPORT BEACH	1-Aug-19	IRWD Check	1,320.78	Reconciled
400849	COMMERCIAL DOOR OF ORANGE COUNTY, INC.	1-Aug-19	IRWD Check	1,457.84	Reconciled
400850	COMPUTER AIDED SOLUTIONS LLC	1-Aug-19	IRWD Check	1,470.14	Reconciled
400851	CONSTELLATION NEWENERGY, INC.	1-Aug-19	IRWD Check	59,312.91	Reconciled
400852	CORTECH ENGINEERING, A DXP COMPANY	1-Aug-19	IRWD Check	1,265.86	Reconciled
400853	COVINGTON, JIMMIE	1-Aug-19	IRWD Check	122.09	Reconciled
400854	COX COMMUNICATIONS, INC.	1-Aug-19	IRWD Check	3,260.38	Reconciled
400855	CS-AMSCO	1-Aug-19	IRWD Check	1,492.32	Reconciled
400856	DAI, LI	1-Aug-19	IRWD Check	46.55	Reconciled
400857	DANG, TIFFANY	1-Aug-19	IRWD Check	1,394.91	Reconciled
400858	DATASITE INC	1-Aug-19	IRWD Check	3,776.00	Reconciled
400859	DIETZ HYDROSEEDING CO	1-Aug-19	IRWD Check	1,808.14	Reconciled
400860	DIRECTV INC	1-Aug-19	IRWD Check	132.53	Reconciled

**IRWD  
AP DISBURSEMENTS AND VOIDS FOR AUGUST 2019**

<b>CHECK OR ELECTRONIC #</b>	<b>SUPPLIERS</b>	<b>PAYMENT DATE</b>	<b>PAYMENT METHOD</b>	<b>PAYMENT AMOUNT</b>	<b>STATUS</b>
400861	DISCOUNT COURIER SERVICE INC.	1-Aug-19	IRWD Check	67.47	Reconciled
400862	DUONG, NGHI	1-Aug-19	IRWD Check	85.51	Reconciled
400863	EL CAPITAN ENVIRONMENTAL SERVICES INC	1-Aug-19	IRWD Check	1,458.02	Reconciled
400864	ENTERPRISE SECURITY, INC	1-Aug-19	IRWD Check	260.00	Reconciled
400865	ENVIRONMENTAL ENGINEERING AND CONTRACTING, INC.	1-Aug-19	IRWD Check	11,565.00	Reconciled
400866	ESSEX PORTFOLIO, LP	1-Aug-19	IRWD Check	12.40	Negotiable
400867	EUROFINS EATON ANALYTICAL, INC.	1-Aug-19	IRWD Check	404.25	Reconciled
400868	FAULKNER, BRYN	1-Aug-19	IRWD Check	10.53	Negotiable
400869	FEDEX	1-Aug-19	IRWD Check	269.18	Reconciled
400870	FISERV	1-Aug-19	IRWD Check	84,407.35	Reconciled
400871	FISHER SCIENTIFIC COMPANY LLC	1-Aug-19	IRWD Check	7,243.23	Reconciled
400872	FRONTIER CALIFORNIA INC.	1-Aug-19	IRWD Check	303.28	Reconciled
400873	FUSCOE ENGINEERING, INC.	1-Aug-19	IRWD Check	6,939.44	Reconciled
400874	GEORGE YARDLEY CO., INC.	1-Aug-19	IRWD Check	1,250.00	Reconciled
400875	GRAINGER	1-Aug-19	IRWD Check	8,589.79	Reconciled
400876	GRANDEUR INTERNATIONAL HOLDINGS	1-Aug-19	IRWD Check	101.54	Negotiable
400877	GRAYBAR ELECTRIC COMPANY	1-Aug-19	IRWD Check	29.70	Reconciled
400878	GREGG OHLHAVER	1-Aug-19	IRWD Check	65.00	Reconciled
400879	HABITAT RESTORATION SCIENCES, INC.	1-Aug-19	IRWD Check	2,366.00	Reconciled
400880	HACH COMPANY	1-Aug-19	IRWD Check	6,352.53	Reconciled
400881	HARRINGTON INDUSTRIAL PLASTICS LLC	1-Aug-19	IRWD Check	14,555.33	Reconciled
400882	HARRIS & ASSOCIATES, INC.	1-Aug-19	IRWD Check	727.50	Reconciled
400883	HART BROTHERS CONSTRUCTION INC	1-Aug-19	IRWD Check	1,224.57	Negotiable
400884	HDR ENGINEERING INC	1-Aug-19	IRWD Check	113,434.09	Reconciled
400885	HELPMATES STAFFING SERVICES	1-Aug-19	IRWD Check	11,241.99	Reconciled
400886	HGCPM, INC	1-Aug-19	IRWD Check	4,855.79	Reconciled
400887	HILL BROTHERS CHEMICAL COMPANY	1-Aug-19	IRWD Check	12,684.12	Reconciled
400888	HOFMANN, ENID F	1-Aug-19	IRWD Check	38.01	Negotiable
400889	HOME DEPOT USA INC	1-Aug-19	IRWD Check	353.35	Reconciled
400890	HUANG, TERESA	1-Aug-19	IRWD Check	23.93	Negotiable
400891	HUMANA INSURANCE COMPANY	1-Aug-19	IRWD Check	73.80	Reconciled
400892	ICE QUBE, INC.	1-Aug-19	IRWD Check	91.83	Reconciled
400893	INDUSTRIAL METAL SUPPLY CO	1-Aug-19	IRWD Check	1,278.63	Reconciled
400894	INDUSTRIAL NETWORKING SOLUTIONS	1-Aug-19	IRWD Check	2,746.33	Reconciled
400895	INTEGRATED DEMOLITION AND REMEDIATION INCORPORATED	1-Aug-19	IRWD Check	3,065.57	Reconciled
400896	IRVINE PIPE & SUPPLY INC	1-Aug-19	IRWD Check	4,198.99	Reconciled
400897	IRWD-PETTY CASH CUSTODIAN	1-Aug-19	IRWD Check	1,080.00	Reconciled
400898	JOHN MICHAEL COVAS	1-Aug-19	IRWD Check	173.20	Reconciled
400899	JUAN CAI AND XIAOWEI CHU	1-Aug-19	IRWD Check	33.26	Reconciled
400900	KAESER COMPRESSORS, INC.	1-Aug-19	IRWD Check	1,732.30	Reconciled
400901	KATHY NGUYEN AND PHUC TRAN	1-Aug-19	IRWD Check	37.05	Reconciled
400902	KONECRANES INC	1-Aug-19	IRWD Check	9,999.32	Reconciled
400903	KOTIN, JAY	1-Aug-19	IRWD Check	440.40	Reconciled
400904	KWON, YOUNG	1-Aug-19	IRWD Check	296.84	Reconciled
400905	LANDCARE HOLDINGS, INC.	1-Aug-19	IRWD Check	2,554.85	Reconciled
400906	LANDSEA HOLDINGS CORPORATION	1-Aug-19	IRWD Check	389.04	Negotiable
400907	LAYTON CONSTRUCTION COMPANY LLC	1-Aug-19	IRWD Check	1,602.07	Reconciled
400908	LEWIS BRISBOIS BISGAARD AND SMITH, LLP	1-Aug-19	IRWD Check	47,656.78	Reconciled
400909	LIU, LILY	1-Aug-19	IRWD Check	93.80	Negotiable
400910	LOS OLIVOS APARTMENTS	1-Aug-19	IRWD Check	35.83	Reconciled
400911	MARINA LANDSCAPE, INC	1-Aug-19	IRWD Check	1,488.41	Reconciled
400912	MBC AQUATIC SCIENCES, INC.	1-Aug-19	IRWD Check	1,350.00	Reconciled
400913	MC FADDEN-DALE INDUSTRIAL	1-Aug-19	IRWD Check	207.79	Reconciled
400914	MC MASTER CARR SUPPLY CO	1-Aug-19	IRWD Check	446.88	Reconciled
400915	MCKENNA, DAVID	1-Aug-19	IRWD Check	13.94	Reconciled
400916	MDT INC	1-Aug-19	IRWD Check	13,493.00	Reconciled
400917	MRO ELECTRIC & SUPPLY CO.	1-Aug-19	IRWD Check	7,971.00	Reconciled



**IRWD  
AP DISBURSEMENTS AND VOIDS FOR AUGUST 2019**

<b>CHECK OR ELECTRONIC #</b>	<b>SUPPLIERS</b>	<b>PAYMENT DATE</b>	<b>PAYMENT METHOD</b>	<b>PAYMENT AMOUNT</b>	<b>STATUS</b>
400918	MUNICIPAL MAINTENANCE EQUIPMENT INC	1-Aug-19	IRWD Check	399.33	Reconciled
400919	MUNICIPAL WATER DISTRICT OF ORANGE COUNTY	1-Aug-19	IRWD Check	13,255.00	Reconciled
400920	MURPHY, WILLIAM	1-Aug-19	IRWD Check	46.85	Negotiable
400921	MW RESIDENTIAL ALTON MURPHY CORP.	1-Aug-19	IRWD Check	1,337.85	Reconciled
400922	NATIONAL READY MIXED CONCRETE SALES, LLC	1-Aug-19	IRWD Check	501.05	Reconciled
400923	NEOPOST USA INC.	1-Aug-19	IRWD Check	77.57	Reconciled
400924	NEWTON, DIANE	1-Aug-19	IRWD Check	1,077.80	Reconciled
400925	NGUYEN, ALEX	1-Aug-19	IRWD Check	1.43	Reconciled
400926	NINYO & MOORE	1-Aug-19	IRWD Check	8,319.25	Reconciled
400927	NORTHWOOD PLACE APTS	1-Aug-19	IRWD Check	56.50	Reconciled
400928	OLIN CORPORATION	1-Aug-19	IRWD Check	16,565.50	Reconciled
400929	ONESOURCE DISTRIBUTORS LLC	1-Aug-19	IRWD Check	2,926.36	Reconciled
400930	ORANGE COUNTY AUTO PARTS CO	1-Aug-19	IRWD Check	3,245.04	Reconciled
400931	ORANGE COUNTY SANITATION DISTRICT	1-Aug-19	IRWD Check	75,042.99	Reconciled
400932	PACIFIC COAST BOLT CORP	1-Aug-19	IRWD Check	7,735.64	Reconciled
400933	PACIFIC PARTS & CONTROLS INC	1-Aug-19	IRWD Check	1,111.47	Reconciled
400934	PACRIM ENGINEERING INC.	1-Aug-19	IRWD Check	1,957.50	Reconciled
400935	PAGE, CEDRIC	1-Aug-19	IRWD Check	550.45	Reconciled
400936	PARKHOUSE TIRE INC	1-Aug-19	IRWD Check	7,959.95	Reconciled
400937	PAYNE & FEARS LLP	1-Aug-19	IRWD Check	3,656.50	Reconciled
400938	PERKINELMER HEALTH SCIENCES INC	1-Aug-19	IRWD Check	201.02	Reconciled
400939	PERMEH, HOLLY	1-Aug-19	IRWD Check	13.73	Negotiable
400940	PMC ENGINEERING LLC.	1-Aug-19	IRWD Check	4,456.56	Reconciled
400941	POLLARDWATER.COM	1-Aug-19	IRWD Check	615.35	Reconciled
400942	PORTNEY, DANIELLE	1-Aug-19	IRWD Check	73.37	Reconciled
400943	PRAXAIR DISTRIBUTION INC	1-Aug-19	IRWD Check	2,447.07	Reconciled
400944	PREMIER PAVING INC.	1-Aug-19	IRWD Check	4,627.17	Reconciled
400945	PREMIER PAVING INC.	1-Aug-19	IRWD Check	2,938.77	Reconciled
400946	PROCARE WORK INJURY CENTER	1-Aug-19	IRWD Check	1,820.00	Reconciled
400947	PTI SAND & GRAVEL INC	1-Aug-19	IRWD Check	1,299.62	Reconciled
400948	PULLTARPS MFG	1-Aug-19	IRWD Check	1,084.96	Reconciled
400949	PULTE GROUP	1-Aug-19	IRWD Check	336.36	Reconciled
400950	RAM AIR ENGINEERING INC	1-Aug-19	IRWD Check	516.65	Reconciled
400951	RAMOS, RODEL	1-Aug-19	IRWD Check	10.36	Reconciled
400952	RELIABLE WATER SOLUTIONS, LLC	1-Aug-19	IRWD Check	13,750.72	Reconciled
400953	RENTOKIL NORTH AMERICA, INC	1-Aug-19	IRWD Check	105.00	Reconciled
400954	RESILIENT COMMUNICATIONS INC.	1-Aug-19	IRWD Check	32,329.67	Negotiable
400955	RICHMOND AMERICAN HOMES OF MARYLAND, INC	1-Aug-19	IRWD Check	48.22	Reconciled
400956	RUCKER, KEITH	1-Aug-19	IRWD Check	67.84	Reconciled
400957	RYLAND HOMES OF CALIFORNIA, INC.	1-Aug-19	IRWD Check	766.67	Reconciled
400958	SEAL ANALYTICAL INC	1-Aug-19	IRWD Check	915.21	Reconciled
400959	SEBESTYEN, NATASHA	1-Aug-19	IRWD Check	27.13	Reconciled
400960	SHAMROCK SUPPLY CO INC	1-Aug-19	IRWD Check	86.18	Reconciled
400961	SHEN, TIANIAN	1-Aug-19	IRWD Check	181.77	Reconciled
400962	SIGNATURE FLOORING, INC	1-Aug-19	IRWD Check	2,208.80	Reconciled
400963	SOL CONSTRUCTION INC	1-Aug-19	IRWD Check	1,917.50	Negotiable
400964	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT	1-Aug-19	IRWD Check	6,259.53	Reconciled
400965	SOUTH COAST WATER DISTRICT	1-Aug-19	IRWD Check	2,792.00	Reconciled
400966	SOUTHERN CALIFORNIA EDISON COMPANY	1-Aug-19	IRWD Check	18,602.99	Reconciled
400967	SOUTHERN CALIFORNIA EDISON COMPANY	1-Aug-19	IRWD Check	4,600.00	Reconciled
400968	SPARKLETTS	1-Aug-19	IRWD Check	95.96	Reconciled
400969	SPATIAL WAVE, INC.	1-Aug-19	IRWD Check	53,440.00	Reconciled
400970	SUEZ TREATMENT SOLUTIONS INC.	1-Aug-19	IRWD Check	8,692.52	Reconciled
400971	TAYLOR MORRISON	1-Aug-19	IRWD Check	453.42	Reconciled
400972	TETRA TECH, INC	1-Aug-19	IRWD Check	7,686.00	Reconciled
400973	THE NEW HOME COMPANY SOUTHERN CALIFORNIA LLC	1-Aug-19	IRWD Check	1,571.09	Reconciled
400974	THERMO ELECTRON NORTH AMERICA LLC	1-Aug-19	IRWD Check	4,895.00	Reconciled

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400975	THYSSENKRUPP ELEVATOR CORPORATION	1-Aug-19	IRWD Check	198.24	Reconciled
400976	TIC-SPECTRUM OFFICE	1-Aug-19	IRWD Check	5,901.90	Reconciled
400977	TLG PAVING COMPANY, INC.	1-Aug-19	IRWD Check	956.71	Reconciled
400978	TOLL BROS., INC.	1-Aug-19	IRWD Check	504.36	Reconciled
400979	TOWNSEND, JULIE	1-Aug-19	IRWD Check	29.50	Negotiable
400980	TRI POINTE HOMES, INC.	1-Aug-19	IRWD Check	588.99	Reconciled
400981	TRUCPARCO	1-Aug-19	IRWD Check	175.75	Reconciled
400982	TRUKSPECT, INC	1-Aug-19	IRWD Check	1,702.92	Reconciled
400983	UNITED HEALTHCARE INSURANCE COMPANY	1-Aug-19	IRWD Check	284.07	Reconciled
400984	UNITED PARCEL SERVICE INC	1-Aug-19	IRWD Check	49.02	Reconciled
400985	VAUGHAN'S INDUSTRIAL REPAIR CO INC	1-Aug-19	IRWD Check	5,712.24	Reconciled
400986	VERIZON WIRELESS SERVICES LLC	1-Aug-19	IRWD Check	8,216.43	Reconciled
400987	VILLA CLASSICO, LLC	1-Aug-19	IRWD Check	1,287.15	Reconciled
400988	VWR INTERNATIONAL, LLC	1-Aug-19	IRWD Check	6,029.55	Reconciled
400989	WALSH, ALEXANDRA	1-Aug-19	IRWD Check	287.44	Negotiable
400990	WALTERS WHOLESALE ELECTRIC	1-Aug-19	IRWD Check	1,932.05	Reconciled
400991	WARE MALCOMB	1-Aug-19	IRWD Check	7,211.20	Reconciled
400992	WASTE MANAGEMENT OF ORANGE COUNTY	1-Aug-19	IRWD Check	2,679.16	Reconciled
400993	WAXIE'S ENTERPRISES, INC	1-Aug-19	IRWD Check	328.90	Reconciled
400994	WECK LABORATORIES INC	1-Aug-19	IRWD Check	33,958.00	Reconciled
400995	WESTERN WATER WORKS SUPPLY COMPANY	1-Aug-19	IRWD Check	10,527.38	Reconciled
400996	WOODARD & CURRAN INC	1-Aug-19	IRWD Check	34,573.72	Reconciled
400997	YANSUN LLC	1-Aug-19	IRWD Check	119.41	Reconciled
400998	ZHAO, YING	1-Aug-19	IRWD Check	563.92	Reconciled
400999	PERS LONG TERM CARE	2-Aug-19	IRWD Check	538.89	Reconciled
401000	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL 47	2-Aug-19	IRWD Check	2,391.96	Reconciled
401001	FRANCHISE TAX BOARD	2-Aug-19	IRWD Check	389.89	Reconciled
401002	ORANGE COUNTY SHERIFF'S OFFICE	2-Aug-19	IRWD Check	62.50	Reconciled
401003	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT	2-Aug-19	IRWD Check	4,418.63	Reconciled
401004	JCI JONES CHEMICALS INC	2-Aug-19	IRWD Check	3,305.97	Reconciled
401005	CSAC EXCESS INSURANCE AUTHORITY	2-Aug-19	IRWD Check	663,534.00	Reconciled
401006	ASSOCIATION OF CALIFORNIA CITIES	2-Aug-19	IRWD Check	5,000.00	Reconciled
401007	BIOENERGY ASSOCIATION OF CALIFORNIA	2-Aug-19	IRWD Check	1,100.00	Reconciled
401008	BLACK CHAMBER OF ORANGE COUNTY	2-Aug-19	IRWD Check	2,500.00	Reconciled
401009	NEWPORT BEACH CHAMBER OF COMMERCE	2-Aug-19	IRWD Check	1,000.00	Reconciled
401010	JCI JONES CHEMICALS INC	5-Aug-19	IRWD Check	5,463.70	Reconciled
401011	SOUTHERN CALIFORNIA EDISON COMPANY	7-Aug-19	IRWD Check	69.66	Reconciled
401012	Arbogast, Ryan P	8-Aug-19	IRWD Check	60.53	Reconciled
401013	Compton, Christine A	8-Aug-19	IRWD Check	24.36	Negotiable
401014	Cook, Nicholas	8-Aug-19	IRWD Check	2,036.47	Reconciled
401015	Hufana, Mr. Eugenio D II (Gino)	8-Aug-19	IRWD Check	48.72	Reconciled
401016	Nash, Joel	8-Aug-19	IRWD Check	46.40	Reconciled
401017	Pardee, Debra S	8-Aug-19	IRWD Check	47.08	Reconciled
401018	Saini, Mohit	8-Aug-19	IRWD Check	184.69	Reconciled
401019	Vasquez, Jonathan	8-Aug-19	IRWD Check	180.00	Reconciled
401020	Wilson, Brett	8-Aug-19	IRWD Check	86.50	Reconciled
401021	ABSOLUTE STANDARDS, INC.	8-Aug-19	IRWD Check	227.50	Reconciled
401022	ACCESS TECHNOLOGIES, INC.	8-Aug-19	IRWD Check	6,915.62	Reconciled
401023	ACCUSOURCE, INC.	8-Aug-19	IRWD Check	116.25	Reconciled
401024	ACCUSTANDARD INC	8-Aug-19	IRWD Check	619.51	Reconciled
401025	ADVANCED CALIBRATION DESIGNS INC	8-Aug-19	IRWD Check	609.00	Reconciled
401026	AGILENT TECHNOLOGIES, INC.	8-Aug-19	IRWD Check	44,043.84	Reconciled
401027	AHMED, RIFAT	8-Aug-19	IRWD Check	41.70	Reconciled
401028	AIR RESOURCES BOARD	8-Aug-19	IRWD Check	420.00	Reconciled
401029	ALEXANDER'S CONTRACT SERVICES, INC.	8-Aug-19	IRWD Check	120,878.47	Reconciled
401030	ALLIANT INSURANCE SERVICES, INC	8-Aug-19	IRWD Check	1,000.00	Reconciled
401031	ALSTON & BIRD LLP	8-Aug-19	IRWD Check	283,448.48	Reconciled

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401032	AMENT, GEORGE	8-Aug-19	IRWD Check	40.62	Voided
401033	AMERICAN WATER CHEMICALS, INC.	8-Aug-19	IRWD Check	4,573.99	Reconciled
401034	ANIXTER INC	8-Aug-19	IRWD Check	3,798.19	Reconciled
401035	ASSURED FLOW SALES INC	8-Aug-19	IRWD Check	172.62	Reconciled
401036	AT&T	8-Aug-19	IRWD Check	57.30	Reconciled
401037	AT&T	8-Aug-19	IRWD Check	4,964.96	Reconciled
401038	AUTOZONE PARTS, INC.	8-Aug-19	IRWD Check	215.21	Reconciled
401039	B & K ELECTRIC WHOLESALE	8-Aug-19	IRWD Check	3,794.51	Reconciled
401040	BANK OF NEW YORK MELLON TRUST COMPANY NA	8-Aug-19	IRWD Check	5,026.00	Reconciled
401041	BATTERY SYSTEMS INC	8-Aug-19	IRWD Check	2,981.73	Reconciled
401042	BELL TOWER FLORIST & GIFTS	8-Aug-19	IRWD Check	113.13	Reconciled
401043	BLAIRS TOWING INC	8-Aug-19	IRWD Check	185.00	Reconciled
401044	BROWN AND CALDWELL	8-Aug-19	IRWD Check	83,872.59	Reconciled
401045	BURKE, WILLIAMS & SORENSEN, LLP	8-Aug-19	IRWD Check	617.50	Reconciled
401046	C & I EQUIPMENT CO	8-Aug-19	IRWD Check	21,840.00	Reconciled
401047	C WELLS PIPELINE MATERIALS INC	8-Aug-19	IRWD Check	890.02	Reconciled
401048	CALIFORNIA BARRICADE RENTAL, INC.	8-Aug-19	IRWD Check	2,207.50	Reconciled
401049	CANON SOLUTIONS AMERICA, INC.	8-Aug-19	IRWD Check	28.59	Reconciled
401050	CAPPI, DRAKE	8-Aug-19	IRWD Check	67.15	Reconciled
401051	CAPTIVE AUDIENCE MARKETING INC.	8-Aug-19	IRWD Check	79.00	Reconciled
401052	CDW GOVERNMENT LLC	8-Aug-19	IRWD Check	2,596.00	Reconciled
401053	CHAIREL CUSTOM HAY, INC.	8-Aug-19	IRWD Check	9,999.87	Reconciled
401054	CHEM TECH INTERNATIONAL INC	8-Aug-19	IRWD Check	9,235.60	Reconciled
401055	CHO DESIGN ASSOCIATES, INC	8-Aug-19	IRWD Check	3,126.73	Reconciled
401056	CITY OF IRVINE	8-Aug-19	IRWD Check	371,436.00	Reconciled
401057	CITY OF SANTA ANA	8-Aug-19	IRWD Check	284,892.64	Reconciled
401058	CITY OF TUSTIN	8-Aug-19	IRWD Check	67,315.29	Reconciled
401059	CLA-VAL COMPANY	8-Aug-19	IRWD Check	4,818.46	Reconciled
401060	CLARKE MOSQUITO CONTROL PRODUCTS, INC.	8-Aug-19	IRWD Check	2,159.73	Reconciled
401061	CLIFFORD MORIYAMA	8-Aug-19	IRWD Check	4,000.00	Reconciled
401062	CONSTELLATION NEWENERGY, INC.	8-Aug-19	IRWD Check	5,744.22	Reconciled
401063	COX COMMUNICATIONS, INC.	8-Aug-19	IRWD Check	265.54	Reconciled
401064	DARIO, RENDELL R	8-Aug-19	IRWD Check	23.07	Reconciled
401065	DATASITE INC	8-Aug-19	IRWD Check	12,258.00	Reconciled
401066	DENALI WATER SOLUTIONS LLC	8-Aug-19	IRWD Check	6,485.83	Reconciled
401067	DILYTICS INC	8-Aug-19	IRWD Check	86,220.00	Reconciled
401068	DOFORMS, INC	8-Aug-19	IRWD Check	1,874.40	Reconciled
401069	EAST ORANGE COUNTY WATER DISTRICT	8-Aug-19	IRWD Check	70,348.89	Reconciled
401070	EKI ENVIRONMENT & WATER, INC.	8-Aug-19	IRWD Check	9,896.90	Reconciled
401071	ENVIRONMENTAL EXPRESS INC	8-Aug-19	IRWD Check	5,797.05	Reconciled
401072	ENVIRONMENTAL RESOURCE ASSOCIATES	8-Aug-19	IRWD Check	403.37	Reconciled
401073	ENVIRONMENTAL SCIENCE ASSOCIATES	8-Aug-19	IRWD Check	15,889.07	Reconciled
401074	FARRELL & ASSOCIATES	8-Aug-19	IRWD Check	148.52	Reconciled
401075	FEDEX	8-Aug-19	IRWD Check	353.23	Reconciled
401076	FEDORCHEK JR, MICHAEL G	8-Aug-19	IRWD Check	22.85	Negotiable
401077	FERGUSON ENTERPRISES, LLC	8-Aug-19	IRWD Check	7,180.80	Reconciled
401078	FIRST CHOICE SERVICES	8-Aug-19	IRWD Check	1,010.14	Reconciled
401079	FISERV	8-Aug-19	IRWD Check	41,191.28	Reconciled
401080	FISHER SCIENTIFIC COMPANY LLC	8-Aug-19	IRWD Check	1,562.38	Reconciled
401081	FLEET SOLUTIONS LLC	8-Aug-19	IRWD Check	4,933.52	Reconciled
401082	FLOTECH, INC.	8-Aug-19	IRWD Check	3,970.35	Reconciled
401083	FLW, INC.	8-Aug-19	IRWD Check	2,088.44	Reconciled
401084	FOUGHT, CYNTHIA J.	8-Aug-19	IRWD Check	2,813.97	Reconciled
401085	GRAINGER	8-Aug-19	IRWD Check	4,046.49	Reconciled
401086	HAAKER EQUIPMENT COMPANY	8-Aug-19	IRWD Check	973.85	Reconciled
401087	HACH COMPANY	8-Aug-19	IRWD Check	8,381.05	Reconciled
401088	HACK, DEBORAH	8-Aug-19	IRWD Check	681.72	Reconciled

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401089	HARMSWORTH ASSOCIATES	8-Aug-19	IRWD Check	2,496.00	Reconciled
401090	HDR ENGINEERING INC	8-Aug-19	IRWD Check	11,473.74	Reconciled
401091	HELPMATES STAFFING SERVICES	8-Aug-19	IRWD Check	6,985.62	Reconciled
401092	HILL BROTHERS CHEMICAL COMPANY	8-Aug-19	IRWD Check	8,632.49	Reconciled
401093	HORIZON LIGHTING, INC.	8-Aug-19	IRWD Check	3,999.08	Reconciled
401094	HUANG, JUKAI	8-Aug-19	IRWD Check	39.79	Negotiable
401095	HUTCHINS, TORRANCE	8-Aug-19	IRWD Check	130.02	Reconciled
401096	IRVINE PIPE & SUPPLY INC	8-Aug-19	IRWD Check	1,903.45	Reconciled
401097	IRWD-PETTY CASH CUSTODIAN	8-Aug-19	IRWD Check	525.71	Reconciled
401098	IRWIN, MICHAEL	8-Aug-19	IRWD Check	41.11	Reconciled
401099	JAMES JUN LIANG AND CONNIE HUI CHEN	8-Aug-19	IRWD Check	72.01	Negotiable
401100	JCI JONES CHEMICALS INC	8-Aug-19	IRWD Check	5,255.25	Reconciled
401101	KAESER COMPRESSORS, INC.	8-Aug-19	IRWD Check	991.30	Reconciled
401102	KAYUGA SOLUTION INC	8-Aug-19	IRWD Check	3,600.00	Reconciled
401103	KHURGEL, JEFF	8-Aug-19	IRWD Check	317.94	Negotiable
401104	KRONICK MOSKOVITZ TIEDEMANN & GIRARD	8-Aug-19	IRWD Check	2,418.15	Reconciled
401105	LAGUNA BEACH COUNTY WATER DISTRICT	8-Aug-19	IRWD Check	4,850.60	Reconciled
401106	LANDCARE HOLDINGS, INC.	8-Aug-19	IRWD Check	74,752.41	Reconciled
401107	LI, QIULU	8-Aug-19	IRWD Check	28.90	Voided
401108	LIBERTY BAPTIST CHURCH	8-Aug-19	IRWD Check	70,639.48	Reconciled
401109	LINKEDIN CORPORATION	8-Aug-19	IRWD Check	6,756.25	Reconciled
401110	MARK KADESH	8-Aug-19	IRWD Check	10,000.00	Reconciled
401111	MBF CONSULTING, INC.	8-Aug-19	IRWD Check	5,987.04	Reconciled
401112	MC MASTER CARR SUPPLY CO	8-Aug-19	IRWD Check	449.63	Reconciled
401113	MERRIMAC PETROLEUM, INC.	8-Aug-19	IRWD Check	46,233.55	Reconciled
401114	MICHAEL BAKER INTERNATIONAL, INC.	8-Aug-19	IRWD Check	7,379.60	Reconciled
401115	MICROSOFT CORPORATION	8-Aug-19	IRWD Check	363.98	Reconciled
401116	MPULSE MOBILE, INC	8-Aug-19	IRWD Check	127.13	Reconciled
401117	MR CRANE INC	8-Aug-19	IRWD Check	1,323.00	Reconciled
401118	MRO ELECTRIC & SUPPLY CO.	8-Aug-19	IRWD Check	7,971.00	Reconciled
401119	MUNICIPAL WATER DISTRICT OF ORANGE COUNTY	8-Aug-19	IRWD Check	20,396.65	Reconciled
401120	NATURES IMAGE INC	8-Aug-19	IRWD Check	2,881.00	Reconciled
401121	NEWPORT REAL ESTATE SERVICES	8-Aug-19	IRWD Check	13,100.00	Reconciled
401122	O.C. SUPERIOR CUSTOM CLEANING	8-Aug-19	IRWD Check	1,040.00	Reconciled
401123	OLIN CORPORATION	8-Aug-19	IRWD Check	33,218.48	Reconciled
401124	OMAR DANDASHI	8-Aug-19	IRWD Check	1,931.73	Reconciled
401125	ONESOURCE DISTRIBUTORS LLC	8-Aug-19	IRWD Check	3,961.97	Reconciled
401126	ORANGE COUNTY AUTO PARTS CO	8-Aug-19	IRWD Check	2,028.34	Reconciled
401127	ORANGE COUNTY SANITATION DISTRICT	8-Aug-19	IRWD Check	3,790.00	Reconciled
401128	OZTURK, ALI	8-Aug-19	IRWD Check	50.00	Reconciled
401129	PABICH, DAN A	8-Aug-19	IRWD Check	30.12	Reconciled
401130	PASCAL & LUDWIG CONSTRUCTORS	8-Aug-19	IRWD Check	22,045.37	Reconciled
401131	PASCAL & LUDWIG CONSTRUCTORS	8-Aug-19	IRWD Check	418,861.88	Reconciled
401132	PCL CONSTRUCTION, INC.	8-Aug-19	IRWD Check	31,587.50	Reconciled
401133	PILLSBURY WINTHROP SHAW PITTMAN LLP	8-Aug-19	IRWD Check	4,355.15	Reconciled
401134	PTI SAND & GRAVEL INC	8-Aug-19	IRWD Check	1,920.97	Reconciled
401135	QUINTANA, WATTS & HARTMANN, LLC	8-Aug-19	IRWD Check	5,000.00	Reconciled
401136	R C FOSTER CORPORATION	8-Aug-19	IRWD Check	499,225.00	Reconciled
401137	RAM AIR ENGINEERING INC	8-Aug-19	IRWD Check	3,489.34	Reconciled
401138	REALTECH CONTROLS, LLC	8-Aug-19	IRWD Check	805.80	Reconciled
401139	RED WING SHOE STORE	8-Aug-19	IRWD Check	776.56	Reconciled
401140	RINCON TRUCK CENTER INC.	8-Aug-19	IRWD Check	5,017.99	Reconciled
401141	RLG ENTERPRISES, INC	8-Aug-19	IRWD Check	740.32	Reconciled
401142	RS HUGHES COMPANY, INC.	8-Aug-19	IRWD Check	1,378.13	Reconciled
401143	S & J SUPPLY CO INC	8-Aug-19	IRWD Check	6,275.36	Reconciled
401144	SANTA ANA BLUE PRINT	8-Aug-19	IRWD Check	215.50	Reconciled
401145	SANTA MARGARITA FORD	8-Aug-19	IRWD Check	1,671.52	Reconciled

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401146	SECURITAS SECURITY SERVICES USA, INC.	8-Aug-19	IRWD Check	56,460.49	Reconciled
401147	SHAMROCK SUPPLY CO INC	8-Aug-19	IRWD Check	2,797.17	Reconciled
401148	SHI, JESS	8-Aug-19	IRWD Check	13.70	Reconciled
401149	SHOETERIA	8-Aug-19	IRWD Check	169.70	Reconciled
401150	SITEONE LANDSCAPE SUPPLY, LLC	8-Aug-19	IRWD Check	1,067.89	Reconciled
401151	SKORUZ TECHNOLOGIES	8-Aug-19	IRWD Check	12,528.00	Reconciled
401152	SMITH SYSTEM DRIVER IMPROVEMENT INSTITUTE, INC.	8-Aug-19	IRWD Check	1,507.76	Reconciled
401153	SMT AUTOMOTIVE LLC	8-Aug-19	IRWD Check	127.43	Reconciled
401154	SOUTH ORANGE COUNTY WASTEWATER AUTHORITY	8-Aug-19	IRWD Check	42,308.43	Reconciled
401155	SOUTHERN CALIFORNIA EDISON COMPANY	8-Aug-19	IRWD Check	410,731.15	Reconciled
401156	SOUTHERN CALIFORNIA WATER COMMITTEE INC	8-Aug-19	IRWD Check	25,000.00	Reconciled
401157	SULZER ELECTRO-MECHANICAL SERVICES (US) INC.	8-Aug-19	IRWD Check	12,429.42	Reconciled
401158	SUMMIT CHEMICAL SPECIALTY PRODUCTS	8-Aug-19	IRWD Check	11,721.60	Reconciled
401159	SUN-STAR ELECTRIC, INC.	8-Aug-19	IRWD Check	3,275.37	Reconciled
401160	SURF CITY OPTOMETRY	8-Aug-19	IRWD Check	225.00	Reconciled
401161	SUSAN A. SIROTA	8-Aug-19	IRWD Check	4,525.00	Reconciled
401162	T.E. ROBERTS, INC.	8-Aug-19	IRWD Check	209,532.71	Reconciled
401163	TELEDYNE INSTRUMENTS, INC.	8-Aug-19	IRWD Check	33,335.70	Reconciled
401164	TIMOTHY W. HOGAN	8-Aug-19	IRWD Check	379.82	Reconciled
401165	TROPICAL PLAZA NURSERY INC	8-Aug-19	IRWD Check	5,055.00	Reconciled
401166	TRUCPARCO	8-Aug-19	IRWD Check	138.31	Reconciled
401167	TUTTLE-CLICK FORD LINCOLN	8-Aug-19	IRWD Check	131,557.09	Reconciled
401168	TWITCHELL, GARY B	8-Aug-19	IRWD Check	67.21	Reconciled
401169	U.S. GAIN - A DIVISION OF U.S. VENTURE, INC.	8-Aug-19	IRWD Check	176.31	Reconciled
401170	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	8-Aug-19	IRWD Check	2,480.63	Reconciled
401171	UNITED PARCEL SERVICE INC	8-Aug-19	IRWD Check	79.83	Reconciled
401172	VERIZON WIRELESS SERVICES LLC	8-Aug-19	IRWD Check	5,235.86	Reconciled
401173	WANG, LEI	8-Aug-19	IRWD Check	32.95	Negotiable
401174	WECK LABORATORIES INC	8-Aug-19	IRWD Check	1,005.00	Reconciled
401175	WESTAMERICA COMMUNICATIONS, INC.	8-Aug-19	IRWD Check	600.00	Reconciled
401176	WIN-911 SOFTWARE	8-Aug-19	IRWD Check	1,030.00	Reconciled
401177	WORKFORCE SAFETY LLC	8-Aug-19	IRWD Check	1,500.00	Reconciled
401178	YP LLC	8-Aug-19	IRWD Check	91.00	Reconciled
401179	YSI, INC	8-Aug-19	IRWD Check	627.66	Reconciled
401180	ZAROUB, MICHAEL	8-Aug-19	IRWD Check	20.73	Voided
401181	ZONGJUN ZHAO AND YU ZHANG	8-Aug-19	IRWD Check	361.07	Reconciled
401182	JCI JONES CHEMICALS INC	12-Aug-19	IRWD Check	3,299.39	Reconciled
401183	NAGUIB, MONALISA	12-Aug-19	IRWD Check	268.43	Voided
401184	IRWD-PETTY CASH CUSTODIAN	15-Aug-19	IRWD Check	672.23	Reconciled
401185	Beltran, Benjamin Vega	15-Aug-19	IRWD Check	125.00	Reconciled
401186	LaMar, Steven E	15-Aug-19	IRWD Check	403.62	Negotiable
401187	Matheis, Mary Aileen	15-Aug-19	IRWD Check	1,554.59	Reconciled
401188	Nguyen, Viet Quoc (Quoc)	15-Aug-19	IRWD Check	44.66	Reconciled
401189	Oldewage, Lars D (Lars)	15-Aug-19	IRWD Check	315.73	Reconciled
401190	Schreiner, Terrance M Jr (Terrance)	15-Aug-19	IRWD Check	296.00	Reconciled
401191	ABM INDUSTRY GROUPS, LLC	15-Aug-19	IRWD Check	18,915.01	Reconciled
401192	ADS LLC	15-Aug-19	IRWD Check	4,600.00	Reconciled
401193	AECOM TECHNICAL SERVICES, INC.	15-Aug-19	IRWD Check	4,708.97	Reconciled
401194	AGILENT TECHNOLOGIES, INC.	15-Aug-19	IRWD Check	1,454.76	Reconciled
401195	AIRGAS, INC.	15-Aug-19	IRWD Check	927.01	Reconciled
401196	ANDERSON'S NU POWER CO., INC	15-Aug-19	IRWD Check	15,550.00	Reconciled
401197	AQUA BEN CORPORATION	15-Aug-19	IRWD Check	33,286.60	Reconciled
401198	AT&T	15-Aug-19	IRWD Check	1,839.62	Reconciled
401199	ATHENS SERVICES	15-Aug-19	IRWD Check	9,498.73	Reconciled
401200	AUSTIN HARDWOODS, INC	15-Aug-19	IRWD Check	435.46	Reconciled
401201	AUTOZONE PARTS, INC.	15-Aug-19	IRWD Check	377.95	Reconciled
401202	AZTEC CONTAINER	15-Aug-19	IRWD Check	3,749.70	Reconciled

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401203	B & K ELECTRIC WHOLESALE	15-Aug-19	IRWD Check	6,562.91	Reconciled
401204	BARTEL ASSOCIATES, LLC	15-Aug-19	IRWD Check	7,000.00	Reconciled
401205	BATTERIES PLUS AND BATTERIES PLUS BULBS	15-Aug-19	IRWD Check	275.40	Reconciled
401206	BDC SPECIAL WASTE	15-Aug-19	IRWD Check	465.00	Reconciled
401207	BECKMAN COULTER INC	15-Aug-19	IRWD Check	2,125.80	Reconciled
401208	BEST POOL SERVICE	15-Aug-19	IRWD Check	1,419.34	Reconciled
401209	BILL'S SWEEPING SERVICE INC	15-Aug-19	IRWD Check	1,170.00	Reconciled
401210	BSI SERVICES AND SOLUTIONS (WEST) INC.	15-Aug-19	IRWD Check	9,365.82	Reconciled
401211	BUI, DONG	15-Aug-19	IRWD Check	915.58	Negotiable
401212	C WELLS PIPELINE MATERIALS INC	15-Aug-19	IRWD Check	8,363.57	Reconciled
401213	CALIFORNIA BARRICADE RENTAL, INC.	15-Aug-19	IRWD Check	14,783.61	Reconciled
401214	CALIFORNIA TRUCK EQUIPMENT COMPANY	15-Aug-19	IRWD Check	87.65	Reconciled
401215	CALSENSE	15-Aug-19	IRWD Check	750.00	Reconciled
401216	CANON FINANCIAL SERVICES, INC	15-Aug-19	IRWD Check	401.91	Reconciled
401217	CHARLES P CROWLEY COMPANY INC	15-Aug-19	IRWD Check	8,921.57	Reconciled
401218	CHAVEZ, LUIS	15-Aug-19	IRWD Check	5.47	Negotiable
401219	CHEM TECH INTERNATIONAL INC	15-Aug-19	IRWD Check	5,796.00	Reconciled
401220	CHUNG, CHARLES	15-Aug-19	IRWD Check	48.53	Reconciled
401221	CITY OF IRVINE	15-Aug-19	IRWD Check	7,018.85	Negotiable
401222	CITY OF TUSTIN	15-Aug-19	IRWD Check	1,740.23	Reconciled
401223	CLA-VAL COMPANY	15-Aug-19	IRWD Check	3,184.36	Reconciled
401224	CLARIS STRATEGY INC.	15-Aug-19	IRWD Check	7,820.00	Reconciled
401225	COASTLINE EQUIPMENT COMPANY	15-Aug-19	IRWD Check	392.03	Reconciled
401226	CONSTELLATION NEWENERGY, INC.	15-Aug-19	IRWD Check	12,517.11	Reconciled
401227	CONTRERAS, LUIS	15-Aug-19	IRWD Check	839.25	Negotiable
401228	CRAMER FISH SCIENCES	15-Aug-19	IRWD Check	450.00	Reconciled
401229	CULLIGAN OF SANTA ANA	15-Aug-19	IRWD Check	23,000.00	Reconciled
401230	D & G SIGNS	15-Aug-19	IRWD Check	517.94	Reconciled
401231	D & H WATER SYSTEMS INC.	15-Aug-19	IRWD Check	4,525.90	Reconciled
401232	DAVIS FARR LLP	15-Aug-19	IRWD Check	2,550.00	Reconciled
401233	DETHE, TEJAS	15-Aug-19	IRWD Check	19.70	Negotiable
401234	DISCOUNT COURIER SERVICE INC.	15-Aug-19	IRWD Check	91.32	Reconciled
401235	DIVERSIFIED COMMUNICATIONS SERVICES, INC.	15-Aug-19	IRWD Check	2,310.00	Reconciled
401236	DO, HUNG	15-Aug-19	IRWD Check	268.44	Reconciled
401237	EI&C ENGINEERING INC	15-Aug-19	IRWD Check	57,819.85	Reconciled
401238	ENVIRONMENTAL ENGINEERING AND CONTRACTING, INC.	15-Aug-19	IRWD Check	12,960.00	Reconciled
401239	ENVIRONMENTAL RESOURCE ASSOCIATES	15-Aug-19	IRWD Check	788.64	Reconciled
401240	ESTES, ERNEST B	15-Aug-19	IRWD Check	41.13	Reconciled
401241	EUROFINS EATON ANALYTICAL, INC.	15-Aug-19	IRWD Check	300.00	Reconciled
401242	EVERETT DOREY LLP	15-Aug-19	IRWD Check	1,480.00	Reconciled
401243	EXECUTIVE LIGHTING & ELECTRIC	15-Aug-19	IRWD Check	744.74	Reconciled
401244	FEDEX	15-Aug-19	IRWD Check	332.32	Reconciled
401245	FERGUSON ENTERPRISES, LLC	15-Aug-19	IRWD Check	1,420.24	Reconciled
401246	FERGUSON ENTERPRISES, LLC	15-Aug-19	IRWD Check	700.38	Reconciled
401247	FISHER SCIENTIFIC COMPANY LLC	15-Aug-19	IRWD Check	2,668.66	Reconciled
401248	FLUID CONSERVATION SYSTEMS INC	15-Aug-19	IRWD Check	697.32	Reconciled
401249	FRONTIER CALIFORNIA INC.	15-Aug-19	IRWD Check	56.40	Reconciled
401250	GALLADE CHEMICAL INC	15-Aug-19	IRWD Check	868.47	Reconciled
401251	GANAHL LUMBER CO.	15-Aug-19	IRWD Check	225.44	Reconciled
401252	GEI CONSULTANTS INC	15-Aug-19	IRWD Check	3,717.50	Reconciled
401253	GENTERRA CONSULTANTS INC	15-Aug-19	IRWD Check	5,653.00	Reconciled
401254	GLENN LUKOS ASSOCIATES, INC	15-Aug-19	IRWD Check	598.28	Reconciled
401255	GOTTLIEB, JOSEPH	15-Aug-19	IRWD Check	44.62	Reconciled
401256	GOVERNMENT FINANCE OFFICERS ASSOCIATION	15-Aug-19	IRWD Check	580.00	Reconciled
401257	GRAINGER	15-Aug-19	IRWD Check	4,605.49	Reconciled
401258	GRAYBAR ELECTRIC COMPANY	15-Aug-19	IRWD Check	8,484.32	Reconciled
401259	GUZMAN, DAVID	15-Aug-19	IRWD Check	13.09	Negotiable

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401260	HACH COMPANY	15-Aug-19	IRWD Check	1,536.30	Reconciled
401261	HALL GRIFFIN LLP	15-Aug-19	IRWD Check	2,657.31	Reconciled
401262	HARDIN IRVINE AUTOMOTIVE	15-Aug-19	IRWD Check	912.79	Reconciled
401263	HARRINGTON INDUSTRIAL PLASTICS LLC	15-Aug-19	IRWD Check	20,404.79	Reconciled
401264	HELPMATES STAFFING SERVICES	15-Aug-19	IRWD Check	8,380.24	Reconciled
401265	HERRERA, MARIZA	15-Aug-19	IRWD Check	35.28	Negotiable
401266	HILL BROTHERS CHEMICAL COMPANY	15-Aug-19	IRWD Check	7,479.98	Reconciled
401267	HINSILBLON LTD	15-Aug-19	IRWD Check	8,825.00	Negotiable
401268	HOME DEPOT USA INC	15-Aug-19	IRWD Check	1,020.11	Reconciled
401269	HOPKINS TECHNICAL PRODUCTS INC	15-Aug-19	IRWD Check	5,667.04	Reconciled
401270	HOYA OPTICAL LABS OF AMERICA, INC.	15-Aug-19	IRWD Check	422.00	Reconciled
401271	HUBER, ELAINE	15-Aug-19	IRWD Check	39.09	Reconciled
401272	HUMAN OPTIONS	15-Aug-19	IRWD Check	1,082.17	Reconciled
401273	HUO, ZHENZHONG	15-Aug-19	IRWD Check	31.06	Reconciled
401274	HURTADO, LUCIO	15-Aug-19	IRWD Check	73.42	Reconciled
401275	ICP DAS USA INC	15-Aug-19	IRWD Check	141.00	Reconciled
401276	INFOSEND, INC.	15-Aug-19	IRWD Check	40,210.53	Reconciled
401277	INTEGRITY MUNICIPAL SERVICES LLC	15-Aug-19	IRWD Check	20,252.25	Reconciled
401278	IRVINE PACIFIC	15-Aug-19	IRWD Check	116.61	Reconciled
401279	IRVINE PIPE & SUPPLY INC	15-Aug-19	IRWD Check	6,095.36	Reconciled
401280	ISC CONTRACTORS INC.	15-Aug-19	IRWD Check	121.98	Reconciled
401281	JEON, ANNIE	15-Aug-19	IRWD Check	39.98	Negotiable
401282	JIN, HOSUNG	15-Aug-19	IRWD Check	10.33	Reconciled
401283	JOHN STAHMAN	15-Aug-19	IRWD Check	588.00	Reconciled
401284	KARIMZAD, KAVEH	15-Aug-19	IRWD Check	40.91	Negotiable
401285	KENT & AMY DAHLBERG	15-Aug-19	IRWD Check	16,165.73	Reconciled
401286	KIM, MATTHEW	15-Aug-19	IRWD Check	31.36	Reconciled
401287	KLEIN, KEVIN	15-Aug-19	IRWD Check	2.63	Negotiable
401288	KLEINFELDER, INC.	15-Aug-19	IRWD Check	1,010.00	Reconciled
401289	KONA GRILL	15-Aug-19	IRWD Check	487.88	Negotiable
401290	KRAJICEK, MICHAEL	15-Aug-19	IRWD Check	15.63	Reconciled
401291	LANDCARE HOLDINGS, INC.	15-Aug-19	IRWD Check	3,586.80	Reconciled
401292	LCS TECHNOLOGIES, INC.	15-Aug-19	IRWD Check	6,210.00	Reconciled
401293	LEE & RO, INC.	15-Aug-19	IRWD Check	8,481.52	Reconciled
401294	LEE, AIREE	15-Aug-19	IRWD Check	7.38	Reconciled
401295	LEE, YING	15-Aug-19	IRWD Check	15.90	Reconciled
401296	LEITE, ETALVINA	15-Aug-19	IRWD Check	159.35	Reconciled
401297	LENNAR HOMES	15-Aug-19	IRWD Check	152.88	Reconciled
401298	LEWIS BRISBOIS BISGAARD AND SMITH, LLP	15-Aug-19	IRWD Check	42,037.50	Reconciled
401299	LILLESTRAND LEADERSHIP CONSULTING, INC.	15-Aug-19	IRWD Check	5,018.86	Reconciled
401300	LOTUS CONSULTING	15-Aug-19	IRWD Check	9,514.00	Reconciled
401301	LOU, AIBING	15-Aug-19	IRWD Check	18.18	Reconciled
401302	LUBRICATION ENGINEERS, INC.	15-Aug-19	IRWD Check	2,201.18	Reconciled
401303	MAILFINANCE INC	15-Aug-19	IRWD Check	488.65	Reconciled
401304	MARINA LANDSCAPE, INC.	15-Aug-19	IRWD Check	128,551.63	Reconciled
401305	MC MASTER CARR SUPPLY CO	15-Aug-19	IRWD Check	1,409.83	Reconciled
401306	MEDORA CORPORATION	15-Aug-19	IRWD Check	22,534.00	Reconciled
401307	MERCURY INSURANCE COMPANY	15-Aug-19	IRWD Check	1,069.30	Reconciled
401308	MISSION COMMUNICATIONS, LLC	15-Aug-19	IRWD Check	1,474.20	Reconciled
401309	MORRIS, MARSHA	15-Aug-19	IRWD Check	80.05	Negotiable
401310	MSC INDUSTRIAL SUPPLY CO	15-Aug-19	IRWD Check	261.35	Reconciled
401311	NATIONAL METER & AUTOMATION, INC.	15-Aug-19	IRWD Check	59,348.70	Reconciled
401312	NATIONAL READY MIXED CONCRETE SALES, LLC	15-Aug-19	IRWD Check	4,200.14	Reconciled
401313	NATURES IMAGE INC	15-Aug-19	IRWD Check	3,836.00	Reconciled
401314	NGUYEN, JEFFERSON	15-Aug-19	IRWD Check	1.63	Reconciled
401315	O.C. SUPERIOR CUSTOM CLEANING	15-Aug-19	IRWD Check	3,600.00	Reconciled
401316	OC WELDING SERVICES	15-Aug-19	IRWD Check	360.00	Reconciled

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401317	OLEN COMMERCIAL REALTY CORP	15-Aug-19	IRWD Check	136.42	Reconciled
401318	OLIN CORPORATION	15-Aug-19	IRWD Check	21,822.63	Reconciled
401319	ONESOURCE DISTRIBUTORS LLC	15-Aug-19	IRWD Check	11,635.75	Reconciled
401320	ORACLE AMERICA, INC.	15-Aug-19	IRWD Check	1,748.75	Reconciled
401321	ORANGE COUNTY AUTO PARTS CO	15-Aug-19	IRWD Check	192.98	Reconciled
401322	ORANGE COUNTY SANITATION DISTRICT	15-Aug-19	IRWD Check	96.11	Reconciled
401323	OSTS, INC	15-Aug-19	IRWD Check	9,775.00	Reconciled
401324	PACIFIC AUTO WASH PARTNERS	15-Aug-19	IRWD Check	67.96	Reconciled
401325	PACIFIC HYDROTECH CORPORATION	15-Aug-19	IRWD Check	22,659.61	Reconciled
401326	PACIFIC HYDROTECH CORPORATION	15-Aug-19	IRWD Check	803,172.51	Reconciled
401327	PACIFIC HYDROTECH CORPORATION	15-Aug-19	IRWD Check	19,612.63	Reconciled
401328	PACIFIC PARTS & CONTROLS INC	15-Aug-19	IRWD Check	2,475.02	Reconciled
401329	PAPER DEPOT DOCUMENT DESTRUCTION LLC	15-Aug-19	IRWD Check	360.00	Reconciled
401330	PARKHOUSE TIRE INC	15-Aug-19	IRWD Check	2,493.76	Reconciled
401331	PAULUS ENGINEERING INC.	15-Aug-19	IRWD Check	1,935.82	Reconciled
401332	PELLETIER & ASSOCIATES, INC.	15-Aug-19	IRWD Check	390.00	Reconciled
401333	PETRUSSE-NORRIS PAINTING, INC.	15-Aug-19	IRWD Check	2,286.34	Reconciled
401334	PHILLIPS PLYWOOD CO, INC.	15-Aug-19	IRWD Check	197.49	Reconciled
401335	PRAXAIR DISTRIBUTION INC	15-Aug-19	IRWD Check	1,166.32	Reconciled
401336	PROFESSIONAL ELECTRICAL CONSTRUCTION SERVICES, INC	15-Aug-19	IRWD Check	2,747.72	Reconciled
401337	PSOMAS	15-Aug-19	IRWD Check	17,454.81	Reconciled
401338	PURCELL, MARY	15-Aug-19	IRWD Check	75.17	Negotiable
401339	QUINN RENTAL SERVICES	15-Aug-19	IRWD Check	94,767.58	Reconciled
401340	RACHALWAR, VIVEK	15-Aug-19	IRWD Check	343.10	Reconciled
401341	RAM AIR ENGINEERING INC	15-Aug-19	IRWD Check	195.00	Reconciled
401342	RDFN VENTURES INC.	15-Aug-19	IRWD Check	99.69	Negotiable
401343	REACH EMPLOYEE ASSISTANCE INC	15-Aug-19	IRWD Check	1,080.80	Reconciled
401344	RED WING SHOE STORE	15-Aug-19	IRWD Check	395.74	Reconciled
401345	REFRIGERATION SUPPLIES DISTRIBUTOR	15-Aug-19	IRWD Check	190.85	Reconciled
401346	RENEWICK, WILLIAM	15-Aug-19	IRWD Check	75.55	Negotiable
401347	RESTEK CORPORATION	15-Aug-19	IRWD Check	26.27	Reconciled
401348	RICHARDS, HEATHER	15-Aug-19	IRWD Check	2.95	Negotiable
401349	RLG ENTERPRISES, INC	15-Aug-19	IRWD Check	60.79	Reconciled
401350	ROYAL INDUSTRIAL SOLUTIONS	15-Aug-19	IRWD Check	1,262.88	Reconciled
401351	SAFETY-KLEEN SYSTEMS, INC	15-Aug-19	IRWD Check	385.50	Reconciled
401352	SAN REMO APTS	15-Aug-19	IRWD Check	13.41	Reconciled
401353	SANTA ANA BLUE PRINT	15-Aug-19	IRWD Check	492.36	Reconciled
401354	SCHROEDER, ALICE	15-Aug-19	IRWD Check	119.98	Reconciled
401355	SECURITAS SECURITY SERVICES USA, INC.	15-Aug-19	IRWD Check	8,906.69	Reconciled
401356	SERRANO WATER DISTRICT	15-Aug-19	IRWD Check	10,818.48	Reconciled
401357	SHAMROCK SUPPLY CO INC	15-Aug-19	IRWD Check	5,092.79	Reconciled
401358	SHEN, ZHENG	15-Aug-19	IRWD Check	211.75	Negotiable
401359	SHERWIN WILLIAMS COMPANY	15-Aug-19	IRWD Check	306.53	Reconciled
401360	SHOETERIA	15-Aug-19	IRWD Check	125.00	Reconciled
401361	SHOFFEITT PIPELINE INC	15-Aug-19	IRWD Check	7,103.39	Reconciled
401362	SIGMA-ALDRICH INC	15-Aug-19	IRWD Check	194.47	Reconciled
401363	SINICKI, ARMIN	15-Aug-19	IRWD Check	617.42	Reconciled
401364	SIRIUS COMPUTER SOLUTIONS INC	15-Aug-19	IRWD Check	187.50	Reconciled
401365	SOUTH COAST WATER CO.	15-Aug-19	IRWD Check	90.00	Reconciled
401366	SOUTHERN CALIFORNIA EDISON COMPANY	15-Aug-19	IRWD Check	150,340.55	Reconciled
401367	SOUTHERN CALIFORNIA EDISON COMPANY	15-Aug-19	IRWD Check	63.78	Reconciled
401368	SOUTHERN CALIFORNIA GAS COMPANY	15-Aug-19	IRWD Check	16,879.86	Reconciled
401369	SPATIAL WAVE, INC.	15-Aug-19	IRWD Check	30,916.43	Reconciled
401370	STRADLING YOCCA CARLSON & RAUTH	15-Aug-19	IRWD Check	84.00	Reconciled
401371	SUKLE ADVERTISING INC.	15-Aug-19	IRWD Check	9,805.75	Reconciled
401372	SUNSHINE SUPPLY COMPANY, INC.	15-Aug-19	IRWD Check	5,469.39	Reconciled
401373	SURF CITY OPTOMETRY	15-Aug-19	IRWD Check	675.00	Reconciled



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401374	TAM, ALFRED	15-Aug-19	IRWD Check	36.53	Reconciled
401375	TIC-RESORT PROPERTIES	15-Aug-19	IRWD Check	110.63	Negotiable
401376	TING, JU CHUN	15-Aug-19	IRWD Check	841.68	Reconciled
401377	TRENCH SHORING COMPANY	15-Aug-19	IRWD Check	156.32	Reconciled
401378	TROPICAL PLAZA NURSERY INC	15-Aug-19	IRWD Check	43,859.84	Reconciled
401379	ULINE INC	15-Aug-19	IRWD Check	102.73	Reconciled
401380	UNITED PARCEL SERVICE INC	15-Aug-19	IRWD Check	37.55	Reconciled
401381	UNITED SITE SERVICES OF CALIFORNIA INC	15-Aug-19	IRWD Check	549.83	Reconciled
401382	USA PORTOLA PROP LLC	15-Aug-19	IRWD Check	41.87	Negotiable
401383	VAUGHAN'S INDUSTRIAL REPAIR CO INC	15-Aug-19	IRWD Check	29,102.87	Reconciled
401384	VERTECH INDUSTRIAL SYSTEMS, LLC	15-Aug-19	IRWD Check	15,293.92	Reconciled
401385	VULCAN MATERIALS COMPANY	15-Aug-19	IRWD Check	1,474.96	Reconciled
401386	VWR INTERNATIONAL, LLC	15-Aug-19	IRWD Check	3,992.35	Reconciled
401387	WASTE MANAGEMENT OF ORANGE COUNTY	15-Aug-19	IRWD Check	3,311.89	Reconciled
401388	WATER PIGEON INC	15-Aug-19	IRWD Check	9,220.00	Reconciled
401389	WAXIE'S ENTERPRISES, INC	15-Aug-19	IRWD Check	2,313.16	Reconciled
401390	WECK LABORATORIES INC	15-Aug-19	IRWD Check	110.00	Reconciled
401391	WEINER, LISA	15-Aug-19	IRWD Check	53.37	Negotiable
401392	WEST COAST SAND & GRAVEL INC.	15-Aug-19	IRWD Check	977.99	Reconciled
401393	WESTAMERICA COMMUNICATIONS, INC.	15-Aug-19	IRWD Check	809.60	Reconciled
401394	XU, DANFENG	15-Aug-19	IRWD Check	12.13	Reconciled
401395	XU, QIAN	15-Aug-19	IRWD Check	33.15	Negotiable
401396	YELLOW CAB OF GREATER ORANGE COUNTY	15-Aug-19	IRWD Check	64.00	Reconciled
401397	YORK INSURANCE SERVICES GROUP INC - CA	15-Aug-19	IRWD Check	8,175.50	Reconciled
401398	ZAREI, BAHAR	15-Aug-19	IRWD Check	26.94	Reconciled
401399	ZEBRON CONTRACTING INC	15-Aug-19	IRWD Check	41,356.66	Reconciled
401400	ZHAI, YI	15-Aug-19	IRWD Check	295.52	Reconciled
401401	ZHAO, TIANYU	15-Aug-19	IRWD Check	40.17	Negotiable
401402	LEADERSHIP TOMORROW	16-Aug-19	IRWD Check	3,000.00	Reconciled
401403	ORANGE COUNTY SHERIFF'S OFFICE	16-Aug-19	IRWD Check	62.50	Reconciled
401404	FRANCHISE TAX BOARD	16-Aug-19	IRWD Check	380.00	Negotiable
401405	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL 47	16-Aug-19	IRWD Check	2,391.96	Reconciled
401406	PERS LONG TERM CARE	16-Aug-19	IRWD Check	538.89	Reconciled
401407	JCI JONES CHEMICALS INC	19-Aug-19	IRWD Check	4,850.53	Reconciled
401408	SCHULER CONSTRUCTORS, INC.	19-Aug-19	IRWD Check	34,500.77	Reconciled
401409	KPRS CONSTRUCTION SERVICES, INC.	19-Aug-19	IRWD Check	774,414.13	Reconciled
401410	LAYFIELD USA CORPORATION	19-Aug-19	IRWD Check	94,540.39	Reconciled
401411	CORRPRO COMPANIES, INC.	19-Aug-19	IRWD Check	66,377.60	Reconciled
401412	Castillo, Maya	22-Aug-19	IRWD Check	5.00	Negotiable
401413	Collazo, Carlos C (Carlos)	22-Aug-19	IRWD Check	1,646.60	Reconciled
401414	Lao, Richard S	22-Aug-19	IRWD Check	263.32	Reconciled
401415	Leon, Alberto	22-Aug-19	IRWD Check	2,627.05	Reconciled
401416	Nguyen, Viet Quoc (Quoc)	22-Aug-19	IRWD Check	307.28	Reconciled
401417	Srader, Lisa	22-Aug-19	IRWD Check	19.50	Reconciled
401418	Johnson, Dane	22-Aug-19	IRWD Check	634.94	Negotiable
401419	OSTS, INC	22-Aug-19	IRWD Check	6,995.00	Reconciled
401420	Solis, Henry (Henry)	22-Aug-19	IRWD Check	285.00	Negotiable
401421	McElroy, Dorien	22-Aug-19	IRWD Check	89.00	Reconciled
401422	Coria, Alejandro (Alex)	22-Aug-19	IRWD Check	280.00	Reconciled
401423	ORACLE AMERICA, INC.	22-Aug-19	IRWD Check	702,984.74	Reconciled
401424	AAF INTERNATIONAL	22-Aug-19	IRWD Check	1,079.62	Reconciled
401425	ABARCA, ART	22-Aug-19	IRWD Check	34.48	Negotiable
401426	ABSOLUTE STANDARDS, INC.	22-Aug-19	IRWD Check	130.00	Reconciled
401427	AGILENT TECHNOLOGIES, INC.	22-Aug-19	IRWD Check	282.30	Reconciled
401428	AIRGAS, INC.	22-Aug-19	IRWD Check	1,152.71	Reconciled
401429	AMAZON CAPITAL SERVICES, INC.	22-Aug-19	IRWD Check	337.93	Reconciled
401430	ANDERSONPENNA PARTNERS, INC	22-Aug-19	IRWD Check	22,764.00	Reconciled

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401431	AQUA-AEROBIC SYSTEMS INC	22-Aug-19	IRWD Check	8,931.36	Reconciled
401432	AQUA-METRIC SALES COMPANY	22-Aug-19	IRWD Check	12,817.08	Reconciled
401433	AT&T	22-Aug-19	IRWD Check	5,952.01	Reconciled
401434	AT&T	22-Aug-19	IRWD Check	66.00	Reconciled
401435	ATHENS SERVICES	22-Aug-19	IRWD Check	2,005.12	Reconciled
401436	AUSTIN HARDWOODS, INC	22-Aug-19	IRWD Check	1,033.82	Reconciled
401437	AUTOZONE PARTS, INC.	22-Aug-19	IRWD Check	488.16	Reconciled
401438	AZTEC CONTAINER	22-Aug-19	IRWD Check	3,749.70	Reconciled
401439	B & K ELECTRIC WHOLESALE	22-Aug-19	IRWD Check	3,082.25	Reconciled
401440	BATTERIES PLUS AND BATTERIES PLUS BULBS	22-Aug-19	IRWD Check	155.52	Reconciled
401441	BAVCO BACKFLOW APPARATUS & VALVE COMPANY	22-Aug-19	IRWD Check	528.71	Reconciled
401442	BILL'S SWEEPING SERVICE INC	22-Aug-19	IRWD Check	780.00	Reconciled
401443	BIOMAGIC INC	22-Aug-19	IRWD Check	18,878.62	Reconciled
401444	BOLGEN, MEHMET	22-Aug-19	IRWD Check	217.60	Negotiable
401445	BROADCOM LTD	22-Aug-19	IRWD Check	305.42	Negotiable
401446	BROWN AND CALDWELL	22-Aug-19	IRWD Check	2,414.65	Reconciled
401447	BSI SERVICES AND SOLUTIONS (WEST) INC.	22-Aug-19	IRWD Check	8,120.00	Reconciled
401448	C WELLS PIPELINE MATERIALS INC	22-Aug-19	IRWD Check	275.84	Reconciled
401449	CALIFORNIA BARRICADE RENTAL, INC.	22-Aug-19	IRWD Check	10,140.00	Reconciled
401450	CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION	22-Aug-19	IRWD Check	4,157.00	Reconciled
401451	CANON FINANCIAL SERVICES, INC	22-Aug-19	IRWD Check	8,398.83	Reconciled
401452	CANON SOLUTIONS AMERICA, INC.	22-Aug-19	IRWD Check	21.67	Reconciled
401453	CAROLLO ENGINEERS, INC	22-Aug-19	IRWD Check	58,397.00	Reconciled
401454	CHAIREL CUSTOM HAY, INC.	22-Aug-19	IRWD Check	5,195.71	Reconciled
401455	CHEM TECH INTERNATIONAL INC	22-Aug-19	IRWD Check	5,200.80	Reconciled
401456	CITY OF IRVINE	22-Aug-19	IRWD Check	6,760.00	Reconciled
401457	CITY OF SANTA ANA	22-Aug-19	IRWD Check	192.67	Reconciled
401458	CLA-VAL COMPANY	22-Aug-19	IRWD Check	1,500.87	Reconciled
401459	CLEAN ENERGY	22-Aug-19	IRWD Check	10,086.11	Reconciled
401460	CONSTELLATION NEWENERGY, INC.	22-Aug-19	IRWD Check	1,797.00	Reconciled
401461	CORELOGIC INC	22-Aug-19	IRWD Check	34.15	Reconciled
401462	CPI-INTERNATIONAL, INC	22-Aug-19	IRWD Check	277.57	Reconciled
401463	CR & R INCORPORATED	22-Aug-19	IRWD Check	412.62	Reconciled
401464	DEE JASPAR & ASSOCIATES, INC.	22-Aug-19	IRWD Check	1,873.38	Reconciled
401465	DENALI WATER SOLUTIONS LLC	22-Aug-19	IRWD Check	5,366.86	Reconciled
401466	DIRECTV INC	22-Aug-19	IRWD Check	131.98	Reconciled
401467	DOUGLAS ENVIRONMENTAL GROUP INC	22-Aug-19	IRWD Check	1,375.00	Reconciled
401468	DUDEK	22-Aug-19	IRWD Check	1,437.50	Reconciled
401469	DUKE CULTURAL RESOURCES MANAGEMENT, LLC	22-Aug-19	IRWD Check	336.25	Reconciled
401470	EHS INTERNATIONAL, INC	22-Aug-19	IRWD Check	2,110.00	Reconciled
401471	EMAMI, NAZANIN	22-Aug-19	IRWD Check	480.72	Negotiable
401472	EXECUTIVE LIGHTING & ELECTRIC	22-Aug-19	IRWD Check	763.27	Reconciled
401473	FARRELL & ASSOCIATES	22-Aug-19	IRWD Check	3,612.06	Reconciled
401474	FEDEX	22-Aug-19	IRWD Check	150.13	Reconciled
401475	FERGUSON ENTERPRISES, LLC	22-Aug-19	IRWD Check	423.46	Reconciled
401476	FIONA HUTTON & ASSOCIATES, INC.	22-Aug-19	IRWD Check	40,633.89	Reconciled
401477	FISHER SCIENTIFIC COMPANY LLC	22-Aug-19	IRWD Check	3,833.07	Reconciled
401478	FRONTIER CALIFORNIA INC.	22-Aug-19	IRWD Check	500.25	Reconciled
401479	GANAHL LUMBER CO.	22-Aug-19	IRWD Check	192.11	Reconciled
401480	GARY L. BARTON	22-Aug-19	IRWD Check	290.00	Negotiable
401481	GEORGE HILLS COMPANY, INC.	22-Aug-19	IRWD Check	52.80	Reconciled
401482	GRAINGER	22-Aug-19	IRWD Check	3,900.86	Reconciled
401483	GRAYBAR ELECTRIC COMPANY	22-Aug-19	IRWD Check	2,940.75	Reconciled
401484	HACH COMPANY	22-Aug-19	IRWD Check	6,373.11	Reconciled
401485	HARRINGTON INDUSTRIAL PLASTICS LLC	22-Aug-19	IRWD Check	10,278.24	Reconciled
401486	HDR ENGINEERING INC	22-Aug-19	IRWD Check	52,454.73	Reconciled
401487	HELPMATES STAFFING SERVICES	22-Aug-19	IRWD Check	9,774.73	Reconciled

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401488	HENRY, ROGER	22-Aug-19	IRWD Check	34.13	Reconciled
401489	HGCPM, INC	22-Aug-19	IRWD Check	12,658.98	Reconciled
401490	HILL BROTHERS CHEMICAL COMPANY	22-Aug-19	IRWD Check	12,437.32	Negotiable
401491	HILTS CONSULTING GROUP, INC.	22-Aug-19	IRWD Check	3,006.00	Reconciled
401492	HOPKINS TECHNICAL PRODUCTS INC	22-Aug-19	IRWD Check	3,240.71	Reconciled
401493	IDEA HALL	22-Aug-19	IRWD Check	10,665.00	Reconciled
401494	IDEXX DISTRIBUTION, INC	22-Aug-19	IRWD Check	9,093.57	Reconciled
401495	INDUSTRIAL ELECTRIC MACHINERY LLC	22-Aug-19	IRWD Check	956.80	Reconciled
401496	INDUSTRIAL NETWORKING SOLUTIONS	22-Aug-19	IRWD Check	1,920.10	Reconciled
401497	IRON MOUNTAIN INFORMATION MANAGEMENT INC	22-Aug-19	IRWD Check	1,737.20	Reconciled
401498	IRVINE COMMUNITY DEVELOPMENT COMPANY LLC	22-Aug-19	IRWD Check	98,239.07	Reconciled
401499	IRVINE PACIFIC	22-Aug-19	IRWD Check	15.50	Reconciled
401500	IRVINE PIPE & SUPPLY INC	22-Aug-19	IRWD Check	856.26	Reconciled
401501	IRWD-PETTY CASH CUSTODIAN	22-Aug-19	IRWD Check	956.84	Reconciled
401502	JCI JONES CHEMICALS INC	22-Aug-19	IRWD Check	5,255.25	Reconciled
401503	JIANG, FENG	22-Aug-19	IRWD Check	620.93	Reconciled
401504	JUST ENERGY SOLUTIONS INC.	22-Aug-19	IRWD Check	53.08	Reconciled
401505	KAESER COMPRESSORS, INC.	22-Aug-19	IRWD Check	296.12	Reconciled
401506	KB HOMES	22-Aug-19	IRWD Check	59.38	Negotiable
401507	KEY INFORMATION SYSTEMS, INC.	22-Aug-19	IRWD Check	2,050.00	Reconciled
401508	KIM, HAEYON	22-Aug-19	IRWD Check	21.28	Negotiable
401509	KING, KEVIN	22-Aug-19	IRWD Check	73.44	Negotiable
401510	LABWORKS, LLC	22-Aug-19	IRWD Check	35,349.00	Reconciled
401511	LANCER SALES USA, INC.	22-Aug-19	IRWD Check	409.47	Reconciled
401512	LANDCARE HOLDINGS, INC.	22-Aug-19	IRWD Check	334.50	Reconciled
401513	LEE & RO, INC.	22-Aug-19	IRWD Check	126,287.34	Reconciled
401514	LIN, WEN-YUN	22-Aug-19	IRWD Check	25.73	Negotiable
401515	LIN, XINQI	22-Aug-19	IRWD Check	31.06	Negotiable
401516	LUONG, MONIQUE	22-Aug-19	IRWD Check	41.31	Negotiable
401517	MARS COMPANY	22-Aug-19	IRWD Check	2,756.54	Reconciled
401518	MBC AQUATIC SCIENCES, INC.	22-Aug-19	IRWD Check	2,700.00	Reconciled
401519	MC MASTER CARR SUPPLY CO	22-Aug-19	IRWD Check	1,113.66	Reconciled
401520	MCBAIN SYSTEMS LP	22-Aug-19	IRWD Check	550.00	Reconciled
401521	MICROSOFT CORPORATION	22-Aug-19	IRWD Check	375.24	Reconciled
401522	NEW TANGRAM, LLC	22-Aug-19	IRWD Check	2,100.93	Reconciled
401523	NMG GEOTECHNICAL INC	22-Aug-19	IRWD Check	4,227.80	Reconciled
401524	NORTHERN SAFETY CO INC	22-Aug-19	IRWD Check	1,846.55	Reconciled
401525	NOTASH, NAZ	22-Aug-19	IRWD Check	55.27	Reconciled
401526	NOVACOAST INC	22-Aug-19	IRWD Check	325.00	Reconciled
401527	OLIN CORPORATION	22-Aug-19	IRWD Check	14,863.22	Reconciled
401528	OLSON, HAGEL & FISHBURN, LLP	22-Aug-19	IRWD Check	430.00	Reconciled
401529	OMEGA INDUSTRIAL SUPPLY, INC.	22-Aug-19	IRWD Check	399.45	Reconciled
401530	ORANGE COUNTY AUTO PARTS CO	22-Aug-19	IRWD Check	880.82	Reconciled
401531	PALISKA, MEGHAN	22-Aug-19	IRWD Check	24.03	Negotiable
401532	PARKHOUSE TIRE INC	22-Aug-19	IRWD Check	121.50	Reconciled
401533	PAULUS ENGINEERING, INC.	22-Aug-19	IRWD Check	184,798.41	Reconciled
401534	PENHALL COMPANY	22-Aug-19	IRWD Check	525.30	Reconciled
401535	PERKINELMER HEALTH SCIENCES INC	22-Aug-19	IRWD Check	382.04	Reconciled
401536	PHAM, TERRI	22-Aug-19	IRWD Check	207.25	Negotiable
401537	PINNACLE TOWERS LLC	22-Aug-19	IRWD Check	749.21	Reconciled
401538	PRE-PAID LEGAL SERVICES INC	22-Aug-19	IRWD Check	4,752.40	Reconciled
401539	PROCARE WORK INJURY CENTER	22-Aug-19	IRWD Check	1,097.97	Reconciled
401540	PRUDENTIAL OVERALL SUPPLY	22-Aug-19	IRWD Check	6,802.77	Reconciled
401541	PRUFTECHNIK INC	22-Aug-19	IRWD Check	8,928.83	Reconciled
401542	PSOMAS	22-Aug-19	IRWD Check	15,451.51	Reconciled
401543	PTI SAND & GRAVEL INC	22-Aug-19	IRWD Check	626.53	Reconciled
401544	QUINN COMPANY	22-Aug-19	IRWD Check	3,284.14	Reconciled

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401545	RAM AIR ENGINEERING INC	22-Aug-19	IRWD Check	6,122.31	Reconciled
401546	REGENTS OF THE UNIVERSITY OF CALIFORNIA	22-Aug-19	IRWD Check	800.00	Negotiable
401547	RELIANCE SAFETY CONSULTANTS, INC.	22-Aug-19	IRWD Check	1,100.00	Negotiable
401548	RESILIENT COMMUNICATIONS INC.	22-Aug-19	IRWD Check	3,956.58	Negotiable
401549	RINCON TRUCK CENTER INC.	22-Aug-19	IRWD Check	681.99	Reconciled
401550	ROBERT BOS	22-Aug-19	IRWD Check	2,738.26	Reconciled
401551	SALDUTTI, HAILEY	22-Aug-19	IRWD Check	25.57	Negotiable
401552	SALTZER, DAVID	22-Aug-19	IRWD Check	300.60	Negotiable
401553	SANCHEZ, DAVID	22-Aug-19	IRWD Check	50.66	Reconciled
401554	SANDERS PAVING INC	22-Aug-19	IRWD Check	33,031.00	Reconciled
401555	SANTA ANA BLUE PRINT	22-Aug-19	IRWD Check	93.04	Negotiable
401556	SHERWIN WILLIAMS COMPANY	22-Aug-19	IRWD Check	471.86	Negotiable
401557	SHIN, STELLA	22-Aug-19	IRWD Check	1.97	Reconciled
401558	SIE, JUN	22-Aug-19	IRWD Check	22.03	Negotiable
401559	SIGMA-ALDRICH INC	22-Aug-19	IRWD Check	102.39	Reconciled
401560	SIMI VALLEY LANDFILL AND RECYCLING CENTER	22-Aug-19	IRWD Check	244.08	Reconciled
401561	SOFTWAREONE INC	22-Aug-19	IRWD Check	17,947.00	Reconciled
401562	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT	22-Aug-19	IRWD Check	1,672.26	Reconciled
401563	SOUTHERN CALIFORNIA EDISON COMPANY	22-Aug-19	IRWD Check	64.86	Reconciled
401564	SOUTHERN CALIFORNIA EDISON COMPANY	22-Aug-19	IRWD Check	682,285.27	Reconciled
401565	SOUTHERN CALIFORNIA GAS COMPANY	22-Aug-19	IRWD Check	754.07	Reconciled
401566	SOUTHERN CALIFORNIA GAS COMPANY	22-Aug-19	IRWD Check	5,149.35	Reconciled
401567	SOUTHWEST MEMBRANE OPERATOR ASSOCIATION	22-Aug-19	IRWD Check	1,650.00	Negotiable
401568	SOUTHWEST VALVE & EQUIPMENT	22-Aug-19	IRWD Check	8,889.38	Reconciled
401569	SPARKLETTS	22-Aug-19	IRWD Check	169.35	Reconciled
401570	SRIVASTAVA, AMIT	22-Aug-19	IRWD Check	11.83	Reconciled
401571	STANTEC CONSULTING SERVICES INC.	22-Aug-19	IRWD Check	25,512.25	Reconciled
401572	STREAKWAVE WIRELESS, INC.	22-Aug-19	IRWD Check	3,024.70	Reconciled
401573	SUFFOLK CONSTRUCTION COMPANY, INC.	22-Aug-19	IRWD Check	2,157.08	Reconciled
401574	SUMMIT CHEMICAL SPECIALTY PRODUCTS	22-Aug-19	IRWD Check	11,742.72	Negotiable
401575	TESTAMERICA LABORATORIES, INC.	22-Aug-19	IRWD Check	157.50	Reconciled
401576	THE MANDARIN INVESTMENT GROUP LLC	22-Aug-19	IRWD Check	34.06	Negotiable
401577	TOTAL RESOURCE MANAGEMENT, INC.	22-Aug-19	IRWD Check	7,745.96	Reconciled
401578	TRIPAC MARKETING INC	22-Aug-19	IRWD Check	822.34	Reconciled
401579	TROPICAL PLAZA NURSERY INC	22-Aug-19	IRWD Check	16,188.00	Reconciled
401580	TUZ, HARRY W	22-Aug-19	IRWD Check	46.05	Negotiable
401581	U S RIGGING SUPPLY	22-Aug-19	IRWD Check	1,136.69	Reconciled
401582	UNITED PARCEL SERVICE INC	22-Aug-19	IRWD Check	102.42	Reconciled
401583	UNITED SITE SERVICES OF CALIFORNIA INC	22-Aug-19	IRWD Check	302.80	Reconciled
401584	UNIVAR SOLUTIONS USA INC.	22-Aug-19	IRWD Check	3,676.00	Reconciled
401585	VASQUEZ, CARLOS	22-Aug-19	IRWD Check	170.00	Negotiable
401586	VAUGHAN'S INDUSTRIAL REPAIR CO INC	22-Aug-19	IRWD Check	468.75	Reconciled
401587	VWR INTERNATIONAL, LLC	22-Aug-19	IRWD Check	420.30	Reconciled
401588	WALTERS WHOLESALE ELECTRIC	22-Aug-19	IRWD Check	28.41	Reconciled
401589	WARD, WILLIAM C	22-Aug-19	IRWD Check	18.43	Reconciled
401590	WARD, WILLIAM P JR.	22-Aug-19	IRWD Check	645.73	Reconciled
401591	WATERLINE TECHNOLOGIES INC	22-Aug-19	IRWD Check	4,555.84	Reconciled
401592	WAXIE'S ENTERPRISES, INC	22-Aug-19	IRWD Check	614.42	Reconciled
401593	WECK LABORATORIES INC	22-Aug-19	IRWD Check	2,837.00	Reconciled
401594	WEI, YI-HAN	22-Aug-19	IRWD Check	165.84	Negotiable
401595	WESTAMERICA COMMUNICATIONS, INC.	22-Aug-19	IRWD Check	8,397.78	Reconciled
401596	WINTERSTEIN, BRIAN	22-Aug-19	IRWD Check	242.15	Reconciled
401597	WIRELESS WATCHDOGS, LLC	22-Aug-19	IRWD Check	1,172.00	Reconciled
401598	WU, JIE	22-Aug-19	IRWD Check	24.85	Negotiable
401599	YAE, STEVE	22-Aug-19	IRWD Check	24.17	Reconciled
401600	YANG, CUNRONG	22-Aug-19	IRWD Check	19.33	Negotiable
401601	YORKE ENGINEERING, LLC	22-Aug-19	IRWD Check	1,227.50	Reconciled

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401602	YSI, INC	22-Aug-19	IRWD Check	627.66	Reconciled
401603	ZHANG, LINA	22-Aug-19	IRWD Check	45.68	Negotiable
401604	ZHAO, WENJING	22-Aug-19	IRWD Check	11.56	Negotiable
401605	ZHU, WEIJING	22-Aug-19	IRWD Check	75.00	Negotiable
401606	ORANGE COUNTY SANITATION DISTRICT	22-Aug-19	IRWD Check	27,564.07	Reconciled
401607	SOUTHERN CALIFORNIA EDISON COMPANY	22-Aug-19	IRWD Check	74,510.25	Reconciled
401608	JCI JONES CHEMICALS INC	26-Aug-19	IRWD Check	3,299.39	Reconciled
401609	JCI JONES CHEMICALS INC	27-Aug-19	IRWD Check	3,405.79	Reconciled
401610	JAMES PRODUCTIONS, INC.	27-Aug-19	IRWD Check	2,720.00	Reconciled
401611	Colston, James	28-Aug-19	IRWD Check	56.99	Reconciled
401612	Li, Vladimir	28-Aug-19	IRWD Check	778.00	Reconciled
401613	Orozco, Linda	28-Aug-19	IRWD Check	68.00	Reconciled
401614	Sanchez, Hector A (Hector)	28-Aug-19	IRWD Check	40.00	Negotiable
401615	ORACLE AMERICA, INC.	28-Aug-19	IRWD Check	193,943.07	Negotiable
401616	CITY OF IRVINE	28-Aug-19	IRWD Check	178.20	Reconciled
401617	OSTS, INC	28-Aug-19	IRWD Check	1,760.00	Negotiable
401618	ACCESS TECHNOLOGIES, INC.	28-Aug-19	IRWD Check	321.30	Negotiable
401619	ACWA	28-Aug-19	IRWD Check	2,000.00	Negotiable
401620	AIRGAS, INC.	28-Aug-19	IRWD Check	4,409.61	Reconciled
401621	ALSTON & BIRD LLP	28-Aug-19	IRWD Check	375,808.46	Negotiable
401622	AM CONSERVATION GROUP, INC.	28-Aug-19	IRWD Check	2,635.92	Reconciled
401623	AMAZON CAPITAL SERVICES, INC.	28-Aug-19	IRWD Check	532.43	Reconciled
401624	AMERICAN GEOTECHNICAL, INC.	28-Aug-19	IRWD Check	1,410.00	Reconciled
401625	ANDERSONPENNA PARTNERS, INC	28-Aug-19	IRWD Check	42,718.75	Negotiable
401626	ANDREW LAURENCE CLAPP	28-Aug-19	IRWD Check	2,340.00	Reconciled
401627	ANTHONY N. LARSEN	28-Aug-19	IRWD Check	450.00	Reconciled
401628	AQUA BEN CORPORATION	28-Aug-19	IRWD Check	3,104.73	Negotiable
401629	AQUA-METRIC SALES COMPANY	28-Aug-19	IRWD Check	761.39	Reconciled
401630	AREY, ANDREW	28-Aug-19	IRWD Check	4.43	Negotiable
401631	AT&T	28-Aug-19	IRWD Check	7,158.53	Negotiable
401632	AUTOZONE PARTS, INC.	28-Aug-19	IRWD Check	138.45	Reconciled
401633	B & H PHOTO & VIDEO	28-Aug-19	IRWD Check	8,521.95	Negotiable
401634	BAE, SOOHYUN	28-Aug-19	IRWD Check	13.04	Reconciled
401635	BDC SPECIAL WASTE	28-Aug-19	IRWD Check	959.99	Reconciled
401636	BORCHARD SURVEYING & MAPPING, INC.	28-Aug-19	IRWD Check	1,060.00	Negotiable
401637	BSI SERVICES AND SOLUTIONS (WEST) INC.	28-Aug-19	IRWD Check	18,620.00	Negotiable
401638	BUSH & ASSOCIATES INC	28-Aug-19	IRWD Check	2,512.00	Negotiable
401639	C WELLS PIPELINE MATERIALS INC	28-Aug-19	IRWD Check	781.19	Negotiable
401640	CALIFORNIA BARRICADE RENTAL, INC.	28-Aug-19	IRWD Check	21,717.50	Negotiable
401641	CALIFORNIA PACIFIC HOMES	28-Aug-19	IRWD Check	45.62	Negotiable
401642	CANON SOLUTIONS AMERICA, INC.	28-Aug-19	IRWD Check	772.15	Reconciled
401643	CDW GOVERNMENT LLC	28-Aug-19	IRWD Check	3,554.70	Negotiable
401644	CHASE, LAURA	28-Aug-19	IRWD Check	57.21	Negotiable
401645	CHENG, AUSTIN	28-Aug-19	IRWD Check	44.30	Negotiable
401646	CITY OF IRVINE	28-Aug-19	IRWD Check	3,500.00	Negotiable
401647	CITY OF NEWPORT BEACH	28-Aug-19	IRWD Check	1,387.28	Negotiable
401648	CITY OF ORANGE	28-Aug-19	IRWD Check	180.28	Reconciled
401649	CNC ENGINEERING	28-Aug-19	IRWD Check	3,571.25	Negotiable
401650	COMAC AMERICA CORPORATION	28-Aug-19	IRWD Check	2,309.72	Negotiable
401651	CONSTELLATION NEWENERGY, INC.	28-Aug-19	IRWD Check	11,527.06	Negotiable
401652	CORE & MAIN LP	28-Aug-19	IRWD Check	2,268.95	Negotiable
401653	CORELOGIC INC	28-Aug-19	IRWD Check	6,301.75	Reconciled
401654	COX COMMUNICATIONS, INC.	28-Aug-19	IRWD Check	3,242.87	Negotiable
401655	CRESCENT CHEMICAL CO.	28-Aug-19	IRWD Check	580.68	Reconciled
401656	CS-AMSCO	28-Aug-19	IRWD Check	506.10	Reconciled
401657	DAVIS FARR LLP	28-Aug-19	IRWD Check	5,500.00	Negotiable
401658	DB INDUSTRIAL SUPPLY CO	28-Aug-19	IRWD Check	985.10	Reconciled

**IRWD  
AP DISBURSEMENTS AND VOIDS FOR AUGUST 2019**

<b>CHECK OR ELECTRONIC #</b>	<b>SUPPLIERS</b>	<b>PAYMENT DATE</b>	<b>PAYMENT METHOD</b>	<b>PAYMENT AMOUNT</b>	<b>STATUS</b>
401659	DEALERS SERVICE, INC	28-Aug-19	IRWD Check	4,620.33	Negotiable
401660	DIRECTV INC	28-Aug-19	IRWD Check	132.53	Negotiable
401661	EISEL ENTERPRISES INC	28-Aug-19	IRWD Check	980.53	Negotiable
401662	EMERALD COURT APARTMENTS	28-Aug-19	IRWD Check	139.33	Negotiable
401663	EUBANK, TROY	28-Aug-19	IRWD Check	344.21	Negotiable
401664	FEDEX	28-Aug-19	IRWD Check	852.83	Reconciled
401665	FERGUSON ENTERPRISES, LLC	28-Aug-19	IRWD Check	942.27	Reconciled
401666	FIRE EXTINGUISHING SAFETY & SERVICE	28-Aug-19	IRWD Check	10,348.51	Negotiable
401667	FIRST CHOICE SERVICES	28-Aug-19	IRWD Check	514.49	Negotiable
401668	FISERV	28-Aug-19	IRWD Check	23,270.30	Negotiable
401669	FISHER SCIENTIFIC COMPANY LLC	28-Aug-19	IRWD Check	2,042.86	Reconciled
401670	FRAMATOME	28-Aug-19	IRWD Check	252.86	Negotiable
401671	FRONTIER CALIFORNIA INC.	28-Aug-19	IRWD Check	104.24	Reconciled
401672	FUSCOE ENGINEERING, INC.	28-Aug-19	IRWD Check	298.00	Negotiable
401673	GANAHL LUMBER CO.	28-Aug-19	IRWD Check	2,672.64	Negotiable
401674	GARCIA, MARIA	28-Aug-19	IRWD Check	34.41	Negotiable
401675	GEIGER BROS	28-Aug-19	IRWD Check	1,371.65	Negotiable
401676	GRAINGER	28-Aug-19	IRWD Check	5,407.23	Reconciled
401677	GRAYBAR ELECTRIC COMPANY	28-Aug-19	IRWD Check	1,329.30	Reconciled
401678	GRIGSBY, SUSAN	28-Aug-19	IRWD Check	35.83	Negotiable
401679	HAAKER EQUIPMENT COMPANY	28-Aug-19	IRWD Check	11,058.38	Negotiable
401680	HACH COMPANY	28-Aug-19	IRWD Check	26,931.60	Negotiable
401681	HARPER & ASSOCIATES ENGINEERING INC	28-Aug-19	IRWD Check	5,177.50	Negotiable
401682	HARRINGTON INDUSTRIAL PLASTICS LLC	28-Aug-19	IRWD Check	3,370.15	Reconciled
401683	HELPMATES STAFFING SERVICES	28-Aug-19	IRWD Check	9,035.61	Negotiable
401684	HILL BROTHERS CHEMICAL COMPANY	28-Aug-19	IRWD Check	34,950.20	Negotiable
401685	HINSILBLON LTD	28-Aug-19	IRWD Check	17,400.00	Negotiable
401686	HOME DEPOT USA INC	28-Aug-19	IRWD Check	932.47	Reconciled
401687	HOPKINS TECHNICAL PRODUCTS INC	28-Aug-19	IRWD Check	303.07	Negotiable
401688	ICP DAS USA INC	28-Aug-19	IRWD Check	970.74	Reconciled
401689	IRVINE PIPE & SUPPLY INC	28-Aug-19	IRWD Check	1,784.26	Reconciled
401690	IRVINE UNIFIED SCHOOL DISTRICT	28-Aug-19	IRWD Check	388.59	Negotiable
401691	IRWD-PETTY CASH CUSTODIAN	28-Aug-19	IRWD Check	911.29	Reconciled
401692	JACKSON TIDUS, A LAW CORPORATION	28-Aug-19	IRWD Check	2,688.00	Reconciled
401693	JOE RHODES MAINT SERVICE INC	28-Aug-19	IRWD Check	955.73	Negotiable
401694	KLEINFELDER, INC.	28-Aug-19	IRWD Check	2,622.00	Reconciled
401695	LAGUNA BEACH COUNTY WATER DISTRICT	28-Aug-19	IRWD Check	15,461.51	Negotiable
401696	LAM, ADA	28-Aug-19	IRWD Check	135.03	Reconciled
401697	LAMBERT, PASCAL	28-Aug-19	IRWD Check	17.51	Negotiable
401698	LEWIS BRISBOIS BISGAARD AND SMITH, LLP	28-Aug-19	IRWD Check	20.00	Negotiable
401699	MC MASTER CARR SUPPLY CO	28-Aug-19	IRWD Check	462.18	Reconciled
401700	MERRIMAC PETROLEUM, INC.	28-Aug-19	IRWD Check	34,854.49	Reconciled
401701	METTLER-TOLEDO INC	28-Aug-19	IRWD Check	1,449.14	Reconciled
401702	MOODY'S INVESTORS SERVICE INC	28-Aug-19	IRWD Check	5,000.00	Reconciled
401703	MRO ELECTRIC & SUPPLY CO.	28-Aug-19	IRWD Check	7,506.00	Reconciled
401704	MYERS & SONS HI-WAY SAFETY, INC.	28-Aug-19	IRWD Check	2,605.40	Reconciled
401705	NATIONAL READY MIXED CONCRETE SALES, LLC	28-Aug-19	IRWD Check	1,102.19	Reconciled
401706	NATIONAL WATER RESEARCH INSTITUTE	28-Aug-19	IRWD Check	50,000.00	Voided
401707	NAVIGANT CONSULTING, INC	28-Aug-19	IRWD Check	14,161.00	Negotiable
401708	NEPTUNE TECHNOLOGY GROUP, INC.	28-Aug-19	IRWD Check	162,271.50	Negotiable
401709	NEWPORT WINDOW MAINTENANCE INC	28-Aug-19	IRWD Check	2,385.00	Negotiable
401710	NMG GEOTECHNICAL INC	28-Aug-19	IRWD Check	4,118.40	Negotiable
401711	NORTHERN SAFETY CO INC	28-Aug-19	IRWD Check	2,031.21	Reconciled
401712	NOTASH, NAZ	28-Aug-19	IRWD Check	59.07	Reconciled
401713	OCEAN BLUE ENVIRONMENTAL SERVICES INC	28-Aug-19	IRWD Check	6,915.66	Negotiable
401714	OLIN CORPORATION	28-Aug-19	IRWD Check	15,996.58	Negotiable
401715	ONESOURCE DISTRIBUTORS LLC	28-Aug-19	IRWD Check	298.70	Reconciled

**IRWD  
AP DISBURSEMENTS AND VOIDS FOR AUGUST 2019**

<b>CHECK OR ELECTRONIC #</b>	<b>SUPPLIERS</b>	<b>PAYMENT DATE</b>	<b>PAYMENT METHOD</b>	<b>PAYMENT AMOUNT</b>	<b>STATUS</b>
401716	ORANGE COUNTY AUTO PARTS CO	28-Aug-19	IRWD Check	1,339.41	Reconciled
401717	ORANGE COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT	28-Aug-19	IRWD Check	1,087.07	Negotiable
401718	OSTEROWSKI, MICHELLE	28-Aug-19	IRWD Check	1,137.88	Negotiable
401719	PARADA PAINTING INC	28-Aug-19	IRWD Check	9,758.00	Negotiable
401720	PARKHOUSE TIRE INC	28-Aug-19	IRWD Check	381.43	Negotiable
401721	PARKWAY LAWNMOWER SHOP	28-Aug-19	IRWD Check	11.25	Negotiable
401722	PASCAL & LUDWIG CONSTRUCTORS	28-Aug-19	IRWD Check	95,732.50	Negotiable
401723	PASCAL & LUDWIG CONSTRUCTORS	28-Aug-19	IRWD Check	5,038.55	Reconciled
401724	PAULUS ENGINEERING, INC.	28-Aug-19	IRWD Check	5,300.00	Reconciled
401725	PAYNE & FEARS LLP	28-Aug-19	IRWD Check	6,152.50	Reconciled
401726	PRAXAIR DISTRIBUTION INC	28-Aug-19	IRWD Check	1,829.72	Reconciled
401727	PROCARE WORK INJURY CENTER	28-Aug-19	IRWD Check	275.00	Negotiable
401728	R.J. NOBLE COMPANY	28-Aug-19	IRWD Check	628.94	Reconciled
401729	RAM AIR ENGINEERING INC	28-Aug-19	IRWD Check	5,925.00	Reconciled
401730	RED WING SHOE STORE	28-Aug-19	IRWD Check	697.51	Reconciled
401731	RELIANCE SAFETY CONSULTANTS, INC.	28-Aug-19	IRWD Check	1,600.00	Negotiable
401732	RESTEK CORPORATION	28-Aug-19	IRWD Check	458.31	Reconciled
401733	RICHARD C. SLADE & ASSOCIATES LLC	28-Aug-19	IRWD Check	3,384.51	Negotiable
401734	RINCON TRUCK CENTER INC.	28-Aug-19	IRWD Check	396.20	Negotiable
401735	RLG ENTERPRISES, INC	28-Aug-19	IRWD Check	219.02	Reconciled
401736	SAFETY-KLEEN SYSTEMS, INC	28-Aug-19	IRWD Check	197.50	Negotiable
401737	SATO, YUJI	28-Aug-19	IRWD Check	47.81	Negotiable
401738	SIGMA-ALDRICH INC	28-Aug-19	IRWD Check	400.12	Reconciled
401739	SIRIUS COMPUTER SOLUTIONS INC	28-Aug-19	IRWD Check	1,607.00	Reconciled
401740	SONOMA APTS	28-Aug-19	IRWD Check	245.64	Negotiable
401741	SOUTHERN CALIFORNIA EDISON COMPANY	28-Aug-19	IRWD Check	227,034.89	Reconciled
401742	SOUTHERN COUNTIES LUBRICANTS LLC	28-Aug-19	IRWD Check	5,755.70	Reconciled
401743	SPARKLETTTS	28-Aug-19	IRWD Check	190.14	Negotiable
401744	STANDARD & POOR'S FINANCIAL SERVICES LLC	28-Aug-19	IRWD Check	1,000.00	Reconciled
401745	TETRA TECH, INC	28-Aug-19	IRWD Check	735.00	Reconciled
401746	TIC-IHC VENTURE LLC	28-Aug-19	IRWD Check	116.72	Negotiable
401747	TIC-SPECTRUM OFFICE	28-Aug-19	IRWD Check	37.72	Negotiable
401748	TOLL BROS., INC.	28-Aug-19	IRWD Check	60.14	Negotiable
401749	TREESE, DEREK	28-Aug-19	IRWD Check	14.48	Negotiable
401750	TRI COUNTY PUMP COMPANY	28-Aug-19	IRWD Check	10,831.44	Negotiable
401751	TROPICAL PLAZA NURSERY INC	28-Aug-19	IRWD Check	45,406.84	Negotiable
401752	TRUKSPECT, INC	28-Aug-19	IRWD Check	1,607.92	Negotiable
401753	TSI INCORPORATED	28-Aug-19	IRWD Check	1,945.00	Reconciled
401754	UNITED PARCEL SERVICE INC	28-Aug-19	IRWD Check	40.19	Reconciled
401755	US BANK NAT'L ASSOCIATION NORTH DAKOTA	28-Aug-19	IRWD Check	72,731.74	Negotiable
401756	VALLEY PROPERTY INVESTORS, LLC	28-Aug-19	IRWD Check	237.13	Reconciled
401757	VERIZON WIRELESS SERVICES LLC	28-Aug-19	IRWD Check	13,186.82	Reconciled
401758	VWR INTERNATIONAL, LLC	28-Aug-19	IRWD Check	1,729.40	Reconciled
401759	WANG, WENZHUO	28-Aug-19	IRWD Check	41.49	Negotiable
401760	WASTE MANAGEMENT OF ORANGE COUNTY	28-Aug-19	IRWD Check	2,820.34	Reconciled
401761	WATERSMART SOFTWARE, INC	28-Aug-19	IRWD Check	13,597.50	Negotiable
401762	WAXIE'S ENTERPRISES, INC	28-Aug-19	IRWD Check	1,479.60	Reconciled
401763	WILKINS, BILL	28-Aug-19	IRWD Check	13.50	Reconciled
401764	WOODRUFF, SPRADLIN & SMART, APC	28-Aug-19	IRWD Check	51.00	Negotiable
401765	WORKFORCE SAFETY LLC	28-Aug-19	IRWD Check	3,000.00	Negotiable
401766	PERS LONG TERM CARE	30-Aug-19	IRWD Check	538.89	Negotiable
401767	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL 47	30-Aug-19	IRWD Check	2,489.24	Negotiable
401768	ORANGE COUNTY SHERIFF'S OFFICE	30-Aug-19	IRWD Check	62.50	Negotiable
401769	FRANCHISE TAX BOARD	30-Aug-19	IRWD Check	380.00	Negotiable
401770	HARVARD COURT APARTMENTS	30-Aug-19	IRWD Check	30.07	Voided
<b>SUB-TOTAL CHECKS DISBURSEMENTS</b>				<b>13,450,478.11</b>	

**IRWD  
AP DISBURSEMENTS AND VOIDS FOR AUGUST 2019**

<b>CHECK OR ELECTRONIC #</b>	<b>SUPPLIERS</b>	<b>PAYMENT DATE</b>	<b>PAYMENT METHOD</b>	<b>PAYMENT AMOUNT</b>	<b>STATUS</b>
13305	INTERNAL REVENUE SERVICE	2-Aug-19	IRWD Wire	210,549.42	Negotiable
13306	FRANCHISE TAX BOARD	2-Aug-19	IRWD Wire	66,147.30	Negotiable
13307	EMPLOYMENT DEVELOPMENT DEPARTMENT	2-Aug-19	IRWD Wire	14,893.08	Negotiable
13308	CALIFORNIA DEPARTMENT OF CHILD SUPPORT SERVICES	2-Aug-19	IRWD Wire	3,026.42	Negotiable
13309	GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY	2-Aug-19	IRWD Wire	161,959.87	Negotiable
13310	BANK OF NEW YORK MELLON TRUST COMPANY NA	5-Aug-19	IRWD Wire	23,539.40	Negotiable
13311	BANK OF NEW YORK MELLON TRUST COMPANY NA	5-Aug-19	IRWD Wire	94,211.18	Negotiable
13312	U.S. BANK NATIONAL ASSOCIATION	5-Aug-19	IRWD Wire	52,884.25	Negotiable
13313	YORK INSURANCE SERVICES GROUP INC - CA	6-Aug-19	IRWD Wire	8,776.13	Negotiable
13314	CHARD SNYDER & ASSOCIATES, INC.	8-Aug-19	IRWD Wire	6,787.24	Negotiable
13315	CHARD SNYDER & ASSOCIATES, INC.	8-Aug-19	IRWD Wire	1,448.00	Negotiable
13316	CHARD SNYDER & ASSOCIATES, INC.	12-Aug-19	IRWD Wire	2,166.83	Negotiable
13317	YORK INSURANCE SERVICES GROUP INC - CA	13-Aug-19	IRWD Wire	3,529.77	Negotiable
13318	CALPERS	13-Aug-19	IRWD Wire	522,202.89	Negotiable
13319	CALPERS	13-Aug-19	IRWD Wire	2,892.23	Negotiable
13320	CALPERS	16-Aug-19	IRWD Wire	245,891.81	Negotiable
13321	BANK OF AMERICA	19-Aug-19	IRWD Wire	52,178.19	Negotiable
13322	CALPERS	19-Aug-19	IRWD Wire	232,505.61	Negotiable
13323	YORK INSURANCE SERVICES GROUP INC - CA	20-Aug-19	IRWD Wire	31,292.76	Negotiable
13324	U.S. BANK NATIONAL ASSOCIATION	20-Aug-19	IRWD Wire	8,048.29	Negotiable
13325	INTERNAL REVENUE SERVICE	20-Aug-19	IRWD Wire	219,024.35	Negotiable
13326	FRANCHISE TAX BOARD	20-Aug-19	IRWD Wire	68,544.65	Negotiable
13327	EMPLOYMENT DEVELOPMENT DEPARTMENT	20-Aug-19	IRWD Wire	15,216.36	Negotiable
13328	CALIFORNIA DEPARTMENT OF CHILD SUPPORT SERVICES	20-Aug-19	IRWD Wire	3,026.42	Negotiable
13329	GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY	20-Aug-19	IRWD Wire	166,149.72	Negotiable
13330	EMPLOYMENT DEVELOPMENT DEPARTMENT	20-Aug-19	IRWD Wire	3,504.99	Negotiable
13331	CHARD SNYDER & ASSOCIATES, INC.	26-Aug-19	IRWD Wire	5,739.33	Negotiable
13332	CHARD SNYDER & ASSOCIATES, INC.	26-Aug-19	IRWD Wire	8,040.99	Negotiable
13333	CALPERS	26-Aug-19	IRWD Wire	539.61	Negotiable
13334	CALPERS	26-Aug-19	IRWD Wire	174.36	Negotiable
13335	YORK INSURANCE SERVICES GROUP INC - CA	27-Aug-19	IRWD Wire	2,137.25	Negotiable
13336	RAJENDIRAN, RAJESH	28-Aug-19	IRWD Wire	18.73	Negotiable
13337	Chaves, Romuel-Dave E (RD)	28-Aug-19	IRWD Wire	6.96	Negotiable
13338	FILANC-BALFOUR BEATTY JV	28-Aug-19	IRWD Wire	400,959.89	Negotiable
13339	FILANC-BALFOUR BEATTY JV	28-Aug-19	IRWD Wire	2,758.89	Negotiable
13340	ORANGE COUNTY SANITATION DISTRICT	28-Aug-19	IRWD Wire	2,532,296.50	Negotiable
13341	U.S. BANK NATIONAL ASSOCIATION	28-Aug-19	IRWD Wire	26,214.33	Negotiable
13342	SUMITOMO MITSUI BANKING CORPORATION	28-Aug-19	IRWD Wire	38,066.32	Negotiable
13343	MUNICIPAL WATER DISTRICT OF ORANGE COUNTY	29-Aug-19	IRWD Wire	49,357.71	Negotiable
13344	CHARD SNYDER & ASSOCIATES, INC.	29-Aug-19	IRWD Wire	364.00	Negotiable
13345	CHARD SNYDER & ASSOCIATES, INC.	29-Aug-19	IRWD Wire	2,464.21	Negotiable
13346	BANK OF AMERICA MERRILL LYNCH	30-Aug-19	IRWD Wire	98,284.27	Negotiable
13347	U.S. BANK NATIONAL ASSOCIATION	30-Aug-19	IRWD Wire	2,918,625.00	Negotiable
13348	BANK OF NEW YORK MELLON TRUST COMPANY NA	30-Aug-19	IRWD Wire	49,394.07	Negotiable
13349	CHARD SNYDER & ASSOCIATES, INC.	30-Aug-19	IRWD Wire	3,413.52	Negotiable
13350	INTERNAL REVENUE SERVICE	30-Aug-19	IRWD Wire	218,078.59	Negotiable
13351	FRANCHISE TAX BOARD	30-Aug-19	IRWD Wire	67,849.66	Negotiable
13352	EMPLOYMENT DEVELOPMENT DEPARTMENT	30-Aug-19	IRWD Wire	14,449.02	Negotiable
13353	CALIFORNIA DEPARTMENT OF CHILD SUPPORT SERVICES	30-Aug-19	IRWD Wire	3,026.42	Negotiable
13354	GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY	30-Aug-19	IRWD Wire	162,774.81	Negotiable
13355	CALPERS	30-Aug-19	IRWD Wire	231,947.70	Negotiable
<b>SUB-TOTAL ELECTRONIC DISBURSEMENTS</b>				<b>9,057,379.30</b>	

<b>SUB-TOTAL AP CHECK AND ELECTRONIC DISBURSEMENTS</b>				<b>22,507,857.41</b>	
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401032	AMENT, GEORGE	8-Aug-19	IRWD Check	40.62	Voided
401107	LI, QIULU	8-Aug-19	IRWD Check	28.90	Voided



**IRWD  
AP DISBURSEMENTS AND VOIDS FOR AUGUST 2019**

<b>CHECK OR ELECTRONIC #</b>	<b>SUPPLIERS</b>	<b>PAYMENT DATE</b>	<b>PAYMENT METHOD</b>	<b>PAYMENT AMOUNT</b>	<b>STATUS</b>
401180	ZAROOUR, MICHAEL	8-Aug-19	IRWD Check	20.73	Voided
401183	NAGUIB, MONALISA	12-Aug-19	IRWD Check	268.43	Voided
<b>SUB-TOTAL CHECKS ISSUED AND VOIDED IN AUGUST 2019</b>				<b>358.68</b>	
<b>TOTAL AP DISBURSEMENTS AND VOIDS FOR AUGUST 20109</b>				<b>22,507,498.73</b>	

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Exhibit "E"

**MONTHLY SUMMARY OF PAYROLL ACH PAYMENTS**

**August  
2019**

	AMOUNT	VENDOR	PURPOSE
8/2/2019	1,030,971.83	BANK OF AMERICA	ACH Payments for Payroll
8/16/2019	1,048,999.35		
8/30/2019	1,044,462.16	BANK OF AMERICA	ACH Payments for Payroll
	<b><u><u>\$3,124,433.34</u></u></b>		

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Exhibit "F"

**IRWD Gov Code 53065.5 Disclosure Report**

Payment or Reimbursements for Individual charges of \$100 or more per transaction for services or product received.

01-AUG-19 to 31-AUG-19

NAME	CHECK NO.	CHECK DATE	AMOUNT	ITEM DESCRIPTION	EXPENSE JUSTIFICATION
Beltran, Benjamin	401185	15-Aug-19	125.00	Certification Renewal	SWRCB Operator in Training (OIT) certificate
Bennett, Ray	400804	1-Aug-19	180.96	Mileage	Rosedale Rio Bravo SGMA monthly meeting - June
Bennett, Ray	400804	1-Aug-19	180.96	Mileage	Rosedale Rio Bravo SGMA monthly meeting - July
Cascelli, Craig	400805	1-Aug-19	188.00	Membership Renewal	CWEA membership
Coria, Alex	401422	22-Aug-19	188.00	Membership Renewal	CWEA membership
Guzman, Juan	400807	1-Aug-19	107.75	Other(Misc)	Safety shoe allowance
Humeny, Nicholas	400808	1-Aug-19	144.00	Certification Renewal	CEU Electrician certificate
Humeny, Nicholas	400808	1-Aug-19	100.00	Certification Renewal	Electrician certificate
Johnson, Dane	401418	22-Aug-19	238.75	Lodging	ESRI 2019 Conference, San Diego, CA - July 9, 2019
Johnson, Dane	401418	22-Aug-19	238.76	Lodging	ESRI 2019 Conference, San Diego, CA - July 10, 2019
LaMar, Steve	401186	15-Aug-19	156.87	Lodging	Calif. United Water Conf., Auburn, CA - June 26, 2019
LaMar, Steve	401186	15-Aug-19	156.87	Lodging	Calif. United Water Conf., Auburn, CA - June 27, 2019
Lao, Richard	401414	22-Aug-19	145.00	Membership Renewal	CWEA membership
Li, Vladimir	401612	28-Aug-19	489.00	Other(Misc)	Government Preparing for Year-End and 2020 Webinar On Demand
Li, Vladimir	401612	28-Aug-19	289.00	Membership Renewal	American Payroll Association membership
Matheis, Mary Aileen	400809	1-Aug-19	711.00	Airfare	ACWA 2019 Spring Conference, Monterey, CA - May 6 - 10, 2019
Matheis, Mary Aileen	400809	1-Aug-19	260.73	Lodging	ACWA 2019 Spring Conference, Monterey, CA - May 6, 2019
Matheis, Mary Aileen	400809	1-Aug-19	260.73	Lodging	ACWA 2019 Spring Conference, Monterey, CA - May 7, 2019
Matheis, Mary Aileen	400809	1-Aug-19	260.73	Lodging	ACWA 2019 Spring Conference, Monterey, CA - May 8, 2019
Matheis, Mary Aileen	400809	1-Aug-19	260.73	Lodging	ACWA 2019 Spring Conference, Monterey, CA - May 9, 2019
Matheis, Mary Aileen	401187	15-Aug-19	354.60	Airfare	Calif. Water Law & Policy Conf., San Francisco, CA - June 19 - 21, 2019
Matheis, Mary Aileen	401187	15-Aug-19	394.75	Lodging	Calif. Water Law & Policy Conf., San Francisco, CA - June 19, 2019
Matheis, Mary Aileen	401187	15-Aug-19	394.75	Lodging	Calif. Water Law & Policy Conf., San Francisco, CA - June 20, 2019
Matheis, Mary Aileen	401187	15-Aug-19	178.51	Lodging	Calif. United Water Conf., Auburn, CA - June 26, 2019
Matheis, Mary Aileen	401187	15-Aug-19	167.69	Lodging	Calif. United Water Conf., Auburn, CA - June 27, 2019
Oldewage, Lars	401189	15-Aug-19	207.96	Airfare	Attending ACWA Regulatory Update meeting, Sacramento, CA - August 8, 2019
Saini, Mohit	401018	8-Aug-19	184.69	Other(Misc)	Applications Team lunch meeting - 8 people
Schreiner, Terrance	401190	15-Aug-19	296.00	Certification Renewal	CWEA Electrical/Instrumentation Grade IV certificate
Solis, Henry	401420	22-Aug-19	188.00	Membership Renewal	CWEA membership
Vasquez, Jonathan	401019	8-Aug-19	180.00	Certification Renewal	SWRCB Water Treatment Grade III
<b>Total Amount:</b>			<b>\$7,229.79</b>		

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September 23, 2019  
Prepared by: R. Thatcher / E. Akiyoshi  
Submitted by: K. Burton  
Approved by: Paul A. Cook



CONSENT CALENDAR

SCE PIPELINE CROSSING LICENSE AGREEMENT

SUMMARY:

IRWD's Well ET-1 includes a 10-inch pipeline that crosses the Southern California Edison (SCE) transmission right-of-way near the northeast corner of Irvine Center Drive and Jeffrey Road and connects to a recycled water pipeline in Jeffrey Road. As with other IRWD facilities, SCE issued a five-year pipeline crossing license agreement when the pipeline was originally installed and renewed every five years thereafter. The most recent license agreement requires renewal by September 30, 2019. Staff recommends that the Board authorize the General Manager to execute the new license agreement for SCE Contract 9.2937.

BACKGROUND:

IRWD Well ET-1 was constructed in 1990 as a trichloroethylene (TCE) plume cleanup production well. The well, located near the northeast corner of Irvine Center Drive and Jeffrey Road, was subsequently taken over by IRWD to operate as a recycled water well. The well's 10-inch distribution pipeline crosses SCE's 220 kV transmission line right-of-way (currently used as a strawberry field) and connects to a 16-inch transmission main in Jeffrey Road. The license issued by SCE is over the 10-inch pipeline as shown on Exhibit "A".

The SCE License Agreement, Contract No. 9.2937 and attached as Exhibit "B", contains a fee schedule for each year of the five-year term. The conditions of the license are materially the same as the previous license and other similar agreements issued by SCE.

FISCAL IMPACTS:

The initial license execution and subsequent annual fees of the license will be paid through the operating budgets of the respective distribution system.

ENVIRONMENTAL COMPLIANCE:

This project is not subject to the California Environmental Quality Act (CEQA) as authorized under the California Code of Regulations, Title 14, Chapter 3, Section 15061 (b) (3), in that CEQA applies only to projects that may result in a direct physical change in the environment or reasonably foreseeable indirect physical change in the environment.

COMMITTEE STATUS:

This item was not reviewed by a Committee.

RECOMMENDATION:

THAT THE BOARD AUTHORIZE THE GENERAL MANAGER TO EXECUTE THE SOUTHERN CALIFORNIA EDISON LICENSE AGREEMENT, CONTRACT 9.2937, FOR THE RECYCLED WATER PIPELINE CROSSING THE SOUTHERN CALIFORNIA EDISON TRANSMISSION LINE RIGHT OF WAY AT IRVINE CENTER DRIVE AND JEFFREY ROAD.

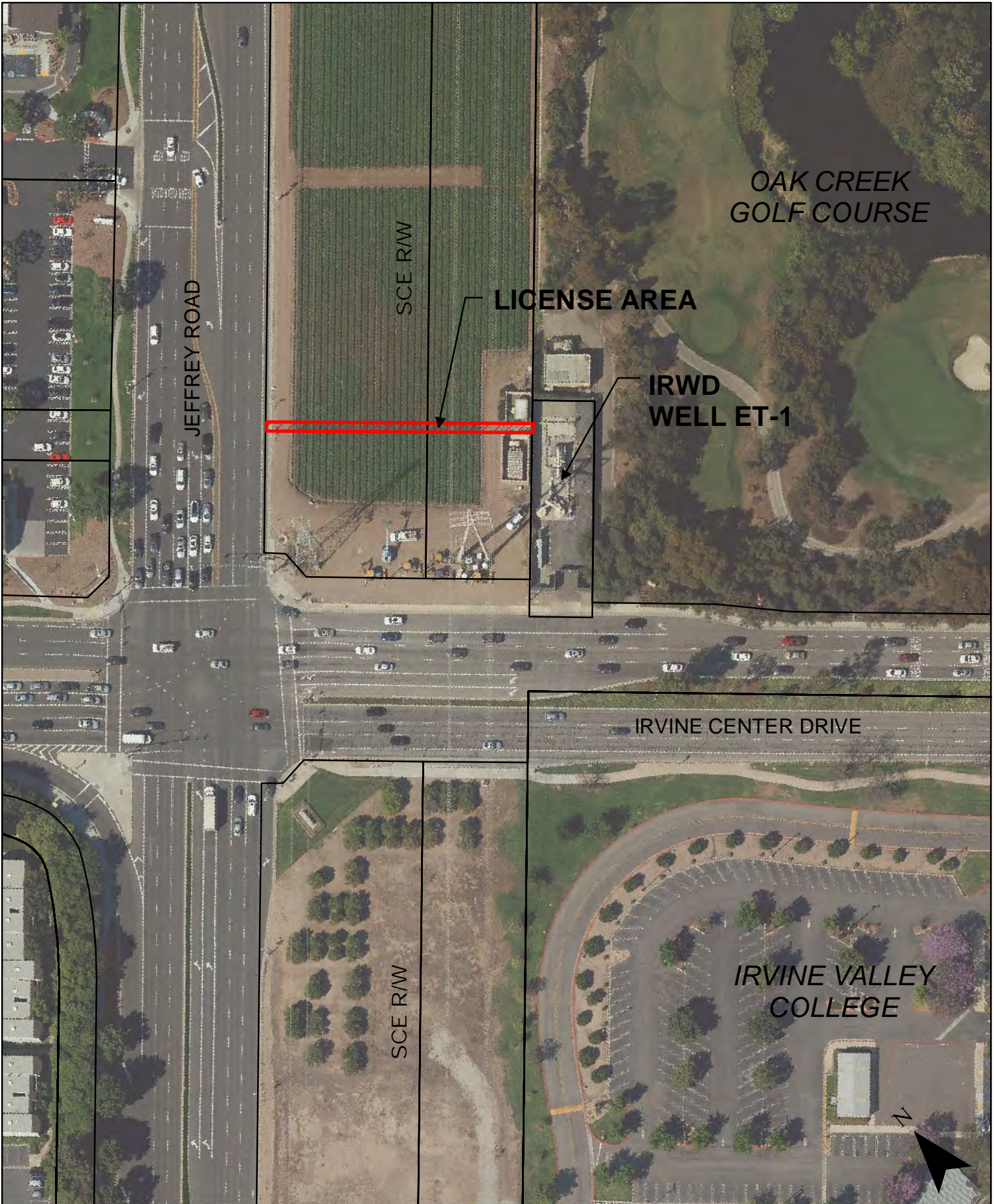
LIST OF EXHIBITS:

Exhibit "A" – Location Map

Exhibit "B" – SCE Contract 9.2937



EXHIBIT "A"



IRWD SCE LICENSE 9.2937

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EXHIBIT "B"

IRVINE RANCH WATER DISTRICT, A CALIFORNIA WATER DISTRICT

L I C E N S E   A G R E E M E N T  
I N D E X   O F   A R T I C L E S

1. USE
2. TERM
3. CONSIDERATION
4. INSURANCE
5. LICENSOR'S USE OF THE PROPERTY
6. LICENSEE'S IMPROVEMENTS
7. LICENSEE'S PERSONAL PROPERTY
8. HEIGHT LIMITATIONS AND VERTICAL CLEARANCES
9. ACCESS AND CLEARANCES
10. PARKING
11. WEEDS, BRUSH, RUBBISH AND DEBRIS (WEED ABATEMENT)
12. FLAMMABLES, WASTE AND NUISANCES
13. PESTICIDES AND HERBICIDES
14. HAZARDOUS WASTE
15. SIGNS
16. FENCING AND EXISTING FIXTURES
17. PARKWAYS AND LANDSCAPING
18. IRRIGATION EQUIPMENT
19. UNDERGROUND TANKS
20. UNDERGROUND FACILITIES
21. UTILITIES
22. TAXES, ASSESSMENTS AND LIENS
23. EXPENSE
24. ASSIGNMENTS
25. COMPLIANCE WITH LAW
26. GOVERNING LAW
27. INDEMNIFICATION
28. TERMINATION
29. EVENTS OF DEFAULT
30. REMEDIES
31. LICENSEE'S PERSONAL PROPERTY UPON TERMINATION OR EXPIRATION
32. LIMITATION OF LIABILITY
33. NON-POSSESSORY INTEREST
34. WAIVER
35. AUTHORITY
36. ELECTRIC AND MAGNETIC FIELDS

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Licensor/Licensee

37. INDUCED VOLTAGES

38. NOTICES

39. RECORDING

40. COMPLETE AGREEMENT

41. SIGNATURE AUTHORITY

42. SURVIVAL

APPENDIX: GUIDELINES FOR STANDARD LICENSEE IMPROVEMENTS

ADDENDUM(S)

POLELINE, PIPELINE, OR UNDERGROUND CABLE

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Licensor/Licensee

LICENSE AGREEMENT

THIS AGREEMENT between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation organized under the laws of the State of California, called "Licensor", and IRVINE RANCH WATER DISTRICT, A California Water District, called "Licensee";

WITNESSETH: That Licensor, for and in consideration of the faithful performance by Licensee of the terms, covenants and agreements hereinafter set forth to be kept and performed by Licensee, does hereby give to Licensee the license to use that certain real property solely for the purpose hereinafter specified, upon and subject to the terms, reservations, covenants and conditions hereinafter set forth, hereinafter designated as "Property" on the Exhibit "A" attached hereto and made a part hereof, being a portion of Assessor's Parcel Numbers 466-011-02 and 466-011-09, situated in the City of Irvine, County of Orange, State of California, subject to any and all covenants, restrictions, reservations, exceptions, rights and easements, whether or not of record.

**Acknowledgment of License and Disclaimer of Tenancy**

Licensee acknowledges and agrees that the License constitutes a limited, revocable, non-possessory, personal and non-assignable privilege to use the Property solely for those permitted uses and activities expressly identified in the Agreement (the "License Privilege"). Licensee further acknowledges and agrees that:

- The consideration paid by Licensee pursuant to Article 3 of the Agreement is consistent with the value of the rights comprising the License Privilege; the consideration is *not* consistent with the higher market value for a greater right, privilege or interest (such as a lease) in the Property or similarly situated parcels.
- Licensee is not a tenant or lessee of Licensor and holds no rights of tenancy or leasehold in relation to the Property.
- The Agreement and/or any prior and/or future acts or omissions of Licensor shall not create (or be construed as creating) a leasehold, tenancy or any other interest in the Property.
- Licensor may terminate the License and revoke the License Privilege at any time, subject, if applicable, to a notice period agreed upon by the parties, as more particularly set forth in the Agreement.
- In consideration of Licensor's grant of the License, Licensee specifically and expressly waives, releases and relinquishes any and all right(s) to assert any claim of right, privilege or interest in the Property other than the License.
- Licensee further acknowledges and agrees that without the representations and agreements set forth herein, Licensor would not enter into the Agreement.

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Licensor/Licensee

1. Use: Licensee will use the Property for pipeline purposes only. Licensor makes no representation, covenant, warranty or promise that the Property, and any fixtures thereon, are fit or suitable for any particular use, including the use for which this Agreement is made and Licensee is not relying on any such representation, covenant, warranty or promise. Licensee’s use of the property for any other purpose and/or failure to utilize the Property in accordance with this License as determined by the Licensor in its sole discretion will be deemed a material default and grounds for immediate termination of this Agreement in accordance with Articles 28 and/or 30.

2. Term: Unless otherwise terminated as provided herein, this Agreement will be in effect for a term of five (5) years commencing on the first day of October, 2019 and ending on the last day of September, 2024. Licensee acknowledges that this Agreement does not entitle Licensee to any subsequent agreement, for any reason whatsoever, regardless of the use Licensee makes of the Property, the improvements Licensee places on or makes to the Property, or for any other reason.

3. Consideration: Licensee will pay to Licensor the sum of Seven Hundred Ten and 70/100 Dollars (\$710.70) upon the execution and delivery of this Agreement with subsequent annual payments. Payment to Licensor must be in the form of a check or money order payable to Southern California Edison Company. No cash payments will be accepted by Licensor. Payment schedule:

<b>Year</b>	<b>Term</b>	<b>Yearly Amount</b>	<b>Payment Due First Day Of</b>
First Year	2019	\$710.70	October
Second Year	2020	\$732.02	October
Third Year	2021	\$753.98	October
Fourth Year	2022	\$776.60	October
Fifth Year	2023	\$799.90	October

All accounts not paid within 30 days of the agreed upon due date will be charged a late fee equal to ten percent (10%) of the full amount that was due on said date. To the extent a payment is not made within sixty (60) days, Licensor may increase the late fee to twenty percent (20%) of the full amount due. Licensor shall further be entitled to any other costs associated with collection of the unpaid amounts.

All payments subsequent to the initial payment will be paid to the Southern California Edison Company, Post Office Box 800 Rosemead, California, 91770, and Attention: Corporate Accounting Department – Accounts Receivable.

4. Insurance: During the term of this Agreement, Licensee shall maintain the following insurance:

- (a) Workers’ Compensation with statutory limits, under the laws of the State of California and Employer’s Liability with limits of not less than \$1,000,000.00 each accident, disease/each employee, and disease/policy limit. Licensee shall require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.
- (b) Commercial General Liability Insurance, including contractual liability and products liability, with limits not less than \$1,000,000.00 per occurrence and \$1,000,000.00 in

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Licensor/Licensee

the aggregate. Such insurance shall: (i) name Licensor, its officers, agents and employees as additional insureds, but only for Licensee’s negligent acts or omissions; (ii) be primary for all purposes and (iii) contain separation of insureds or cross-liability clause, and (iv) require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.

- (c) Commercial Automobile Liability insurance with a combined single limit of \$1,000,000.00. Such insurance shall cover the use of owned, non-owned and hired vehicles on the Property.
- (d) Self - Insurance: Licensee may self-insure all of the insurance requirements above if they belong to an approved Secondary Use Category and the self-insurance is maintained under a self-insurance program reasonably satisfactory to Licensor. Pipeline use is an approved Secondary Use Category; Licensee may submit written verification of self-insurance to meet the above insurance requirements.

The failure to maintain such insurance may be deemed by Licensor a material default of this Agreement and grounds for immediate termination pursuant to Articles 28 and/or 30. Licensee shall provide Licensor with proof of such insurance by submission of certificates of insurance, pursuant to Article 38 “Notices”, at least ten days prior to the effective date of this Agreement, and thereafter at least ten days prior to each insurance renewal date. Licensee must provide Licensor at least thirty (30) days notice before any such insurance will be canceled, allowed to expire, or materially reduced. However, in the event insurance is canceled for the non-payment of a premium, Licensee must provide to Licensor at least ten (10) days’ prior written notice before the effective date of cancellation. The required insurance policies shall be maintained with insurers reasonably satisfactory to Licensor, and shall be primary and non-contributory with any insurance or self-insurance maintained by Licensor.

5. Licensor's Use of the Property: Licensee agrees that Licensor, its successors and assigns, have the right to enter the Property, at all times, for any purpose, and the right to conduct any activity on the Property. Exercise of these rights by Licensor, its successors and assigns, will not result in compensation to Licensee for any damages whatsoever to personal property, structures, and/or crops located on the Property, nor shall Licensee be entitled to any compensation for any loss of use of the Property or a portion thereof, and/or any related damages, as a result of Licensor’s activities under this Article.

6. Licensee's Improvements: Licensee must submit, for Licensor's prior written approval, complete improvement plans, including, but not limited to, grading, lighting, landscaping, grounding, and irrigation plans, - identifying all existing and proposed improvements, a minimum of sixty (60) days prior to making any use of the Property. Licensee’s conceptual plans for proposed improvements shall be developed in accordance with the guidelines contained in the Appendix to this License. It is understood and agreed that the general guidelines contained in the Appendix are intended to provide a framework for the development of conceptual plans only; and that Licensor may modify or add to the conditions contained in the Appendix hereto, based on individual site characteristics, Licensor’s existing or potential operating needs or Licensee’s proposed use(s). Licensee must submit, for Licensor's prior written approval plans for any modifications to such improvements. Written approval may be modified and/or rescinded by Licensor for any reason whatsoever.

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Licensor/Licensee

To the extent Licensor reviews and/or approves any improvement plans, Licensor is doing so only for purposes of determining whether said improvements are compatible with Licensor’s use of the Property. Under no circumstances shall such review and/or approval be construed as a warranty, representation, or promise that the Property is fit for the proposed improvements, or that said improvements comply with any applicable city, state, or county building requirements, other legal requirements, or the generally accepted standard of care.

At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee’s risk and expense and without compensation from Licensor. Licensor is not required, at any time, to make any repairs, improvements, alterations, changes or additions of any nature whatsoever to the Property and/or any fixtures thereon. Licensee expressly acknowledges that any expenditures or improvements will in no way alter Licensor’s right to terminate in accordance with Articles 28, and/or 30.

7. Licensee's Personal Property: (i) Licensor grants Licensee permission to place Licensee’s personal property on the Property consistent with the use identified in Article 1 and other terms of this Agreement. Such permission granted by Licensor shall be revoked upon the earlier of the termination or expiration of this Agreement. All equipment and other property brought, placed or erected on the Property by Licensee shall be and remain the property of Licensee, except as otherwise set forth herein. Licensee shall be responsible for any damage to the Property and/or Licensor’s personal property arising out of Licensee’s activities on the Property, including its use and/or removal of Licensee’s personal property. Licensee further acknowledges and agrees that Licensor is not responsible for Licensee’s personal property during the effectiveness of this Agreement, or upon termination or expiration. Licensor further assumes no duty or obligation to maintain or secure Licensee’s personal property at any time.

(ii) Unless as specifically provided for in an Addendum to this Agreement, Licensee shall not store on the Property, for a period longer than twenty-four (24) consecutive hours, any personal property owned by a non-party to this Agreement.

Licensee will defend and indemnify Licensor, its directors, officers, agents, subcontractors, and employees, and its successors and assigns, from any and all claims, loss, damage, actions, causes of action, expenses and/or liability arising from the storage of, damage to, and/or loss of use of such non-party’s personal property.

8. Height Limitations and Vertical Clearances: Any equipment used by Licensee or its agents, employees or contractors, on and/or adjacent to the Property, will be used and operated so as to maintain minimum clearances from all overhead electrical conductors as designated in the table below:

<b>Vehicle/ Equipment Vertical Clearance</b>	
500 kV	35 feet
220 kV – 66kV	30 feet
<66kV (Distribution facilities)	25 feet
Telecom	18 feet

All trees and plants on the Property will be maintained by Licensee at a maximum height of fifteen (15) feet. If requested by Licensor, Licensee will remove, at Licensee’s expense, any tree and/or other planting.

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Licensor/Licensee



9. Access and Horizontal Clearances: Licensee will provide Licensor with adequate access to all of Licensor's facilities on the Property and at no time will there be any interference with the free movement of Licensor's equipment, personnel, and materials over the Property. Licensor may require Licensee to provide and maintain access roads within the Property, at a minimum usable width of sixteen (16) feet, with commercial driveway aprons and curb depressions capable of supporting a gross load of forty (40) tons on a three-axle vehicle. The minimum width of all roads shall be increased on curves by a distance equal to 400/inside radius of curvature. All curves shall have a radius of not less than 50 feet measured at the inside edge of the usable road surface. Unless otherwise specified in writing by Licensor, Licensee will make no use of the area directly underneath Licensor's towers and will maintain the following minimum clearances:

- a. A 50-foot-radius around suspension tower legs, H-Frames and poles and 100-foot radius around dead-end tower legs, H-Frames and poles.
- b. A 25-foot-radius around all other poles.

NOTE: Additional clearance may be required by Licensor for structures.

10. Parking: Licensee will not park, store, repair or refuel any motor vehicles or allow parking, storage, repairing or refueling of any motor vehicles on the Property unless specifically approved in a writing executed by Licensor.

11. Weeds, Brush, Rubbish and Debris (Weed Abatement): Licensee will keep the Property clean, free from weeds, brush, rubbish and debris and in a condition satisfactory to Licensor.

12. Flammables, Waste and Nuisances: Unless permitted by Licensor in writing, Licensee will not, or allow others, to place, use, or store any flammable or combustible materials or waste materials on the Property or commit any waste or damage to the Property or allow any to be done. Licensee will be responsible for the control of and will be liable for any damage or disturbance, caused by any trespasser, dust, odor, flammable or waste materials, noise or other nuisance disturbances. Licensee will not permit dogs on the Property.

13. Pesticides and Herbicides: Any pesticide or herbicide applications and disposals will be made in accordance with all Federal, State, County and local laws. Licensee will dispose of all pesticides, herbicides and any other toxic substances declared to be either a health or environmental hazard, and all materials contaminated by such substances, including but not limited to, containers, clothing and equipment, in the manner prescribed by law.

14. Hazardous Waste: Licensee will not engage in, or permit any other party to engage in, any activity on the Property that violates federal, state or local laws, rules or regulations pertaining to hazardous, toxic or infectious materials and/or waste. Licensee will indemnify and hold Licensor, its directors, officers, agents and employees, and its successors and assigns, harmless from all claims, loss, damage, actions, causes of action, expenses and/or liability arising from leaks of, spills of, and/or contamination by or from hazardous materials as defined by applicable laws or regulations, which may occur during and after the Agreement term, and are attributable to the actions of, or failure to act by, Licensee or any person claiming under Licensee.

15. Signs: Licensee must obtain written approval from Licensor prior to the construction or placement of any sign, signboard or other form of outdoor advertising. Licensee shall within three (3)

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Licensor/Licensee

days from the date on which the Licensee learns of the graffiti remove any signs containing graffiti or shall otherwise remove such graffiti from the signs in a manner reasonably acceptable to Licensor. Notwithstanding any other language in this Article, Licensee shall not advertise on any sign any product, service, or good which is (i) not directly related to Licensee's use of the Property, (ii) offensive to the public, or (iii) which Licensor, in its reasonable discretion, deems objectionable.

16. Fencing and Existing Fixtures: Licensor disclaims any and all express or implied warranties for any fencing and/or other fixtures affixed to the Property, and further disclaims any liability arising from any disrepair of the same. Licensee may install fencing on the Property with prior written approval from Licensor. Such fencing will include double drive gates, in locations specified by Licensor, a minimum of twenty (20) feet in width, and designed to accommodate separate Licensor and Licensee locks. Licensee will maintain and repair all fencing and other fixtures affixed to the Property, including any grounding of the same as deemed necessary by Licensor, in a manner acceptable to Licensor. Grounding plans must be prepared and stamped by a licensed electrical engineer and submitted to Licensor.

17. Parkways and Landscaping: Licensee will keep parkway and sidewalk areas adjacent to the Property free of weeds, brush, rubbish and debris. Licensee will maintain parkways on the Property and provide landscaping that is compatible with adjoining properties and that is satisfactory to Licensor.

18. Irrigation Equipment: Any irrigation equipment located on the Property prior to the commencement of this Agreement, including but not limited to pipelines, well pumping equipment and other structures, is the property of Licensor and will remain on and be surrendered with the Property upon termination of this Agreement. Should Licensee desire to use the irrigation equipment, Licensee will maintain, operate, repair and replace, if necessary, all irrigation equipment at its own expense.

19. Underground and Above-Ground Tanks: Licensee will not install underground or above-ground storage tanks, as defined by any and all applicable laws or regulations, without Licensor's prior written approval.

20. Underground Facilities: Any underground facilities must be approved by Licensor pursuant to Article 6. Licensee must contact Dig Alert and comply with the applicable processes, policies and/or procedures of Dig Alert, prior to any underground installation. Any underground facilities installed or maintained by Licensee on the Property must have a minimum cover of three feet from the top of the facility and be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle. Licensee will compact any earth excavated to a compaction of ninety percent (90%). Licensee will relocate its facilities at its own expense so as not to interfere with Licensor's proposed facilities.

21. Utilities: Licensee will pay all charges and assessments for, or in connection with, water, electric current or other utilities which may be furnished to or used on the Property.

22. Taxes, Assessments and Liens: Licensee will pay all taxes and assessments which may be levied upon any crops, personal property, and improvements, including but not limited to, buildings, structures, and fixtures on the Property. Licensee will keep the Property free from all liens, including but not limited to, mechanics liens and encumbrances by use or occupancy by Licensee, or any person claiming under Licensee. If Licensee fails to pay the above-mentioned taxes, assessments or liens when due, Licensor may pay the same and charge the amount to the Licensee. All accounts not paid within thirty (30) days of the agreed upon due date will be charged a "late fee" on all amounts outstanding up to the maximum rate allowed by law.

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Licensor/Licensee

23. Expense: Licensee will perform and pay all obligations of Licensee under this Agreement. All matters or things required by Licensee will be performed and paid for at the sole cost and expense of Licensee, without obligation by Licensor to make payment or incur cost or expense for any such matters or things.

24. Assignments: This Agreement is personal to Licensee, and Licensee will not assign, transfer or sell this Agreement or any privilege hereunder in whole or in part, and any attempt to do so will be void and confer no right on any third party.

25. Compliance with Law: Licensee will comply with all applicable federal, state, county and local laws, all covenants, conditions and restrictions of record and all applicable ordinances, zoning restrictions, rules, regulations, orders and any requirements of any duly constituted public authorities now or hereafter in any manner affecting the Property or the streets and ways adjacent thereto. Licensee will obtain all permits and other governmental approvals required in connection with Licensee's activities hereunder. Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or resulting from any violation of this provision.

26. Governing Law: The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions will be determined in accordance with the laws of the State of California.

27. Indemnification: Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or growing out of loss or damage to property, including that of Licensor, or injury to or death of persons, including employees of Licensor resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use or occupancy of the Property by Licensee or any person claiming under Licensee.

28. Termination: Licensor or Licensee may terminate this Agreement, at any time, for any reason, upon thirty (30) days notice in writing. Additionally, Licensor may immediately terminate this Agreement pursuant to Article 30. Termination does not release Licensee from any liability or obligation (indemnity or otherwise) which Licensee may have incurred. Upon termination, Licensor may immediately recover from Licensee all amounts due and owing hereunder, plus interest at the maximum rate permitted by law on such amounts until paid, as well as any other amount necessary to compensate Licensor for all the detriment proximately caused by Licensee's failure to perform its obligations under this Agreement. Licensee's continued presence after termination shall be deemed a trespass. In the event of a termination for any reason other than non-payment of the License fee, Licensor shall refund any previously collected/pre-paid License fees covering the unused portion of the remaining term, to the extent such fees exceed any offset claimed by Licensor under the Agreement

29. Events of Default: In addition to material defaults otherwise described herein, the occurrence of any of the following shall constitute a material default and breach of this Agreement by Licensee:

- (a) Any failure by Licensee to pay the consideration due under Article 3, or to make any other payment required to be made by Licensee when due.

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Licensor/Licensee

- (b) The abandonment or vacating of the Property by Licensee.
- (c) Any attempted assignment or subletting of this Agreement by Licensee in violation of Article 24.
- (d) The violation by Licensee of any resolution, ordinance, statute, code, regulation or other rule of any governmental agency for Licensee’s activities under this Agreement.
- (e) Any attempt to exclude Licensor from the licensed premises.
- (f) The making by Licensee of any general assignment for the benefit of creditors; the appointment of a receiver to take possession of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder where possession is not restored to Licensee within five (5) days; the attachment, execution or other judicial seizure of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder, where such seizure is not discharged within five (5) days.
- (g) Any case, proceeding or other action brought against Licensee seeking any of the relief mentioned in "clause f" of this Article which has not been stayed or dismissed within thirty (30) days after the commencement thereof.
- (h) Any claim by Licensee that it has a possessory interest and/or irrevocable license in the Property.
- (i) With respect to items not otherwise listed in Article 29.a-h, the failure by Licensee to observe and perform any other provision of this Agreement to be observed or performed by Licensee. Licensor shall provide written notice of such failure and Licensee shall be considered in material default where such failure continues for a total of ten (10) or more consecutive days from the date of the notice. Further, with respect to items not otherwise listed in Article 29.a-h, Licensee shall be considered in material default should Licensee fail to observe or perform any other provision of this Agreement for more than fifteen (15) days during the entire Term of the Agreement in the aggregate, after Licensor provides an initial written notice of such failure. After providing initial notice under this provision, Licensor will not be required to provide any subsequent notice of breach of this Agreement.

30. Remedies: Notwithstanding the notice requirement in Article 28, in the event of any material default by Licensee, then in addition to any other remedies available to Licensor at law or in equity, Licensor shall have the option to immediately terminate this Agreement and all rights of Licensee hereunder by giving written notice of such immediate termination to Licensee.

31. Licensee’s Personal Property Upon Termination or Expiration: In the event that this Agreement is terminated, whether termination is effected pursuant to Article 28 and/or 30, or in the event this Agreement expires pursuant to Article 2, Licensee shall, at Licensee’s sole cost and expense and prior to the earlier of the effective termination date or expiration date, remove all weeds, debris, and waste from the Property and peaceably quit, surrender and restore the licensed Property to the condition it was in prior to the Licensee’s use of the Property, in a manner satisfactory to Licensor.

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Licensor/Licensee

If Licensee fails or refuses to remove any of Licensee’s personal property, building(s), fixture(s) or structure(s) from the Property prior to the earlier of the termination date or expiration date, said personal property, building(s), fixture(s) or structure(s) shall be deemed abandoned by the Licensee, and the Licensor shall have the right, but not the obligation, to remove, destroy, sell or otherwise dispose of them with no further notice to Licensee. Licensor shall not be required to seek and/or obtain judicial relief (including, but not limited to, the filing of an unlawful detainer action), nor shall Licensor be responsible for the value of Licensee’s personal property.

Licensor shall have the right to charge and recover from Licensee all costs and expenses incurred by Licensor related to (i) the removal, disposal or sale of Licensee’s personal property, building(s), fixture(s) or structure(s), (ii), the removal of any waste, weeds, or debris on the Property, (iii) environmental studies and environmental remediation and/or cleanup attributable to Licensee’s use of the Property, and (iv) the restoration of the Property to the condition it was in prior to Licensor’s initial use of the Property. Licensee agrees to pay such expenses to Licensor upon demand.

32. Limitation of Liability:

**IN ORDER FOR LICENSEE TO OBTAIN THE BENEFIT OF THE FEE IDENTIFIED IN ARTICLE 3, WHICH INCLUDES A LESSER ALLOWANCE FOR RISK FUNDING FOR LICENSOR, LICENSEE AGREES TO LIMIT LICENSOR’S LIABILITY PURSUANT TO THIS AGREEMENT. AS SUCH, IF LICENSEE IS ENTITLED TO ANY RELIEF FOR LICENSOR’S NEGLIGENCE, INCLUDING GROSS NEGLIGENCE, FOR DAMAGE OR DESTRUCTION OF LICENSEE’S PERSONAL PROPERTY, BUILDING(S), STRUCTURE(S) OR FIXTURE(S) AFTER THE TERMINATION OR EXPIRATION OF THIS AGREEMENT, THE TOTAL LIABILITY OF LICENSOR SHALL NOT EXCEED THE TOTAL FEES ACTUALLY PAID BY LICENSEE TO LICENSOR DURING THE TERM OF THIS AGREEMENT.**

**FURTHER, IN NO EVENT SHALL LICENSOR BE LIABLE UNDER ANY CIRCUMSTANCES FOR INJURY OR DAMAGE TO LICENSEE’S BUSINESS, IF ANY, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF RENTS OR OTHER EVENTS, LOSS OF BUSINESS OPPORTUNITY, LOSS OF GOODWILL OR LOSS OF USE, IN EACH CASE, HOWEVER OCCURRING, RELATED TO THIS AGREEMENT.**

33. Non-Possessory Interest: Licensor retains full possession of the Property and Licensee will not acquire any possessory interest, whether temporary, permanent, or otherwise by reason of this Agreement, or by the exercise of the permission given herein. Licensee will make no claim to any such interest and Licensee will not claim that it has or ever had an irrevocable license in the Property.

34. Waiver: Licensor shall not be deemed to waive any provision of this Agreement orally or by conduct. Any waiver by Licensor of any provision of this Agreement must be in a writing signed by Licensor. No waiver by Licensor of any provision shall be deemed a waiver of any other provision or of any subsequent breach by Licensee of the same or any other provision. Licensor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Licensor's consent to or approval of any subsequent act by Licensee. Licensor’s acceptance of payment after providing notice of termination to Licensee shall not constitute a waiver of Licensor’s termination of the Agreement.

35. Authority: This Agreement is executed subject to General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, incorporated by this reference. As set forth in General Order 69-C, this License is made conditional upon the right of the Licensor either on order of the Public Utilities Commission or on Grantor’s own motion to resume the

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Licensor/Licensee

use of that property (including, but not limited to the removal of any obstructions) whenever, in the interest of Licensor’s service to its patrons or consumers, it shall appear necessary or desirable to do so. Licensee agrees to comply with all federal, state and local laws and regulations. This Agreement should not be construed as a subordination of Licensor’s rights, title and interest in and to its fee ownership, nor should this Agreement be construed as a waiver of any of the provisions contained in said License or a waiver of any costs of relocation of affected Licensor facilities.

36. Electric and Magnetic Fields (“EMF”): There are numerous sources of power frequency electric and magnetic field (“EMF”), including household or building wiring, electrical appliances and electric power transmission and distribution facilities. There have been numerous scientific studies about the potential health effects of EMF. Interest in a potential link between long-term exposures to EMF and certain diseases is based on this scientific research and public concerns.

While some 40 years of research have not established EMF as a health hazard, some health authorities have identified magnetic field exposures as a possible human carcinogen. Many of the questions about diseases have been successfully resolved due to an aggressive international research program. However, potentially important public health questions remain about whether there is a link between EMF exposures in homes or work and some diseases including childhood leukemia and a variety of other adult diseases (e.g. adult cancers and miscarriages). While scientific research is continuing on a wide range of questions relating to exposures at both work and in our communities, a quick resolution of the remaining scientific uncertainties is not expected.

Since Licensee plans to license or otherwise enter Licensor property that is in close proximity to Licensor electric facilities, Licensor wants to share with Licensee and those who may enter the property under this agreement, the information available about EMF. Accordingly, Licensor has attached to this document a brochure that explains some basic facts about EMF and that describes Licensor policy on EMF. Licensor also encourages Licensee to obtain other information as needed to assist in understanding the EMF regarding the planned use of this property.

37. Induced Voltages: Licensee hereby acknowledges that any structures (including, but not limited to, buildings, fences, light poles) that exist or may be constructed on the Property licensed herein, (hereinafter, the “Structures”) in close proximity to one or more high voltage (66 kilovolt or above) electric transmission lines and/or substation facilities may be susceptible to induced voltages, static voltages and/or related electric fault conditions (hereinafter collectively referred to as “Induced Voltages”) unless appropriate grounding or other mitigation measures are incorporated into the Structures. If not properly mitigated, Induced Voltages can cause a variety of safety and/or nuisance conditions including, but not limited to, electric shocks or other injuries to individuals contacting the Structures or other utilities connected to the Structures (including, but not limited to, natural gas lines, water lines or cable television lines), or interference with or damage to sensitive electronic equipment in or around the Structures. Measures to mitigate Induced Voltages, if required, will vary from case to case because of factors such as electric facility configuration and voltage, other utilities involved, or sensitivity of electronic equipment. Licensee will be responsible to determine what Induced Voltages mitigation measures should be undertaken regarding the Structures and to implement such mitigation measures at its sole cost and expense.

Licensee agrees for itself and for its contractors, agents, licensees, invitees, and employees, to save harmless and indemnify Licensor, its parent, subsidiaries and affiliated entities and their respective officers and employees against all claims, loss, damage, actions, causes of action, expenses and/or liability arising from or growing out of loss or damage to property, including Licensor’s own personal

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property, or injury to or death of persons, including employees of Licensor caused by or resulting from or connected to Induced Voltages on or related to the Structures.

38. Notices: All notices required to be given by either party will be made in writing and deposited in the United States mail, first class, postage prepaid, addressed as follows:

To Licensor: Southern California Edison Company  
Real Properties Department  
Land Management – Metro Region  
2 Innovation Way  
Pomona, CA 91768

To Licensee: Irvine Ranch Water District Water Service Corporation  
15600 Sand Canyon Avenue  
Irvine, CA 92618

Business Telephone No. (949) 453-5602

Notice will be deemed effective on the third calendar day after mailing. A party will immediately notify the other party in writing of any address change.

39. Recording: Licensee will not record this Agreement.

40. Complete Agreement: Licensor and Licensee acknowledge that the foregoing provisions and any appendix, addenda and exhibits attached hereto constitute the entire Agreement between the parties. This Agreement may not be modified, amended, contradicted, supplemented or altered in any way by any previous written or oral agreements or any subsequent oral agreements or unsigned written agreements. This Agreement may be modified or amended only by way of a writing executed by both parties.

41. Signature Authority: Each of the persons executing this Agreement warrants and represents that he or she has the full and complete authority to enter into this Agreement on behalf of the Party for which he or she is signing, and to bind said party to the agreements, covenants and terms contained herein.

42. Survival: Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

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Licensor/Licensee

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate.

LICENSOR:

SOUTHERN CALIFORNIA EDISON COMPANY

By \_\_\_\_\_

SHANNON VERGARA  
Land Services Agent  
Land Management – Metro Region  
Real Properties Department

\_\_\_\_\_  
Date

LICENSEE:

IRVINE RANCH WATER DISTRICT, A California  
Water District

By \_\_\_\_\_

PAUL COOK, General Manager

\_\_\_\_\_  
Date

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Licensor/Licensee



**APPENDIX**

Guidelines for Standard Licensee Improvements

The following criteria are provided to aid in developing a conceptual plot plan to be submitted to Southern California Edison Company herein after referred to as “Licensor” for consideration and approval prior to the start of any construction on “Licensor” property.

Plans should be developed indicating the size and location of all planned improvements. The plan should specify the dimensions of all planned improvements and the distance of all planned improvements from property lines and all adjacent “Licensor” towers, poles, guy wires or other “Licensor” facilities.

The plan must show the locations of all “Licensor” towers and poles, 16-foot wide access roads, main water lines and water shut-off valves, electrical service lines and parking areas. All plans must indicate adjacent streets and include a “north arrow” and the Licensee’s name.

SHADE STRUCTURES

*(Definition: A non-flammable frame covered on the top with a material designed to provide shade to aid in growing plants)*

1. Shade structures must maintain minimum spacing of 50 feet between shade structure locations, should be placed perpendicular to Licensor’s overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
  - a. 100 feet in length
  - b. 50 feet in width
  - c. 15 feet in height
2. Shade structures will not be permitted within the following areas reserved for Licensor’s access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50-foot radius around suspension tower legs, H-Frames and poles
  - c. 100-foot radius around dead-end tower legs, H-Frames and poles
  - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shade structures must utilize the following design:
  - a. Temporary/slip joint construction only
  - b. Non-flammable frame only
  - c. Adequately grounded by a licensed electrical engineer
  - d. Shade covering must be non-flammable and manufactured with non-hydrocarbon materials.

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Licensor/Licensee

SHADEHOUSES/HOTHOUSES

*(Definition: A simple, non-flammable, enclosed structure designed to control temperature **without** the benefit of heating and/or air conditioning units to aid in propagating and/or growing plants)*

1. Shadehouses/hothouses must maintain minimum spacing of 50 feet between shadehouse/hothouse locations, should be placed in perpendicular to Licensor’s overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
  - a. 100 feet in length
  - b. 50 feet in width
  - c. 15 feet in height
2. Shadehouses/hothouses will not be permitted within the following areas reserved for Licensor’s access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50-foot radius around suspension tower legs, H-Frames and poles
  - c. 100-foot radius around dead-end tower legs, H-Frames and poles
  - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shadehouses/hothouses must utilize the following design:
  - a. Temporary/slip joint construction only
  - b. Non-flammable frame only
  - c. Adequately grounded by a licensed electrical engineer
  - d. Covering must be non-flammable and manufactured with non-hydrocarbon materials

GREENHOUSES

*(Definition: An enclosed structure designed to control temperature and/or humidity by the use of heating and/or air conditioning units to aid in propagating and/or growing plants)*

Greenhouses will be considered on a case-by-case basis.

IRRIGATION SYSTEMS / WELLS

1. Maximum diameter of pipe: 3 inches
2. All pipe must be plastic Schedule 40 or better
3. No irrigation system will be permitted within the following areas reserved for Licensor’s access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 -foot radius around suspension tower legs, H-Frames and poles

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- c. 100-foot radius around dead-end tower legs, H-Frames and poles
- 4. Sprinkler and drip irrigation controllers must be located at the edge of the right of way
- 5. Suitable identification markers will be required on main controllers and valves
- 6. Locations of main shut off valve will be provided and shown on a plot plan
- 7. Underground facilities must have a minimum cover of three feet
- 8. Earth disturbed must be compacted to ninety percent (90%)

LANDSCAPING

- 1. No trees will be permitted under the overhead electrical conductors or within 20 feet of the “drip line” of the conductors
- 2. Trees must have slow to moderate growth, and must be of a variety that grows to a maximum height of only 40 feet and must be maintained by the Licensee at a height not to exceed 15 feet
- 3. Placement of large rocks (boulders) must be approved in writing by Licensor
- 4. Any mounds or change of grade must be approved in writing by Licensor
- 5. No cactus or thorny shrubs will be permitted
- 6. Retaining walls, planters, etc. may be considered on a case by case basis and must be approved in writing by Licensor

TRAILERS *(Definition: Removable / portable office modules are not permitted without Licensor’s prior permission. Trailers must meet the following criteria to be considered:* Trailers must meet the following criteria:

- a. Must have axles and wheel and be able to be moved
- b. Maximum length: 40 feet
- c. Maximum height: 15 feet
- d. Maximum width: 12 feet
- 2. No trailers will be permitted within the following areas reserved for Licensor’s access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50-foot radius around suspension tower legs, H-Frames and poles
  - c. 100-foot radius around dead-end tower legs, H-Frames and poles
  - d. 25-foot radius around anchors/guy wires, poles and wood poles
  - e. Under or within 10 feet of the conductor “drip lines”

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Licensor/Licensee

3. Sewer or gas lines to trailers must be approved in writing by Licensor
4. Location of all electrical and telephone lines must be approved in writing by Licensor
5. Electrical lines must be installed by a licensed -general contractor.
6. Trailers shall not be used for residential purposes
7. Toxic or flammable materials will not be permitted in trailers
8. Adequately grounded by a licensed -general contractor

PARKING AREAS

Parking areas should not be designed under the overhead electrical conductors or within 10 feet of the “drip lines” without Licensor’s prior written approval. Parking spaces to be identified under the approved site plan. “No Parking” striping may be required in areas where additional clearance is required.

MATERIAL STORAGE

1. If an emergency occurs, Licensee must immediately relocate all materials specified by Licensor to provide Licensor clear access to its facilities.
2. Licensee must provide Licensor with a list of material stored on the right of way
3. No toxic or flammable materials will be permitted
4. No materials shall be stored within the following areas reserved for Licensor’s access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 - foot radius around suspension tower legs, H-Frames and poles
  - c. 100 - foot radius around dead-end tower legs, H-Frames and poles
  - d. 25 feet from anchors/guy wires, poles and wood poles
5. Storage of materials not to exceed a maximum height of 15 feet
6. No storage of gasoline, diesel or any other type of fuel will be permitted
7. Any fencing around the storage areas must have Licensor’s prior written approval.

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Licensor/Licensee










A D D E N D U M

**POLELINE, PIPELINE OR UNDERGROUND CABLE**

- A. Licensee must obtain prior written approval from the Licensor for the installation of any facilities, including any subsequent modifications. Licensee will maintain all facilities in a safe condition satisfactory to Licensor.
- B. At any time, Licensor may require the removal, modification, or relocation of any portion of the facility. Licensee will remove, modify, or relocate same, at its expense, to a location satisfactory to Licensor within sixty (60) days after receiving notice to remove, modify, or relocate from Licensor.
- C. Licensee will construct, use, maintain, or remove facilities so as not to damage, endanger or interfere with the construction, use and maintenance of existing facilities, including but not limited to, pipelines, underground cables, electric or telephone lines, and/or any subsequent modifications. Licensee must place its facilities at safe distance under or from existing pipelines and underground cables. Licensee must give Licensor ten (10) days prior written notice of the time and place of the commencement of any work to be performed on the Property.
- D. Licensee must mark the location of all pipelines and underground cables with permanent markers. Licensee will maintain and repair the markers.
- E. Pipelines and underground cables must be constructed and made of materials sufficient and safe for their intended use.
- F. Pipelines must be constructed to withstand a pressure equal to at least one hundred and fifty percent (150%) of its maximum operating pressure. All pipelines must be tested upon completion of construction. Licensee must give Licensor twenty-four (24) hours prior written notice of the time and place of testing and provide a copy of the test results upon request.
- G. No valves or controllers for the pipeline are allowed on the property.
- H. Licensee agrees that pole line, pipeline or underground cable shall be removed upon cancellation or termination of this Agreement. Licensee shall provide the following information on Pipelines to Licensor:
  - 1. Material Safety Data Sheets (MSDS) for all oil products that have been moved in the pipeline.
  - 2. Repair and replacement records.
  - 3. Hydro Test Records.
  - 4. Records on spills or releases.
  - 5. Test results of the area beneath meter stations, valves, or other potential spill points for any area that has not always been over concrete.
- I. Copies of correspondence with any state or local regulatory agency regarding the pipeline.

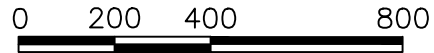
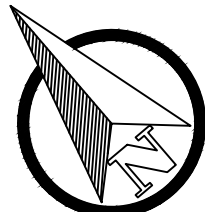
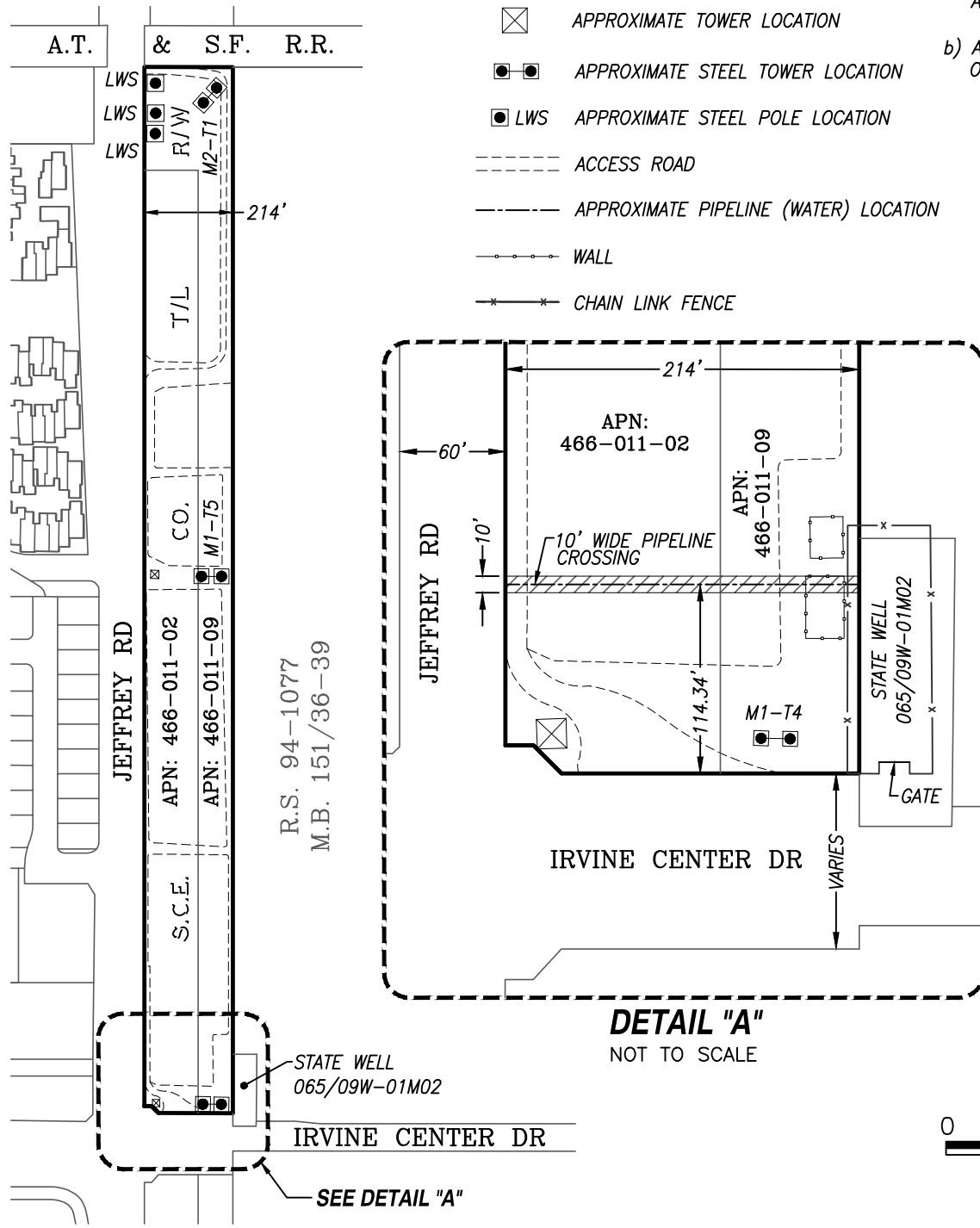
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Licensor/Licensee

# LEGEND

-  PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY
-  PROPERTY BEING LICENSED TO IRVINE RANCH WATER DISTRICT FOR PIPELINE PURPOSES ONLY
-  APPROXIMATE TOWER LOCATION
-  APPROXIMATE STEEL TOWER LOCATION
-  LWS APPROXIMATE STEEL POLE LOCATION
-  ACCESS ROAD
-  APPROXIMATE PIPELINE (WATER) LOCATION
-  WALL
-  CHAIN LINK FENCE

# NOTE:


- THE FOLLOWING CLEARANCES MUST BE MAINTAINED AT ALL TIMES;
- a) A 50-FOOT RADIUS AROUND SUSPENSION TOWER LEGS, H-FRAMES & 100-FOOT RADIUS AROUND DEAD-END TOWER LEGS.
  - b) A 25-FOOT RADIUS AROUND ALL OTHER POLES.



SCALE IN FEET  
**EXHIBIT "A"**

FACILITY NAME: JOHANNA-SANTIAGO 220KV T/L R/W		LICENSED AREA (GROSS)	SQ.FT.: 2,140	AC.: 0.05
LICENSEE: IRVINE RANCH WATER DISTRICT - L4083		CONTRACT NO.:	9.2937	ACCOUNT NO.:
CITY: IRVINE		COUNTY: ORANGE	STATE: CA	T.G.: 860/G5
M.S.: 042-094		APN(S): 466-011-02; 466-011-09		
SCE SANDERS MAP: 5151270		SCE LAND BOOK: N/A	REF: 2009NOT200629342	
R.P. LAND AGENT: S. VERGARA		LANDBASE MAPPING: WESTLAND GROUP, INC.	CHECKED BY: N. MICHEL	
ORDER NO.:	801167420	NOT. NO.:	202715217	DATE: 05/19/2019
FILE NAME: 9.2937.DWG		SCE DOCUMENT NO.: 299935/001; 305358/001		



September 23, 2019  
Prepared by: A. Murphy / M. Cortez  
Submitted by: K. Burton  
Approved by: Paul A. Cook 

CONSENT CALENDAR

LAKE FOREST ZONE B EAST RESERVOIR FLOATING COVER FINAL ACCEPTANCE

SUMMARY:

The Lake Forest Zone B East Reservoir Floating Cover project is complete. IRWD's, contractor Layfield USA Corporation, completed the required work and all punch list items. The project has received final inspection and acceptance of construction is recommended.

BACKGROUND:

This project constructed a new floating cover to deter algae growth by blocking sunlight as well as minimize debris from entering the reservoir. The project also included other miscellaneous site improvements including providing a potable water line to the reservoir for washing the floating cover, improvements to the reservoir outlet valve access, replacement of existing electrical conduits and pull boxes, and asphalt pavement replacement around the reservoir.

Staff completed the design in December 2018. Layfield was awarded the construction contract on January 29, 2019, mobilized in March 2019 and completed construction of all improvements on August 19, 2019.

Project Title:	Lake Forest Zone B East Reservoir Floating Cover
Project No.:	10551
Design Engineer:	HCG & JIG
Construction Management by:	IRWD Staff
Contractor:	Layfield
Original Contract Cost:	\$1,617,494.98
Final Contract Cost:	\$1,626,091.18
Original Contract Days:	183
Final Contract Days:	192
Final Change Order Approved On:	June 24, 2019

**FISCAL IMPACTS:**

Project 10551 is included in the FY 2019-20 Capital Budget. The existing budget is sufficient to fund the final payment for the project.

**ENVIRONMENTAL COMPLIANCE:**

This project is exempt from the California Environmental Quality Act (CEQA) and in conformance with California Code of Regulation, Title 14, Chapter 3, Section 15282 in that the installation of new pipeline or maintenance, repair restoration, removal, or demolition of an existing pipeline as set forth in Section 21080.21 of the Public Resources Code, as long as the project does not exceed one mile in length. A Notice of Exemption for the project was prepared and filed with the County of Orange on December 18, 2018.

**COMMITTEE STATUS:**

This item was not reviewed by a Committee.

**RECOMMENDATION:**

THAT THE BOARD ACCEPT CONSTRUCTION OF THE LAKE FOREST ZONE B EAST RESERVOIR FLOATING COVER, PROJECT 10551, AUTHORIZE THE GENERAL MANAGER TO FILE A NOTICE OF COMPLETION, AND AUTHORIZE THE PAYMENT OF THE RETENTION 35 DAYS AFTER THE DATE OF RECORDING THE NOTICE OF COMPLETION.

**LIST OF EXHIBITS:**

None.



September 23, 2019  
Prepared and  
submitted by: C. Compton  
Approved by: Paul A. Cook



## ACTION CALENDAR

### 2019 LEGISLATIVE UPDATE – AB 1486 SURPLUS LAND ACT

#### SUMMARY:

The first year of the state 2019-2020 legislative session ended on September 13, 2019. This report provides an update on the end of session activities for the first year 2019-2020 state legislative session. Specifically, this report provides an update on AB 1486 (Ting, D-San Francisco), a legislative proposal that would amend the Surplus Land Act. Staff will provide an oral update on the end of session activities on AB 1486 and several other end of session proposals that were amended in a manner that could impact District operations. Staff recommends that the Board receive and file this report.

Attached as Exhibit “A” is a copy of IRWD’s Legislative Tracking Matrix.

#### BACKGROUND:

##### AB 1486 (Ting)- Surplus Land Act:

AB 1486 proposes to revise the rules related to local agencies’ disposal of surplus land. The rules that govern a local agency’s disposition of surplus land in California are known as the Surplus Land Act. Specifically, AB 1486 would revise the definition of “surplus land” within the Government Code and would restrict local agencies’ ability to dispose of surplus land. Under this bill, prior to a local agency conducting negotiations to dispose of real property it owns, the local agency must issue a written notice of availability to low- and moderate-income housing providers. This means that prior to negotiating the sale of any property owned by a local agency, a local agency would need to offer the property for housing.

AB 1486 was a reintroduction of a bill Assemblymember Ting ran last year, but the bill was amended several times as it moved through the legislative process this year. A broad coalition of local agencies and local agency associations oppose the bill, unless it is amended, because it expands the lands which would be subject to the Surplus Land Act, limits the actions a local agency can take when negotiating to dispose of surplus land, and would levy a 50 percent penalty based on the sale price of any land sold in violation of the Surplus Land Act.

##### AB 1486’s Definition of “Surplus Land” and “Use:”

Of particular concern to IRWD and the coalition was the definition of “surplus land” and “use” contained in the bill when it was amended on June 27, 2019. The bill defined surplus land as:

“[L]and owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Land shall be declared

either “surplus land” or “exempt surplus land” before a local agency may take any action to dispose of it...Exclusive negotiating agreements or other agreements or contracts for land held in the Community Redevelopment Property Trust Fund shall be subject to this article. Nothing in this article shall be interpreted to require a local agency to dispose of land that is determined to be surplus. Nothing in this article prevents a local agency from obtaining fair market value for the sale or lease of the surplus land consistent with Section 54226.”

In conjunction with the “surplus land” definition, the bill defines agency use. The largest concern with the “use” definition currently included in the bill is that it excludes commercial uses or activities, including nongovernmental retail, entertainment, or office development, and property held or disposed of for the sole purpose of investment or generation of revenue.

Because the bill had the potential to impact IRWD’s investment and real property transactions, IRWD had an “oppose unless amended” position on AB 1486.

*End of Session Amendments Obtained to AB 1486:*

Staff, through and in conjunction with the coalition, worked to obtain amendments to AB 1486, which mitigate its impact on the District. On September 6, 2019, the author amended the bill to:

- Modify the “surplus land” and “use” definition to clarify that special districts, excluding transit districts, may undertake commercial uses or activities, including nongovernmental retail, entertainment, or office development, and hold or disposed of property for the sole purpose of investment or generation of revenue the agency’s governing body takes action in a public meeting declaring that the use of the site will: (1) directly further the express purpose of agency work or operations or (2) is expressly authorized by a statute governing the local agency;
- Define real property that is used by a district for a use, as defined, as “exempt surplus land;”
- Permit a local agency to commission of appraisals, conduct due diligence, engage in discussions with brokers or real estate agents not representing a potential buyer, complete other studies to determine value or best use of land, issuance of a request for qualifications, and development of marketing materials, and define those activities are not violating the Surplus Land Act’s exclusive negotiation provisions; and
- Modify the penalty provisions provided in the bill to reduce the penalty for first time violators of the Surplus Land Act to 30 percent of the sale price of any land disposed of in violation of the act, and provide 60 days for local agencies to correct violations before a penalty can be assessed.

While these amendments address the coalition’s and IRWD’s concerns, the author also included other amendments to the bill. One of the additional terms was that when a district disposes of surplus property with 10 or more residential units, or that is rezoned for residential development

within five years of the transfer, that 15 percent of the total units developed on the property be dedicated for affordable housing.

Given that the amendments, and the protection they afford the District for its current real property transactions, IRWD moved from an “oppose unless amended” position on the bill to a “watch” position on September 9, consistent with the Board’s authorization.

Attached as Exhibit “B” is a copy of AB 1486, as amended.

FISCAL IMPACTS:

Not applicable.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

COMMITTEE STATUS:

This item was not reviewed by a committee due to timing.

RECOMMENDATION:

Receive and file.

LIST OF EXHIBITS:

Exhibit “A” – IRWD Legislative Tracking Matrix

Exhibit “B” – Copy of AB 1486, as enrolled.

Note: This page is intentionally left blank.

**EXHIBIT "A"**  
**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
<b>AB 5</b> Gonzalez (D)	Independent Contractors		States the intent of the Legislature to codify the decision in the case of Dynamex Operations West, Inc. V. Superior Court of Los Angeles and clarify its application. Provides that a person providing labor or services for remuneration shall be considered an employee rather than an independent contractor unless the hiring entity demonstrates otherwise. Exempts licensed manicurists until a specified date. Authorizes an action for injunctive relief to prevent employee misclassification.	09/18/2019 - Signed by GOVERNOR.;09/18/2019 - Chaptered by Secretary of State. Chapter No. 2019-296
<b>AB 11</b> Chiu (D)	Community Redevelopment Law		Requires the Director of Finance to adjust the percentage of General Fund revenues appropriated for school districts and community college districts for computing the minimum amount of revenues that the state is required to appropriate for the support thereto in a manner that ensures that the division of taxes authorized by the Community Redevelopment Law ave no net fiscal impact upon the total amount of the General Fund revenue and local property tax revenue allocated to such.	04/24/2019 - From ASSEMBLY Committee on LOCAL GOVERNMENT: Do pass to Committee on APPROPRIATIONS.
<b>AB 38</b> Wood (D)	Fire Safety: Low Cost Retrofits: Wildfire Mitigation		Requires the Natural Resources Agency to review the regional capacity of each county that contains a very high fire hazard severity zone to improve forest health, fire resilience, and safety. Requires a seller of real property located in a high or very high fire hazard severity zone to provide specified documentation to the buyer that the real property is in compliance with specified wildfire protection measures or a local vegetation management ordinance.	09/14/2019 - In ASSEMBLY. Joint Rule 62(a) suspended.;09/14/2019 - In ASSEMBLY. ASSEMBLY concurred in SENATE amendments. To enrollment.
<b>AB 59</b> Kalra (D)	Elections: Polling Places: University Campuses		Directs a county elections official conducting an all-mailed ballot election to consider vote center location on a public or private university or college campus. Expands the definition of "public building" for purposes of that provision to include buildings owned or controlled by community college districts, the California State University, and the University of California, and it would also	09/14/2019 - Enrolled.

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
			clarify that the University of California is encouraged, but not required, to comply with such a request.	
<b><u>AB 60</u></b> Friedman (D)	Water Conservation: Water Meters: Accuracy Standards		Requires the State Energy Resources Conservation and Development Commission to adopt regulations setting standards for the accuracy of water meters. Prohibits any water meter manufactured on or after the effective date of those regulations from being sold or offered for sale in the state, or installed by a water purveyor, unless it is certified by the manufacturer to be in compliance with those standards.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 64</u></b> Fong (R)	State Project Audits		Requires the California State Auditor to examine and audit a state contract involving the expenditure of public funds in excess of \$500,000,000 entered into by a state agency, board, commission, or department within one year of the date of final payment under the contract.	04/04/2019 - To ASSEMBLY Committee on ACCOUNTABILITY AND ADMINISTRATIVE REVIEW.;04/04/2019 - From ASSEMBLY Committee on ACCOUNTABILITY AND ADMINISTRATIVE REVIEW with author's amendments.;04/04/2019 - In ASSEMBLY. Read second time and amended. Re-referred to Committee on ACCOUNTABILITY AND ADMINISTRATIVE REVIEW.
<b><u>AB 68</u></b> Ting (D)	Land Use: Accessory Dwelling Units	WATCH	Requires ministerial approval of an application for a building permit within a residential or mixed use zone to create one accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single family dwelling, a detached, new construction single story accessory dwelling unit, multiple accessory dwelling units, and not more than two accessory dwelling units on a lot, under certain conditions and requirements.	09/13/2019 - In SENATE. Read third time. Passed SENATE. *****To ASSEMBLY for concurrence.;09/13/2019 - In ASSEMBLY. ASSEMBLY concurred in SENATE amendments. To enrollment.
<b><u>AB 69</u></b> Ting (D)	Land Use: Accessory Dwelling Units	WATCH	Requires the department to propose small home building standards governing accessory dwelling units smaller than 800 square feet, junior accessory dwelling units, and detached dwelling units	09/05/2019 - In SENATE. To Special Consent Calendar.;09/05/2019 - In SENATE. From Special Consent

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			smaller than 800 square feet, as specified, and to submit the small home building standards to the California Building Standards Commission for adoption on or before a specified date.	Calendar. To third reading.;09/05/2019 - In SENATE. From third reading. To Inactive File.
<b><u>AB 71</u></b> Melendez (R)	Independent Contractors and Employees		Requires a determination of whether a person is an employee or an independent contractor to be based on a specific multifactor test, including whether the person to whom the service is rendered has the right to control the manner and means of accomplishing the result desired.	02/25/2019 - From ASSEMBLY Committee on LABOR AND EMPLOYMENT with author's amendments.;02/25/2019 - In ASSEMBLY. Read second time and amended. Re-referred to Committee on LABOR AND EMPLOYMENT.
<b><u>AB 100</u></b> Budget Cmt	Drinking Water	WATCH	Establishes the Safe and Affordable Drinking Water Fund in the State Treasury to help water systems provide an adequate and affordable supply of safe drinking water in both the near and the long terms. Authorizes the state board to provide for the deposit into the fund of federal contributions, voluntary contributions, gifts, grants, and bequests and would continuously appropriate the moneys in the fund to the state board for grants, loans, contracts, or services to assist eligible recipients.	09/13/2019 - Re-referred to SENATE Committee on BUDGET AND FISCAL REVIEW.
<b><u>AB 134</u></b> Bloom (D)	Safe Drinking Water Restoration	WATCH	Requires each regional engineer to arrange for a prescribed comprehensive assessment of each failed water system in the region of the drinking water regional office to be completed. Requires the board, upon adoption of an assessment of funding need, to convey to each regional engineer a list of at-risk water systems in that region and additional information. Requires the board by a specified date of each year to review the assessment of funding need and to prioritize the public water systems.	06/13/2019 - To SENATE Committees on ENVIRONMENTAL QUALITY and NATURAL RESOURCES AND WATER.
<b><u>AB 196</u></b> Gonzalez (D)	Paid Family Leave		Revises the formula for determining benefits available pursuant to the family temporary disability insurance program for periods of disability by redefining the weekly benefit amount.	06/06/2019 - To SENATE Committee on LABOR, PUBLIC EMPLOYMENT AND RETIREMENT.

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<b><u>AB 202</u></b> Mathis (R)	Endangered Species: Conservation: Safe Harbor Program		Extends the operation of the California State Safe Harbor Agreement Program Act indefinitely, which encourages landowners to manage their lands voluntarily, by means of state safe harbor agreements approved by the Department of Fish and Wildlife, to benefit endangered, threatened, or candidate species.	04/24/2019 - To SENATE Committee on NATURAL RESOURCES AND WATER.
<b><u>AB 217</u></b> Burke (D)	Income Taxation: Credits: Exclusions	WATCH	Allows a refundable young child tax credit against the taxes imposed under the Personal Income Tax Law, for each taxable year beginning on or after January 1, 2019, in an amount equal to \$1,176 multiplied by the earned income tax credit adjustment factor, not to exceed \$1,000 per each qualified taxpayer per taxable year.	06/18/2019 - In ASSEMBLY. Read second time. To third reading.
<b><u>AB 223</u></b> Stone (D)	California Safe Drinking Water Act: Microplastics		Requires the State Water Resources Control Board, to the extent possible, and where feasible and cost effective, to work with the State Department of Public Health in complying with requirements to adopt a standard methodology to be used in the testing of drinking water for microplastics and requirements for 4 years of testing and reporting of microplastics in drinking water.	02/04/2019 - To ASSEMBLY Committee on ENVIRONMENTAL SAFETY AND TOXIC MATERIALS.
<b><u>AB 254</u></b> Quirk-Silva (D)	Warewashing Machines: Water Reuse		Authorizes water from a warewashing machine at a retail food business to be reused on the same warewashing machine, for prerinse purposes only, if an attendant is onsite to control the reuse of the water for prerinse purposes and a written disclosure notice is posted.	07/09/2019 - In SENATE Committee on HEALTH: Not heard.
<b><u>AB 274</u></b> Mathis (R)	Water Treatment Facility: Grant		Appropriates a specified sum to the state Water Resources Board for the purpose of water treatment. Requires the Board to grant a specified sum to a specified joint powers authority for a water treatment facility to be operated by a joint powers authority.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 292</u></b> Quirk (D)	Recycled Water: Raw Water and Groundwater Augmentation	SUPPORT	Eliminates the definition of direct potable reuse and instead substitutes the term groundwater augmentation for indirect potable reuse for groundwater recharge in definitions. Requires the State	08/30/2019 - In SENATE. From third reading. To Inactive File.



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			Water Resources Control Board to adopt uniform water recycling criteria for raw water augmentation.	
<b><u>AB 305</u></b> Nazarian (D)	Public Facilities: Water Agencies: Rate Reduction Bonds		Expands the definition of a publicly owned utility to include certain utilities furnishing wastewater service to a certain number of customers. Authorizes an authority to issue rate reduction bonds to finance or refinance water or wastewater utility projects. Eliminates specified duties of the Pollution Control Financing Authority under certain circumstances.	09/05/2019 - Chaptered by Secretary of State. Chapter No. 2019-225
<b><u>AB 314</u></b> Bonta (D)	Public Employment: Labor Relations: Release Time		Prescribes requirements relating to release time that would apply to all of the public employers and employees subject to specified labor relations laws. Repeals the provisions relating to release time in those acts. Requires these public employers to grant a reasonable number of employee representatives of the exclusive representative reasonable time off without loss of compensation or other benefits for specified activities.	09/18/2019 - Enrolled.
<b><u>AB 322</u></b> Gallagher (R)	Political Reform Act: Online Filing System		Requires a local government agency to post on its internet website a copy of any specified statement, report, or other document filed with that agency in paper format. Requires that the statement, report, or other document be made available for four years from the date of the election associated with the filing.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Not heard.
<b><u>AB 352</u></b> Garcia E (D)	Wildfire Prevention, Safe Drinking Water		Enacts the Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act of 2020, which, if approved by the voters, would authorize the issuance of bonds in the amount of \$3,920,000,000 pursuant to the State General Obligation Bond Law to finance a wildlife prevention, safe drinking water, drought preparation, and flood protection program.	08/14/2019 - From SENATE Committee on ENVIRONMENTAL QUALITY with author's amendments.;08/14/2019 - In SENATE. Read second time and amended. Re-referred to Committee on ENVIRONMENTAL QUALITY.
<b><u>AB 382</u></b> Mathis (R)	Integrated Regional Water Management Plans: Grants		Requires the Department of Water Resources to include in any criteria, used to select a project or program for grant funding, a criterion that provides a preference for a regional water	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.

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			management group undertaking a project improving upper watershed health upstream and outside of the defined geographical area covered by the group's plan.	
<b><u>AB 400</u></b> Lackey (R)	State Mandates		Amends existing law which authorizes a local agency or school district, by February 15, to file an annual reimbursement claim detailing state-mandated costs. Extends that date to March 1.	02/28/2019 - To ASSEMBLY Committee on LOCAL GOVERNMENT.
<b><u>AB 402</u></b> Quirk (D)	Water Resources Control Board: Local Primacy Delegation	OPPOSE UNLESS AMENDED	Authorizes the State Water Resources Control Board to delegate partial responsibility for the Safe Drinking Water Act's enforcement by means of a local primacy delegation agreement. Includes enforcement costs as costs covered by the annual Drinking Water Surveillance Program grant. Authorizes any local primacy agency, with the approval of the State Water Resources Control Board, to elect to participate in a funding stabilization program.	08/30/2019 - In SENATE Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 405</u></b> Rubio (D)	Sales and Use Taxes: Exemption: Water Treatment		Exempts from the Sales and Use Tax Law the gross receipts from the sale in this state of, and the storage, use, or other consumption in this state of, chemicals used by a city, county, public utility, and sanitation district to treat water, recycled water, or wastewater regardless of whether those chemicals or other agents become a component part thereof and regardless of whether the treatment takes place before or after the delivery to consumers.	05/16/2019 - In ASSEMBLY. Joint Rule 62(a) suspended.;05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 418</u></b> Kalra (D)	Evidentiary Privileges: Union Agent-Worker Privilege		Establishes a privilege between a union agent and a represented employee or represented former employee to refuse to disclose any confidential communication between the employee or former employee and the union agent made while the union agent was acting in the union agent's representative capacity, except as specified.	09/12/2019 - In SENATE. From third reading. To Inactive File.
<b><u>AB 435</u></b> Fong (R)	High-speed Rail Bonds: Water		Provides that no further bonds shall be sold for high-speed rail purposes pursuant to the Safe, Reliable High-speed Passenger Train Bond Act for the 21st Century, except as specifically provided with	03/19/2019 - From ASSEMBLY Committee on TRANSPORTATION with author's amendments.;03/19/2019 -

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			respect to an existing appropriation for high-speed rail purposes for early improvement projects in the Phase I blended system.	In ASSEMBLY. Read second time and amended. Re-referred to Committee on TRANSPORTATION.
<b><u>AB 441</u></b> Eggman (D)	Water: Underground Storage		Provides that any diversion of water to underground storage constitutes a diversion of water for beneficial use for which an appropriation may be made if the diverted water is put to beneficial use. Provides that the forfeiture periods of a water right do not include any period when the water is being used in the aquifer or storage area or is being held in underground storage for later application to beneficial use.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 448</u></b> Garcia E (D)	Water Rights: Stockponds		Provides that the owner of a stockpond built prior to a specified date, that does not have a capacity greater than ten acre feet, may obtain a right to appropriate water for the principal purpose of watering livestock if that person files a claim for a water right with the State Water Resources Control Board accompanied by a fee not later than a certain date, with certain exceptions.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 454</u></b> Kalra (D)	Migratory Birds: Migratory Bird Protection Act		Makes unlawful the taking or possession of any migratory nongame bird designated in the Migratory Bird Treaty Act before a specified date, any additional migratory nongame bird that may be designated in the Migratory Bird Treaty Act after that date, or any part of those migratory nongame birds, except as provided by rules and regulations adopted by the United States Secretary of the Interior under the Migratory Bird Treaty Act.	09/09/2019 - *****To GOVERNOR.
<b><u>AB 456</u></b> Chiu (D)	Public Contracts: Claim Resolution		Extends the operation of the claim resolution process applicable to any claim by a contractor in connection with a public works project against a public entity.	09/13/2019 - Enrolled.;09/13/2019 - *****To GOVERNOR.
<b><u>AB 487</u></b> Gallagher (R)	Department of Water Resources: Dams and Reservoirs		Authorizes that a penalty plus interest may be imposed for fees received more than 30 days after the July 1 required date of payment in any year.	07/12/2019 - Chaptered by Secretary of State. Chapter No. 2019-89

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<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
<b><u>AB 508</u></b> Chu (D)	Drinking Water: Consolidation of Service: Wells		Modifies the authority of the consolidation or extension of service by a water system, if a disadvantaged community, in whole or in part, is reliant on domestic wells that consistently fail to provide an adequate supply of safe drinking water. Requires the State Water Resources Control Board to hold at least one public meeting at the initiation of this process in a place as close as feasible to the affected areas.	09/11/2019 - Enrolled.;09/11/2019 - *****To GOVERNOR.
<b><u>AB 510</u></b> Cooley (D)	Local Government Records: Destruction of Records	SUPPORT	Exempts the head of a department of a county or city, or the head of a special district from recording retention requirements if the county, city, or special district adopts a records retention policy governing recordings of routine video monitoring and recordings of telephone and radio communications.	02/21/2019 - To ASSEMBLY Committee on LOCAL GOVERNMENT.
<b><u>AB 520</u></b> Kalra (D)	Public Works: Public Subsidy		Amends existing law relating to prevailing wages for workers employed on public works projects. Provides that a public subsidy is de minimis if it is less than a specified amount and less than a certain percentage of the total project cost. Specifies that these provisions do not apply to a project that was advertised for bid, or a contract that was awarded before a specified date.	09/13/2019 - Enrolled.;09/13/2019 - *****To GOVERNOR.
<b><u>AB 533</u></b> Holden (D)	Income Tax: Exclusion: Turf Removal Water Conservation	SUPPORT	Extends the operative date of the provisions excluding from gross income specified amounts received in a turf removal water conservation program to taxable years beginning before a specified date. Requires the Department of Finance to include an analysis of these exclusions in its annual tax expenditure report provided to the Legislature and further provides that taxpayer information collected pursuant to this requirement is subject to the limitation on the collection and use of that information.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Not heard.
<b><u>AB 557</u></b> Wood (D)	Atmospheric Rivers: Research and Forecasting Program		Appropriates \$9,250,000 from the General Fund to the Department of Water Resources in the 2019-20 fiscal year to operate the Atmospheric Rivers: Research, Mitigation, and Climate Forecasting Program.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.

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<b><u>AB 587</u></b> Friedman (D)	Accessory Dwelling Units: Sale or Separate Conveyance		Authorizes a local agency to allow, by ordinance, an accessory dwelling unit that was created to be sold or conveyed separately from the primary residence to a qualified buyer, if certain conditions are met. Provides that those conditions include that the property was built or developed by a qualified nonprofit corporation that is receiving the welfare exemption, and a recorded contract exists between the qualified buyer and the qualified nonprofit corporation.	09/16/2019 - Enrolled.
<b><u>AB 600</u></b> Chu (D)	Local Government: Disadvantaged Communities		Clarifies that the prohibition on approving an annexation involving a disadvantaged unincorporated community, that applies to the annexation of territory greater than 10 acres, or smaller as determined by commission policy. Provides that the existing approval prohibition and the exemptions to the application requirement apply to the annexation of two or more contiguous areas that take place within 5 years of each other and that are individually less than 10 acres but cumulatively more than 10 acres.	09/18/2019 - Enrolled.
<b><u>AB 616</u></b> Patterson (R)	California Forest Carbon Plan: Reports		Requires the Department of Forestry and Fire Protection, in collaboration with the Natural Resources Agency and California Environmental Protection Agency, to prepare and submit to the Legislature and appropriate legislative policy and budget committees, on or before January 1, 2021, and by January 1 of each year thereafter, until January 1, 2024.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 626</u></b> Quirk-Silva (D)	Conflicts of Interest		Prohibits an officer or employee from being deemed interested in a contract, as described above, if the interest is that of an engineer, geologist, architect, landscape architect, land surveyor, or planner, performing specified services on a project, including preliminary design and preconstruction services, when proposing to perform services on a subsequent portion or phase of the project, if the work product for prior phases is publicly available.	05/30/2019 - In ASSEMBLY. From third reading. To Inactive File.

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<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
<b><u>AB 636</u></b> Gray (D)	State Water Resources Control Board: Objectives		Prohibits the State Water Resources Control Board from implementing water quality objectives for which the state board makes a certain finding relating to environmental quality until it has submitted the water quality objectives and a statement of that finding to the appropriate policy committees of the Legislature and each committee has held a hearing on these matters.	03/14/2019 - To ASSEMBLY Committee on ENVIRONMENTAL SAFETY AND TOXIC MATERIALS.
<b><u>AB 637</u></b> Gray (D)	Disadvantaged Communities: Drinking Water		Requires the State Water Resources Control Board, before taking an action that significantly impacts drinking water, to use existing information to identify impacted disadvantaged communities and to seek to reduce impacts to those communities. Requires the Board to ensure that disadvantaged communities are provided an opportunity to participate in the public process for a decision that significantly impacts drinking water by holding a public hearing in or near an impacted community.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 638</u></b> Gray (D)	Dept. of Water Resources: Water Storage: Climate Change		Requires the Department of Water Resources, as part of the update to the State Water Plan every five years, to identify water storage facilities vulnerable to climate change impacts and the mitigation strategies for anticipated adverse impacts. Requires the Department to provide a copy of this information to the appropriate policy committees of the Legislature, to the Natural Resources Agency, and to the Office of Planning and Research for specified climate adaptation planning functions.	09/13/2019 - Enrolled.;09/13/2019 - *****To GOVERNOR.
<b><u>AB 654</u></b> Rubio (D)	Public Records: Utility Customers: Personal Information		Authorizes a local agency to disclose the name, utility usage data, and home address of utility customers to an officer or employee of another governmental agency when the disclosure is not necessary for the performance of the other governmental agency's official duties but is to be used for scientific, educational, or research purposes, and the requesting agency receiving the disclosed material agrees to maintain it as confidential in accordance with specified criteria.	02/28/2019 - To ASSEMBLY Committee on JUDICIARY.

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Bill No. Author	Title	IRWD Position	Summary/Effects	Status
<u><b>AB 658</b></u> Arambula (D)	Water Rights: Water Management		Authorizes a groundwater sustainability agency or local agency to apply for, and the State water Resources Control Board to issue, a conditional temporary permit for diversion of surface water to underground storage for beneficial use that advances the sustainability goal of a groundwater basin.	09/18/2019 - Enrolled.
<u><b>AB 756</b></u> Garcia (D)	Public Water Systems: Perfluoroalkyl Substances		Authorizes the State Water Resources Control Board to order a public water system to monitor for perfluoroalkyl substances and polyfluoroalkyl substances. Requires a community water system or a nontransient noncommunity water system, upon a detection of these substances, to report that detection.	07/31/2019 - Chaptered by Secretary of State. Chapter No. 2019-162
<u><b>AB 782</b></u> Berman (D)	Environmental Quality Act: Exemption: Land Transfers		Exempts from the California Environmental Quality Act the acquisition, sale, or other transfer of interest in land by a public agency for certain purposes, or the granting or acceptance of funding by a public agency for those purposes.	08/30/2019 - Signed by GOVERNOR.;08/30/2019 - Chaptered by Secretary of State. Chapter No. 2019-181
<u><b>AB 834</b></u> Quirk (D)	Freshwater and Estuarine Harmful Algal Bloom Program		Requires the State Water Resources Control Board to establish a Freshwater and Estuarine Harmful Algal Bloom Program to protect water quality and public health from harmful algal blooms. Requires the Board in consultation with specified entities to coordinate immediate and long term algal bloom even incident response, and conduct and support algal bloom field assessment and ambient monitoring at the state, regional, watershed, and site specific waterbody scales.	09/13/2019 - *****To GOVERNOR.
<u><b>AB 835</b></u> Quirk (D)	Safe Recreational Water Use: Harmful Algal Blooms		Requires the State Water Resources Control Board by regulation and in consultation with the State Department of Public Health, local health officers, California Native American tribes, as defined, and the public, to establish, maintain, and amend as necessary, minimum standards for the safety of freshwater recreational bodies as related to harmful algal blooms, as it determines are reasonably necessary for the protection of the public health and safety.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.

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<b><u>AB 841</u></b> Ting (D)	Drinking Water: Contaminants		Requires the Office of Environmental Health Hazard Assessment to adopt and complete a work plan within prescribed timeframes to assess which substances in the class of perfluoroalkyl and polyfluoroalkyl substances should be identified as a potential risk to human health.	06/19/2019 - In SENATE Committee on ENVIRONMENTAL QUALITY: Not heard.
<b><u>AB 849</u></b> Bonta (D)	Elections: City and County Redistricting		Requires the governing body of each local jurisdiction to adopt new district boundaries after each federal decennial census, with exceptions. Specifies redistricting criteria and deadlines for the adoption of new boundaries by the governing body. Specifies hearing procedures that would allow the public to provide input on the placement of boundaries and on proposed boundary maps.	09/14/2019 - Enrolled.
<b><u>AB 868</u></b> Bigelow (R)	Electric Utilities: Wildfire Mitigation Plans		Requires each election corporation that deenergize portions of of the electrical grid as a wildfire mitigation measure to adopt protocols for when deenergization will be undertaken, protocols for providing notice and other steps to be taken to minimize any adverse effects from deenergization, and protocols for restoring electrical service following a deenergization. Requires such utilities to maintain a web site devoted to public safety as it relates to the utility services provided by the utility.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 881</u></b> Bloom (D)	Accessory Dwelling Units		Requires a local agency to designate areas where accessory dwelling units may be permitted based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. Prohibits a local agency from issuing a certificate of occupancy for an accessory dwelling unit before issuing a certificate of occupancy for the primary residence.	09/13/2019 - In SENATE. Read third time. Passed SENATE. *****To ASSEMBLY for concurrence.;09/13/2019 - In ASSEMBLY. ASSEMBLY concurred in SENATE amendments. To enrollment.
<b><u>AB 931</u></b> Boerner Horvath (D)	Local Boards and Commissions		Requires, with respect to a city with a population of 50,000 or more that the city not appoint members of nonsalaried, nonelected boards or commissions consisting of 5 or more members such that	09/13/2019 - *****To GOVERNOR.



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			individuals of the same gender identity comprise more than 60% of the board or commission's membership.	
<b><u>AB 937</u></b> Rivas R (D)	Waste Discharge Requirements: Produced Water		Authorizes a regional board to approve a waste discharge requirement for the use or reuse of produced water from an oil and gas operation for agricultural purpose or for groundwater recharge, only if, after a public hearing, it finds that the California Council on Science and Technology has reviewed the best available independent scientific evidence and has found the use will not pose a significant risk to the public from contaminants in the produced water.	03/04/2019 - To ASSEMBLY Committee on ENVIRONMENTAL SAFETY AND TOXIC MATERIALS.
<b><u>AB 945</u></b> McCarty (D)	Local Government: Financial Affairs: Surplus Funds		Authorizes a local agency to invest and deposit the agency's surplus funds in deposits at specified types of financial institutions whether those investments are in certificates of deposit or another form. Increases the percentage of funds that can be so invested by a city, district, or other local agency that does not pool money in deposits or investments with other local agencies with a different governing body.	09/14/2019 - Enrolled.
<b><u>AB 961</u></b> Reyes (D)	Energy Programs and Projects: Nonenergy Benefits		Requires the commission to establish common definitions of nonenergy benefits and attempt to determine consistent values for use in all distributed energy resource programs, meaningfully consider producing nonenergy benefits in distributed energy resource programs and projects, incorporate nonenergy benefits in distributed energy resource programs and projects in environmental and social justice communities and track the nonenergy benefits produced in distributed energy resource programs.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 992</u></b> Mullin (D)	Open Meetings: Local Agencies: Social Media		Provides that the Ralph M. Brown Act does not apply to the participation, as defined, in an internet- based social media platform, as defined, by a majority of the members of a legislative body, provides that a majority of the members do not discuss	05/01/2019 - In ASSEMBLY Committee on LOCAL GOVERNMENT: Failed passage.;05/01/2019 - In ASSEMBLY Committee on LOCAL

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			among themselves the business o a specific nature that is within subject matter jurisdiction of the legislative body.	GOVERNMENT: Reconsideration granted.
<b><u>AB 1013</u></b> Obernolte (R)	State Agencies: Grant Applications		Prohibits a state agency from permitting an evaluator to review a discretionary grant application submitted by an organization or a person for which the evaluator was a representative, voting member, or staff member within a certain period preceding receipt of that application.	09/11/2019 - Enrolled.;09/11/2019 - *****To GOVERNOR.
<b><u>AB 1035</u></b> Mayes (R)	Personal Information: Data Breaches		Requires a person or business that owns or licenses computerized data that includes personal information to disclose any breach of the security of the system in the most expedient time possible and without unreasonable delay. Requires an agency that was the source of a security breach to offer, in the notice of the breach, appropriate identity theft prevention and mitigation services at no cost to potential or actual victims of the breach.	05/23/2019 - From SENATE Committee on JUDICIARY with author's amendments.;05/23/2019 - In SENATE. Read second time and amended. Re-referred to Committee on JUDICIARY.
<b><u>AB 1045</u></b> Chen (R)	Public Works: Prevailing Wages		Increase the threshold to require the payment of a prevailing rate of per diem wages.	03/19/2019 - From ASSEMBLY Committee on LABOR AND EMPLOYMENT with author's amendments.;03/19/2019 - In ASSEMBLY. Read second time and amended. Re-referred to Committee on LABOR AND EMPLOYMENT.
<b><u>AB 1054</u></b> Holden (D)	Public Utilities: Wildfires and Employee Protection		Establishes the State Wildfire Safety Advisory Board. Requires the Public Utilities Commission and the Office of Energy Infrastructure Safety to enter into a memorandum of understanding with the Commission to cooperatively develop consistent approaches and share data related to electric infrastructure safety, and to share results from various safety activities, including relevant inspections and regulatory development.	07/11/2019 - *****To GOVERNOR.;07/12/2019 - Signed by GOVERNOR.;07/12/2019 - Chaptered by Secretary of State. Chapter No. 2019-79
<b><u>AB 1093</u></b> Rubio (D)	Municipal Separate Storm Sewer Systems		Requires the State Water Resources Control Board to establish financial capability assessment guidelines for municipal separate	09/11/2019 - *****To GOVERNOR.

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			storm sewer system permittees that are adequate and consistent when considering the costs to local jurisdictions. Requires the state board and the regional boards to continue using available regulatory tools and other approaches to foster collaboration with permittees to implement permit requirements in light of the costs of implementation.	
<b><u>AB 1130</u></b> Levine (D)	Personal Information: Data Breaches		Revises the definition of personal information to add specified unique biometric data and tax identification numbers, passport numbers, military identification numbers, and unique identification numbers issued on a government document in addition to those for driver's licenses and State identification cards to these provisions.	09/11/2019 - *****To GOVERNOR.
<b><u>AB 1151</u></b> Daly (D)	Fire Damages: Civil Actions: Pecuniary Damages		Provides that in a civil action seeking damages caused by a fire, pecuniary damages must be quantifiable and not unreasonable in relation to the prefire fair market value of the damaged property or the prefire market value of similar property. Provides that these provisions are not intended to limit or change the ability of a public agency to recover costs arising from a fire, as provided in other specified provisions of law.	03/28/2019 - To ASSEMBLY Committees on JUDICIARY and NATURAL RESOURCES.;03/28/2019 - From ASSEMBLY Committee on JUDICIARY with author's amendments.;03/28/2019 - In ASSEMBLY. Read second time and amended. Re-referred to Committee on JUDICIARY.
<b><u>AB 1180</u></b> Friedman (D)	Water: Recycled Water	SUPPORT	Requires the State Water Resources Control Board to administer provisions under the California Safe Drinking Water Act relating to the regulation of drinking water to protect the public health. Requires the state board to adopt standards for the backflow protection and cross-connection control through the adoption of a policy handbook.	09/14/2019 - Enrolled.
<b><u>AB 1194</u></b> Frazier (D)	Sacramento-San Joaquin Delta		Increases the membership of the Delta Stewardship Council to 13 members, including 11 voting members and 2 nonvoting members.	04/09/2019 - In ASSEMBLY Committee on WATER, PARKS AND WILDLIFE: Held in committee.

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<b><u>AB 1204</u></b> Rubio (D)	Public Water Systems: Primary Water Standards	SUPPORT	Relates to the California Safe Drinking Water Act. Requires the adoption or amendment of a primary drinking water standard for a contaminant in drinking water not regulated by a federal primary drinking water standard or that is more stringent than a federal primary drinking water standard to take effect 3 years after the date on which the state board adopts or amends the primary drinking water standard.	03/11/2019 - To ASSEMBLY Committee on ENVIRONMENTAL SAFETY AND TOXIC MATERIALS.
<b><u>AB 1212</u></b> Levine (D)	Public Employees' Retirement: Pension Fund		Requires a state agency that is responsible for infrastructure projects to produce a list of priority infrastructure projects for funding consideration by the retirement boards, as described, and to provide it to them. Requires a state agency also to provide further project information to a board upon request. Defines a state agency for these purposes as the Department of Transportation and the Department of Water Resources.	09/13/2019 - Enrolled.
<b><u>AB 1220</u></b> Garcia (D)	Metropolitan Water Districts		Relates to the Metropolitan Water Districts Act. Prohibits a member public agency from having fewer than the number of representatives it had as of a certain date.	07/10/2019 - *****To GOVERNOR.;07/10/2019 - Signed by GOVERNOR.;07/10/2019 - Chaptered by Secretary of State. Chapter No. 2019-71
<b><u>AB 1224</u></b> Gray (D)	Disability Insurance: Paid Family Leave Program		Authorizes up to a certain period of temporary disability benefits in a specified period, but would limit each disability benefit period to a certain length of temporary disability benefits. Provides for the deposit of additional contributions in, and authorizes an increase in disbursements from, the Unemployment Compensation Disability Fund. Makes an appropriation.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 1241</u></b> Quirk-Silva (D)	Contracts Between Public and Private Entities		Requires an agency that contracts with a person or private entity that owns or licenses an electronic database that contains the personal information of individuals for the purpose of hiring and training specified individuals, to do so only if the contract requires the person or private entity to comply with the requirements for	03/11/2019 - To ASSEMBLY Committee on PRIVACY AND CONSUMER PROTECTION.

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			disclosure and maintenance of personal information that are applicable to an agency pursuant to the Information Practices Act.	
<b><u>AB 1298</u></b> Mullin (D)	Bond Act		Enact the Climate Resiliency, Fire Risk Reduction, Recycling, Groundwater and Drinking Water Supply, Clean Beaches, and Jobs Infrastructure Bond Act which would authorize the issuance of bonds in an unspecified amount pursuant to the State General Obligation Bond Law to finance a climate resiliency, fire risk reduction, recycling, groundwater and drinking water supply, clean beaches, and jobs infrastructure program.	09/06/2019 - Re-referred to ASSEMBLY Committee on WATER, PARKS AND WILDLIFE.
<b><u>AB 1323</u></b> Stone (D)	Public Utilities Information: Confidentiality		Relates to the Public Utilities Act. Requires the information to be open to the public inspection unless federal or state law or an order of the commission based on a specified finding requires the information to be closed to inspection, or the withholding of that information is ordered by the commission, a commissioner, or an administrative law judge in the course of a hearing or proceeding.	04/02/2019 - From ASSEMBLY Committee on UTILITIES AND ENERGY with author's amendments.;04/02/2019 - In ASSEMBLY. Read second time and amended. Re-referred to Committee on UTILITIES AND ENERGY.
<b><u>AB 1347</u></b> Boerner Horvath (D)	Electricity: Renewable Energy		Establishes the policy of the state that eligible renewable energy resources and zero carbon resources supply a percentage of all retail sales of electricity to state and local government buildings by a certain date, and to all the State end use customers by a certain date.	03/11/2019 - To ASSEMBLY Committees on UTILITIES AND ENERGY and NATURAL RESOURCES.
<b><u>AB 1375</u></b> Bigelow (R)	Disaster Relief: Dead and Dying Tree Removal		Provides that the state share for removal of dead and dying trees in connection with the Governor's Proclamation of a State of Emergency issued on October 30, 2015, is not more than a certain percentage of total eligible costs.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 1381</u></b> Salas (D)	Safe Drinking Water Plan		Requires the State Water Resources Control Board, in its Safe Drinking Water Plan, to identify public water systems that fail to deliver water that meets all applicable standards under the Safe Drinking Water Act, specified areas in which persons have limited access to, or ability to pay for, safe and affordable drinking water,	03/18/2019 - To ASSEMBLY Committee on ENVIRONMENTAL SAFETY AND TOXIC MATERIALS.;03/18/2019 - From ASSEMBLY Committee on

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			and strategies to address the changing needs of current and future populations. Requires the plan to include a publicly accessible map that identifies such areas.	ENVIRONMENTAL SAFETY AND TOXIC MATERIALS with author's amendments.;03/18/2019 - In ASSEMBLY. Read second time and amended. Re-referred to Committee on ENVIRONMENTAL SAFETY AND TOXIC MATERIALS.
<b><u>AB 1389</u></b> Eggman (D)	Special Districts: Organization: Revenue Loss		Authorizes the local agency formation commission to propose, as part of the review and approval of a proposal for the establishment of new or different functions or class of services, or the divestiture of the power to provide particular functions or class of services, that the special district, to mitigate any loss of property taxes, franchise fees, and other revenues to any other affected local agency, provide payments to the affected local agency.	03/14/2019 - To ASSEMBLY Committee on LOCAL GOVERNMENT.
<b><u>AB 1414</u></b> Friedman (D)	Urban Retail Water Suppliers: Reporting		Requires each urban retail water supplier to submit a completed and validated water loss audit report as prescribed by the Department of Water Resources. Requires on or before a certain date, and on or before a certain day of each year thereafter, each urban retail water supplier to submit a completed and validated water loss audit report for the previous calendar year or previous fiscal year.	09/05/2019 - Chaptered by Secretary of State. Chapter No. 2019-239
<b><u>AB 1415</u></b> Friedman (D)	Department of Water Resources: Reporting		Requires the department to impose a civil penalty on an entity that fails to file with the department a specified report or plan by the deadline required for that particular report or plan. Authorizes the department to reduce or waive the civil penalty under certain circumstances.	08/30/2019 - In SENATE Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 1432</u></b> Dahle (R)	Water Shortage Emergencies: Declarations: Wildfires		Authorizes a public water supplier to declare a water shortage emergency condition without holding a public hearing in the event of a wildfire.	06/26/2019 - Signed by GOVERNOR.;06/26/2019 - Chaptered by Secretary of State. Chapter No. 2019-19

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<b><u>AB 1439</u></b> Melendez (R)	Policy for Water Quality Control		Makes nonsubstantive changes to the Porter-Cologne Water Quality Control Act.	02/22/2019 - INTRODUCED.
<b><u>AB 1445</u></b> Gloria (D)	Climate Change: Emergency Declaration and Policy		Declares that it is the policy of the State of California to restore an optimal safe climate and to provide maximum protection from climate change to all people and species, globally, including the most vulnerable.	02/22/2019 - INTRODUCED.
<b><u>AB 1482</u></b> Chiu (D)	Tenant Protection Act of 2019: Tenancy: Rent Caps		Prohibits an owner, of residential real property from terminating a tenancy without just cause, which the bill would require to be stated in the written notice to terminate tenancy when the tenant has continuously and lawfully occupied the residential real property for 12 months.	09/18/2019 - Enrolled.
<b><u>AB 1483</u></b> Grayson (D)	Housing Data: Collection and Reporting		Requires a city, county, or special district to maintain on its internet website a current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special district, applicable to a proposed housing development project, all zoning ordinances and development standards, and annual fee reports or annual financial reports.	09/18/2019 - Enrolled.
<b><u>AB 1484</u></b> Grayson (D)	Mitigation Fee Act: Housing Developments		Prohibits a local agency from imposing a housing impact requirement adopted by the local agency on a housing development project, as defined, unless specified requirements are satisfied by the local agency, including that the housing impact requirement be roughly proportional in both nature and extent to the impact created by the housing development project.	09/09/2019 - In SENATE. Read second time. To third reading.;09/09/2019 - In SENATE. Senate Rule 29.10(b) suspended.;09/09/2019 - Re-referred to SENATE Committee on RULES.
<b><u>AB 1486</u></b> Ting (D)	Surplus Land	WATCH	Expands the definition of local agency to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state, and any instrumentality thereof, that is empowered to acquire and	09/12/2019 - In ASSEMBLY. ASSEMBLY concurred in SENATE amendments. To enrollment.

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			hold real property, thereby requiring these entities to comply with requirements for the disposal of surplus land.	
<b><u>AB 1503</u></b> Burke (D)	Distributed Energy and Microgrids: Policies: Report		Requires in the report that the PUC also describe workforce opportunities in the areas of distributed energy and microgrids, including emerging energy jobs and professions and the costs and benefits to the ratepayers. Requires the PUC to collaborate with the Labor and Workforce Development Agency in the development of this section of the report.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>AB 1574</u></b> Mullin (D)	Lobbying Expenditures		Requires reports regarding lobbying expenditures to be filed on a monthly basis.	04/24/2019 - In ASSEMBLY Committee on APPROPRIATIONS: To Suspend File.
<b><u>AB 1588</u></b> Gloria (D)	Drinking Water and Wastewater Operator Certification	SUPPORT	Requires the State Water Resources Control Board to evaluate opportunities to issue a water treatment operator certificate or water distribution operator certificate by reciprocity, or a wastewater certificate by examination waiver, to persons who performed duties comparable to those duties while serving in the United States military.	09/11/2019 - *****To GOVERNOR.
<b><u>AB 1640</u></b> Boerner Horvath (D)	Local Government Finance: Budget Reserves.		Requires a local government by September 1, 2020, and annually thereafter, to submit a written report to the State Controller's office on how it plans to spend any of its budget reserves, as defined, on specified priorities over a 5-year fiscal period, including, among others, mental and behavioral health services and affordable housing.	03/18/2019 - To ASSEMBLY Committee on LOCAL GOVERNMENT.
<b><u>AB 1672</u></b> Bloom (D)	Solid Waste: Flushable Products	SUPPORT	Prohibits a covered entity, as defined, from labeling a covered product as safe to flush, safe for sewer systems, or safe for septic systems, unless the product is a flushable wipe that meets certain performance standards. Requires nonflushable products to be labeled clearly and conspicuously to communicate that they should not be flushed.	05/16/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Not heard.



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<b><u>AB 1768</u></b> Carrillo (D)	Prevailing Wage: Public Works		Expands the definition of public works to include work conducted during site assessment or feasibility studies. Specifies that preconstruction work, including design, site assessment, feasibility studies, and land surveying, is deemed to be part of a public work, regardless of whether any further construction work is conducted.	09/18/2019 - Enrolled.
<b><u>AB 1819</u></b> Judiciary Cmt	Public Records Inspection: Use of Requester's Equipment		Grants a requester who inspects a disclosable record on the premises of the agency the right to use the requester's equipment on those premises, without being charged any fees or costs, to photograph or otherwise copy or reproduce the record in a manner that does not require the equipment to make physical contact with the record, unless the means of copy or reproduction would result in damage to the record, or unauthorized access to a computer system of the agency or secured network.	09/18/2019 - Enrolled.
<b><u>ACA 3</u></b> Mathis (R)	Clean Water for All Act	WATCH	Requires not less than a certain percent of specified state revenues to be set apart for the payment of principal and interest on bonds authorized pursuant to the Water Quality, Supply, and Infrastructure Improvement Act. Relates to water supply, delivery, and quality projects administered by the Department of Water Resources and water quality projects administered by the State Water Resources Control Board.	04/30/2019 - In ASSEMBLY Committee on WATER, PARKS AND WILDLIFE: Failed passage.;04/30/2019 - In ASSEMBLY Committee on WATER, PARKS AND WILDLIFE: Reconsideration granted.
<b><u>ACR 89</u></b> Cooley (D)	Special Districts Week	SUPPORT	Proclaims a specified week to be Special Districts Week.	08/22/2019 - Chaptered by Secretary of State.;08/22/2019 - Resolution Chapter No. 2019-130
<b><u>SB 1</u></b> Atkins (D)	Environmental, Public Health, and Workers Defense Act	OPPOSE UNLESS AMENDED	Amends the California Environmental, Public Health, and Workers Defense Act in relation to federal baseline standards pertaining to environmental protection. Requires specified agencies to take prescribed actions regarding certain federal requirements and standards pertaining to air, water, and protected species. Revises the enforcement provisions of the Porter Cologne Water Quality Control Act.	09/17/2019 - Enrolled.

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<b>SB 13</b> Wieckowski (D)	Accessory Dwelling Units	WATCH	Amends the Planning and Zoning Law. Authorizes the creation of accessory dwelling units in areas zoned to allow single family or multifamily dwelling residential use. Prohibits a local agency from establishing any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size for either attached or detached dwelling units, under certain conditions.	09/18/2019 - Enrolled.
<b>SB 19</b> Dodd (D)	Water Resources: Stream Gages		Requires the Department of Water Resources and the State Water Resources Control Board, upon an appropriation of funds by the Legislature, to develop a plan to deploy a network of stream gages that includes a determination of funding needs and opportunities for modernizing and reactivating existing gages and deploying new gages.	09/12/2019 - Enrolled.
<b>SB 43</b> Allen (D)	Carbon Intensity and Pricing: Retail Products		Requires the state board, no later than January 1, 2022, to submit a report to the Legislature on the findings from a study, as specified, to determine the feasibility and practicality of assessing the carbon intensity of all retail products subject to the tax imposed pursuant to the Sales and Use Tax Law, so that the total carbon equivalent emissions associated with such retail products can be quantified.	07/08/2019 - In ASSEMBLY Committee on REVENUE AND TAXATION: Failed passage.;07/08/2019 - In ASSEMBLY Committee on REVENUE AND TAXATION: Reconsideration granted.
<b>SB 44</b> Skinner (D)	Medium and Heavy Duty Vehicles: Comprehensive Strategy		Requires the State Air Resources Board, in consultation with certain entities, to update the mobile source strategy to include a comprehensive strategy for the deployment of medium- and heavy-duty vehicles in the state for the purpose of bringing the state into compliance with federal ambient air quality standards and reducing motor vehicle greenhouse gas emissions from the medium- and heavy-duty vehicle sector. Requires the board to recommend reasonable and achievable goals for reducing emissions.	09/16/2019 - Enrolled.

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<b><u>SB 45</u></b> Allen (D)	Wildfire Prevention, Drinking Water, Drought, and Flood		Enacts the Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act, which, if approved by the voters, would authorize the issuance of bonds to the State General Obligation Bond Law to finance projects for a wildfire prevention, safe drinking water, drought preparation, and flood protection program.	09/10/2019 - From SENATE Committee on APPROPRIATIONS with author's amendments.;09/10/2019 - In SENATE. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.
<b><u>SB 46</u></b> Jackson (D)	Emergency Services: Telecommunications		Amends the Emergency Services Act. Requires a local government that enters into an agreement to access information of resident accountholders to, upon receipt of that information, notify residents that they have been entered into the public emergency warning system.	05/16/2019 - In SENATE Committee on APPROPRIATIONS: Held in committee.
<b><u>SB 69</u></b> Wiener (D)	Ocean Resiliency Act		Requires the Department of Fish and Wildlife to develop and implement a plan, in collaboration with specified scientists, experts, and representatives, as part of its fish hatchery operations for the improvement of the survival of hatchery-produced salmon, and the increased contribution of the hatchery program to commercial and recreational salmon fisheries.	08/30/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>SB 101</u></b> Budget and Fiscal Review Cmt	Drinking Water		Establishes the Safe and Affordable Drinking Water Fund in the State Treasury to help water systems provide an adequate and affordable supply of safe drinking water in both the near and the long terms. Prohibits a person from operating a public water system unless the person first submits an application to the state board and receives a permit to operate the system.	06/24/2019 - From ASSEMBLY Committee on BUDGET with author's amendments.;06/24/2019 - In ASSEMBLY. Read second time and amended. Re-referred to Committee on BUDGET.
<b><u>SB 128</u></b> Beall (D)	Public Contracts: Best Value Construction Contracting		Authorizes the County of Santa Clara and the County of Monterey to utilize a specified pilot program and extends the operation of certain provisions. Requires the Board of Supervisors of a participating county to submit a report that contains certain information about the projects awarded using the best value construction contracting procedures.	09/06/2019 - *****To GOVERNOR.

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<b><u>SB 133</u></b> Galgiani (D)	Wildfires: Detection		States the intent of the Legislature to enact legislation to create and fund a program for installing remote infrared cameras that can help in detecting wildfires.	01/24/2019 - To SENATE Committee on RULES.
<b><u>SB 134</u></b> Hertzberg (D)	Water Conservation: Water Losses	SUPPORT	Prohibits the State Water Resources Control Board from issuing an information order, written notice, or conservation order to an urban retail water supplier that does not meet its urban water use objective, if the Board determines the urban retail water supplier is not meeting its urban water use objective solely because the volume of water loss exceeds the urban retail water supplier's standard for water loss.	08/30/2019 - Signed by GOVERNOR.;08/30/2019 - Chaptered by Secretary of State. Chapter No. 2019-203
<b><u>SB 139</u></b> Allen (D)	Independent Redistricting Commissions		Requires certain counties to establish an independent redistricting commission to adopt the county's supervisorial districts after each federal census. Requires these commissions to take steps to encourage county residents to participate in the redistricting process. Specifies certain procedures for a commission's hearing process relating to notice, the number of hearings, and translation of hearings. Requires the county to provide for reasonable funding and staffing of the commission.	09/16/2019 - Enrolled.
<b><u>SB 166</u></b> Wiener (D)	Process Water Treatment Systems: Breweries		Requires the State Water Resources Control Board, in consultation with the State Department of Public Health, Food and Drug Branch, to adopt regulations for microbiological, chemical, and physical water quality and treatment requirements for voluntary onsite treatment and reuse of process water in breweries. Requires the Food and Drug Branch to consult with the State Board before requiring termination of a process water treatment system.	08/30/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>SB 190</u></b> Dodd (D)	Fire Safety: Building Standards: Defensible Space		Requires the Office of the State Fire Marshal to develop a model defensible space program. Requires the Office to make available on their website a Wildland Urban Interface Fire Safety Building Standards Compliance training manual for the training of local building officials, builders, and firefighters.	09/16/2019 - Enrolled.

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<b><u>SB 200</u></b> Monning (D)	Drinking Water	SUPPORT	Establishes the Safe and Affordable Drinking Water Fund in the State Treasury to help water systems provide an adequate and affordable supply of safe drinking water in both the near and the long terms. Authorizes the state board to provide for the deposit into the fund of certain moneys and would continuously appropriate the moneys in the fund to the state board for grants, loans, contracts, or services to assist eligible recipients.	07/24/2019 - Signed by GOVERNOR.;07/24/2019 - Chaptered by Secretary of State. Chapter No. 2019-120
<b><u>SB 204</u></b> Dodd (D)	State Water Project: Contracts	WATCH	Requires the Department of Water Resources to provide at least 10 days' notice to the Joint Legislative Budget Committee and relevant policy and fiscal committees of the Legislature before holding public sessions to negotiate any potential amendment of a long-term water supply contract that is of projectwide significance with substantially similar terms intended to be offered to all contractors, or that would permanently transfer a contractual water amount between contractors.	06/06/2019 - To ASSEMBLY Committee on WATER, PARKS AND WILDLIFE.
<b><u>SB 209</u></b> Dodd (D)	Office of Emergency Services: Wildfire Forecast		Requires the office and the Department of Forestry and Fire Protection to jointly establish and lead the Wildfire Forecast and Threat Intelligence Integration Center, comprised of representatives from specified state and other entities. Requires the center to serve as the state's integrated central organizing hub for wildfire forecasting, weather information, and threat intelligence gathering, analysis, and dissemination and to coordinate wildfire threat intelligence and data sharing.	09/16/2019 - Enrolled.
<b><u>SB 210</u></b> Leyva (D)	Heavy-Duty Vehicle Inspection and Maintenance Program		Requires the state board, in consultation with the bureau and other specified entities, to implement a pilot program that develops and demonstrates technologies that show potential for readily bringing heavy-duty vehicles into an inspection and maintenance program. Requires the state board, no later than 2 years after the completion of the pilot program, to develop and implement a Heavy-duty	09/18/2019 - Enrolled.

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			Vehicle Inspection and Maintenance Program for nongasoline heavy-duty onroad motor vehicles.	
<b><u>SB 212</u></b> Allen (D)	Elections: Local Voting Methods		Authorizes a city, county, or local educational agency to conduct an election using ranked choice voting, in which voters rank the candidates for office in order of preference. Specifies the procedures for conducting an election using ranked choice voting as it applies to both a single seat election and a multiseat election.	09/16/2019 - Enrolled.
<b><u>SB 226</u></b> Nielsen (R)	Watershed Restoration: Wildfires: Grant Program		Requires the Natural Resources Agency to develop and implement a watershed restoration grant program for purposes of awarding grants to private property land owners to assist them with watershed restoration on watersheds that have been affected by wildfire. Requires the agency to provide technical resources to the private property land owners seeking assistance with watershed restoration.	08/30/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>SB 287</u></b> Nielsen (R)	Commission on State Mandates: Test Claims: Filing Date		Relates to the filing date on test claims for the Commission on State Mandates. Specifies that for purposes of filing a test claim based on the date of incurring increased costs, "within 12 months" means by June 30 of the fiscal year following the fiscal year in which increased costs were first incurred by the test claimant.	08/30/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>SB 307</u></b> Roth (D)	Water Conveyance: Use of Facility with Unused Capacity	WATCH	Prohibits a transferor of water from using a water conveyance facility that has unused capacity to transfer water from a groundwater basin underlying desert lands that is in the vicinity of specified federal lands or state lands to outside of the groundwater basin, unless the State Lands Commission finds no adverse affect to the natural or cultural resources of those federal or state lands. Requires a transferor of water to submit an application to the Commission.	07/31/2019 - Chaptered by Secretary of State. Chapter No. 2019-169

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
<b>SB 332</b> Hertzberg (D)	Wastewater Treatment: Recycled Water	OPPOSE UNLESS AMENDED	Declares that the discharge of treated wastewater from ocean outfalls is a waste and unreasonable use of water. Requires each wastewater treatment facility that discharges through an ocean outfall and affiliated water suppliers to reduce the facility's annual flow as compared to the average annual dry weather wastewater discharge baseline volume. Provides a penalty for failing to submit a plan or report addressing the progress toward meeting the annual flow reduction deadlines.	05/16/2019 - In SENATE Committee on APPROPRIATIONS: Held in committee.
<b>SB 335</b> Hurtado (D)	Provision of Sewer Service: Onsite Treatment System		Authorizes the property owner of an affected residence to opt out of the provision of sewer service for a maximum of 5 years if the adequate onsite sewage treatment system was installed no more than 5 years prior to the issuance of the order.	02/28/2019 - To SENATE Committees on ENVIRONMENTAL QUALITY and GOVERNANCE AND FINANCE.
<b>SB 341</b> Morrell (R)	Public Employment and Retirement		Requires the Board of Administration of the Public Employees' Retirement System to report a calculation of liabilities based on a discount rate equal to the yield on a 10-year United States Treasury note in the year prior to the report. Requires the Teacher's Retirement Board to provide a description of the discount rate the board uses for reporting liabilities, a calculation of liabilities based on a discount rate that is 2% below the long-term rate of return.	03/27/2019 - In ASSEMBLY Committee on LABOR AND EMPLOYMENT: Failed passage.;03/27/2019 - In SENATE Committee on LABOR, PUBLIC EMPLOYMENT AND RETIREMENT: Reconsideration granted.
<b>SB 378</b> Wiener (D)	Electrical Corporations: Deenergization Events		Requires an electrical corporation to annually report to the commission, the Office of Emergency Services, the Department of Forestry and Fire Protection, the Independent System Operator, and county governments within its service territory on the age, useful life, and condition of the electrical corporation's equipment, including the date of most recent inspection and maintenance records.	09/06/2019 - From SENATE Committee on RULES with author's amendments.;09/06/2019 - In SENATE. Read second time and amended. Re-referred to Committee on RULES.
<b>SB 414</b> Caballero (D)	Small System Water Authority Act of 2019	SUPPORT	Creates the Small System Water Authority Act of 2019 and states legislative findings and declarations relating to authorizing the creation of small system water authorities that will have powers to	08/30/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
			absorb, improve, and competently operate noncompliant public water systems.	
<b>SB 454</b> Caballero (D)	Water Resources Control Board: Administrative Hearings		Requires the State Water Resources Control Board to assess filing fees for the filing of briefing papers or motions in a hearing conducted by the Office. Requires filing fees or monetary penalties to be deposited in the Water Rights Hearings Office Fund.	05/16/2019 - In SENATE Committee on APPROPRIATIONS: Held in committee.
<b>SB 474</b> Stern (D)	Habitat Conservation Fund		Relates to the State Wildlife Protection Act of 1990. Establishes the Wildlife Protection Subaccount in the Habitat Conservation Fund and would require the Controller, if an appropriation is made for this purpose in any fiscal year, to transfer \$30,000,000 from the General Fund to the subaccount, less any amount transferred from specified accounts and funds, to be expended by the board for the acquisition, enhancement, or restoration of wildlife habitat.	06/06/2019 - To ASSEMBLY Committee on WATER, PARKS AND WILDLIFE.
<b>SB 487</b> Caballero (D)	Department Of Water Resources: Aerial Snow Survey		Requires, to the extent an appropriation is made for these purposes, the Department of Water Resources' state snow survey program to conduct aerial surveys of the snowpack and conduct supporting forecasts of runoff volume and timing for the watersheds of the Sierra Nevada and Cascade Range and the Klamath Trinity Mountains, including areas that drain or supply water to major reservoirs and lakes.	09/12/2019 - Enrolled.
<b>SB 518</b> Wieckowski (D)	Civil Actions: Settlement Offers		Exempts from provisions any action to enforce the California Public Records Act.	09/16/2019 - Enrolled.
<b>SB 535</b> Moorlach (R)	Greenhouse Gases: Wildfires and Forest Fires		Requires the report to include information, if feasible, regarding the greenhouse gas, criteria air pollutant, and short-lived climate pollutant emissions from wildfires and forest fires, an assessment of the increased severity of wildfires and forest fires from the impacts of climate change, and a calculation of the increase in the emissions of criteria air pollutants, greenhouse gases, and short-	08/30/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.



**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

Bill No. Author	Title	IRWD Position	Summary/Effects	Status
			lived climate pollutants based on the increased severity of wildfires and forest fires assessed.	
<b><u>SB 559</u></b> Hurtado (D)	California Water Commission: Grant: Friant-kern Canal		Appropriates funds to the Department of Water Resources for the purposes of restoring the Friant-kern Canal to its full capacity. Requires the grant to be part of a comprehensive solution to groundwater sustainability and subsidence in the San Joaquin Valley and would require the joint powers authority to demonstrate a funding match of at least 35% from user fees, local sources, federal funding, or a combination of these sources.	08/30/2019 - In ASSEMBLY Committee on APPROPRIATIONS: Held in committee.
<b><u>SB 608</u></b> Glazer (D)	Architects and Landscape Architects		Amends existing law that requires applicants to furnish their fingerprints for purposes of conducting criminal history record checks. Adds the State Architects Board and the Landscape Architects Technical Committee to the list of designated agencies subject to such requirement. Provides that the Board has the authority to obtain and review criminal offender record information to determine whether an applicant is subject to denial of a license.	09/16/2019 - Enrolled.
<b><u>SB 615</u></b> Hueso (D)	Public Records: Disclosure		Permits any person to institute proceedings for injunctive or declarative relief or a writ of mandate in any court of competent jurisdiction to enforce their right to inspect or to receive a copy of any public record or class of public records covered by the California Public Records Act. Requires a person to meet and confer in good faith with the agency in an attempt to informally resolve each issue.	03/14/2019 - To SENATE Committee on JUDICIARY.
<b><u>SB 629</u></b> McGuire (D)	Air Districts: Hearing Boards: Notice Requirements		Relates to the Ralph M. Brown Act. Requires a hearing board to send a notice of hearing not less than a specified number of hours before the hearing to any person who requests the notice.	05/30/2019 - To ASSEMBLY Committee on NATURAL RESOURCES.
<b><u>SB 641</u></b> Allen (D)	Special Elections		Extends the authority to conduct a special election to fill a vacancy in the Office of Representative in Congress, State Senator, or Member of the Assembly as an all mailed ballot election.	09/10/2019 - Enrolled.;09/10/2019 - *****To GOVERNOR.

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
<b><u>SB 646</u></b> Morrell (R)	Local Agency Utility Services: Service Extensions		Revises the definition of fee to mean a fee for the physical facilities necessary to make a water connection or sewer connection, and that the estimated reasonable cost of labor and materials for installation of those facilities bears a fair or reasonable relationship to the payor's burdens on, or benefits received from, the water connection or sewer connection.	07/10/2019 - Signed by GOVERNOR.;07/10/2019 - Chaptered by Secretary of State. Chapter No. 2019-78
<b><u>SB 668</u></b> Rubio (D)	Fire Hydrants: Water Suppliers: Regulations		Requires an urban water supplier, to review and revise its emergency response plan as required by federal law. Requires the Office of Emergency Services to establish emergency response and recovery plans in coordination with urban water suppliers.	09/12/2019 - In ASSEMBLY. To Inactive File.
<b><u>SB 669</u></b> Caballero (D)	Water Quality: Safe Drinking Water Fund		Establishes the Safe Drinking Water Fund in the State Treasury. Provides that moneys in the fund are continuously appropriated to the state board. Requires the state board to administer the fund to assist community water systems in disadvantaged communities that are chronically noncompliant relative to the federal and state drinking water standards and do not have the financial capacity to pay for operation and maintenance costs comply with those standards.	05/16/2019 - In SENATE Committee on APPROPRIATIONS: Held in committee.
<b><u>SB 732</u></b> Allen (D)	South Coast Air Quality Management District	WATCH	Authorizes the South Coast District Board to impose a transactions and use tax within the boundaries of the south coast district.	05/13/2019 - In SENATE Committee on APPROPRIATIONS: Not heard.
<b><u>SB 762</u></b> Jones (R)	Groundwater Storage		Makes a nonsubstantive change in provisions relating to groundwater storage.	03/14/2019 - To SENATE Committee on RULES.
<b><u>SB 779</u></b> Nat Resour & Water Cmt	Appropriation of Water: Change of Point of Diversion		Authorizes the State Water Resources Control Board, after a hearing, to change provisions or conditions for permits and licenses to appropriate water. Authorizes an applicant, permittee, or licensee to initiate the making of a minor change to an application, permit, or license without requiring the filing of a petition for change if the board makes specified findings, including that the change does not	09/05/2019 - Chaptered by Secretary of State. Chapter No. 2019-255

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
			have the potential to adversely affect the water supply of other legal users of water.	
<b><u>SB 780</u></b> Governance and Finance Cmt	Local Government Omnibus Act		Requires the Secretary of State and each county clerk to establish and maintain an indexed Registry of Public Agencies containing a specified statement of facts about the agency. Corrects incorrect cross-references in certain provisions.	09/10/2019 - Enrolled.;09/10/2019 - *****To GOVERNOR.
<b><u>HR 535</u></b> Dingell D (D)	Hazardous Substances Designation		Requires the Administrator of the Environmental Protection Agency to designate per- and polyfluoroalkyl substances as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980.	02/07/2019 - In HOUSE Committee on TRANSPORTATION & INFRASTRUCTURE: Referred to Subcommittee on RAILROADS, PIPELINES & HAZARDOUS MATERIALS.
<b><u>HR 1162</u></b> Napolitano (D)	Water Recycling and Reuse Projects Grant Program	SUPPORT	Establishes a grant program for the funding of water recycling and reuse projects.	06/13/2019 - Subcommittee on WATER, POWER AND OCEANS hearings held.
<b><u>HR 1417</u></b> Lawrence (D)	Water and Sewer Infrastructure Trust Fund		Establishes a trust fund to provide for adequate funding for water and sewer infrastructure.	03/27/2019 - In HOUSE Committee on AGRICULTURE: Referred to Subcommittee on CONSERVATION AND FORESTRY.
<b><u>HR 1567</u></b> Lujan (D)	Water Contamination From Military Installations		Authorizes the Department of Defense to temporarily provide water uncontaminated with perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS) for agricultural purposes to areas affected by contamination from military installations, authorizes the Secretary of the Air Force to acquire real property to extend the contiguous geographic footprint of any Air Force base that has shown signs of contamination from PFOA and PFOS due to activities on the base.	03/07/2019 - In HOUSE Committee on TRANSPORTATION & INFRASTRUCTURE: Referred to Subcommittee on WATER RESOURCES AND ENVIRONMENT.
<b><u>HR 1764</u></b> Garamendi (D)	Federal Water Pollution Control Permitting Terms	SUPPORT	Amends the Federal Water Pollution Control Act with respect to permitting terms.	03/15/2019 - In HOUSE Committee on TRANSPORTATION & INFRASTRUCTURE: Referred to

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
				Subcommittee on WATER RESOURCES AND ENVIRONMENT.
<b><u>HR 1976</u></b> Kildee (D)	Perfluorinated Compounds Survey		Requires the Director of the United States Geological Survey to perform a nationwide survey of perfluorinated compounds.	06/13/2019 - Subcommittee on WATER, POWER AND OCEANS hearings held.
<b><u>HR 2377</u></b> Boyle B (D)	Drinking Water Maximum Contaminant Level		Amends the Safe Drinking Water Act, requires the Administrator of the Environmental Protection Agency to publish a maximum contaminant level goal and promulgate a national primary drinking water regulation for total per- and polyfluoroalkyl substances.	04/29/2019 - INTRODUCED.;04/29/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2500</u></b> Smith A (D)	National Defense Authorization Act for Fiscal Year 2020		Provides for the National Defense Authorization Act for specified Fiscal Year.	07/12/2019 - In HOUSE. Passed HOUSE. *****To SENATE.
<b><u>HR 2533</u></b> Pallone (D)	Community Water Systems Contamination		Assists community water systems affected by perfluoroalkyl substances (PFAS) contamination.	05/07/2019 - INTRODUCED.;05/07/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2566</u></b> Soto (D)	Environmental Protection Agency Safer Choice Standard		Requires the Administrator of the Environmental Protection Agency to revise the Safer Choice Standard to provide for a Safer Choice label for pots, pans, and cooking utensils that do not contain polyfluoroalkyl substances (PFAS).	05/07/2019 - INTRODUCED.;05/07/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2570</u></b> Rouda (D)	Water Treatment Costs		Ensures that polluters pay ongoing water treatment costs associated with contamination from perfluoroalkyl and polyfluoroalkyl substances.	05/09/2019 - In HOUSE Committee on TRANSPORTATION & INFRASTRUCTURE: Referred to Subcommittee on WATER RESOURCES AND ENVIRONMENT.
<b><u>HR 2577</u></b> Delgado (D)	Toxics Release Inventory Inclusion		Amends the Emergency Planning and Community Right-To-Know Act of 1986, includes per- and polyfluoroalkyl substances on the Toxics Release Inventory.	05/08/2019 - INTRODUCED.;05/08/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2591</u></b> Khanna (D)	Polyfluoroalkyl Substance Waste Prohibition		Prohibits the waste incineration of per- and polyfluoroalkyl substances.	05/08/2019 - INTRODUCED.;05/08/2019 - To

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
				HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2596</u></b> Kuster (D)	Polyfluoroalkyl Substances Manufacturing and Processing		Amends the Toxic Substances Control Act with respect to manufacturing and processing notices for per- and polyfluoroalkyl substances.	05/08/2019 - INTRODUCED.;05/08/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2600</u></b> Dean (D)	Per and Polyfluoroalkyl Substances Regulation		Regulates per- and polyfluoroalkyl substances under the Toxic Substances Control Act.	05/08/2019 - INTRODUCED.;05/08/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2605</u></b> Stevens (D)	Hazardous Air Pollutants Classification		Directs the Administrator of the Environmental Protection Agency to issue a final rule adding as a class all perfluoroalkyl and polyfluoroalkyl substances with at least one fully fluorinated carbon atom to the list of hazardous air pollutants under section 112(b) of the Clean Air Act (42 U.S.C. 7412(b)).	05/08/2019 - INTRODUCED.;05/08/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2608</u></b> Maloney S (D)	Toxic Substances Testing		Requires the testing of perfluoroalkyl and polyfluoroalkyl substances under the Toxic Substances Control Act.	05/09/2019 - INTRODUCED.;05/09/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b><u>HR 2626</u></b> Upton (R)	Water Contamination Remediation Agreements		Encourages Federal agencies to expeditiously enter into or amend cooperative agreements with States for removal and remedial actions to address PFAS contamination in drinking, surface, and ground water and land surface and subsurface strata.	06/26/2019 - Subcommittee on WATER RESOURCES AND ENVIRONMENT discharged.;06/26/2019 - In HOUSE Committee on TRANSPORTATION AND INFRASTRUCTURE: Consideration and mark-up session held.;06/26/2019 - In HOUSE Committee on TRANSPORTATION AND INFRASTRUCTURE: Ordered to be reported.
<b><u>HR 2638</u></b> Fletcher (D)	Firefighting Foam Use		Directs the Administrator of the Environmental Protection Agency to issue guidance on minimizing the use of firefighting foam containing PFAS.	05/09/2019 - INTRODUCED.;05/09/2019 - To

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
				HOUSE Committee on ENERGY AND COMMERCE.
<b>HR 2800</b> Slotkin (D)	Drinking Water Substance Monitoring		Amends the Safe Drinking Water Act, requires continued and expanded monitoring of perfluoroalkyl and polyfluoroalkyl substances in drinking water.	05/16/2019 - INTRODUCED.;05/16/2019 - To HOUSE Committee on ENERGY AND COMMERCE.
<b>S 611</b> Sanders (I)	Water and Sewer Infrastructure Funding		Provides adequate funding for water and sewer infrastructure.	02/28/2019 - INTRODUCED.;02/28/2019 - In SENATE. Read second time.;02/28/2019 - To SENATE Committee on ENVIRONMENT AND PUBLIC WORKS.
<b>S 638</b> Carper (D)	Hazardous Substances Designation		Requires the Administrator of the Environmental Protection Agency to designate per- and polyfluoroalkyl substances as hazardous substances under the Comprehensive Environmental Response, Compensation, Liability Act of 1980.	02/28/2019 - INTRODUCED.;02/28/2019 - In SENATE. Read second time.;02/28/2019 - To SENATE Committee on ENVIRONMENT AND PUBLIC WORKS.
<b>S 675</b> Udall T (D)	Water Contamination From Military Installations		Authorizes the Department of Defense to temporarily provide water uncontaminated with perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS) for agricultural purposes to areas affected by contamination from military installations, authorizes the Secretary of the Air Force to acquire real property to extend the contiguous geographic footprint of any Air Force base that has shown signs of contamination from PFOA and PFOS due to activities on the base.	03/06/2019 - INTRODUCED.;03/06/2019 - In SENATE. Read second time.;03/06/2019 - To SENATE Committee on ARMED SERVICES.
<b>S 950</b> Stabenow (D)	Perfluorinated Compounds Survey		Requires the Director of the United States Geological Survey to perform a nationwide survey of perfluorinated compounds.	03/28/2019 - INTRODUCED.;03/28/2019 - In SENATE. Read second time.;03/28/2019 - To SENATE Committee on ENVIRONMENT AND PUBLIC WORKS.

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
<b><u>S 1251</u></b> Shaheen (D)	Emerging Contaminants Public Health Response Assistance		Improves coordinate interagency Federal actions, provides assistance to States for responding to public health challenges posed by emerging contaminants.	04/30/2019 - INTRODUCED.;04/30/2019 - In SENATE. Read second time.;04/30/2019 - To SENATE Committee on ENVIRONMENT AND PUBLIC WORKS.
<b><u>S 1372</u></b> Stabenow (D)	Water Contamination Remediation Agreements		Encourages Federal agencies to expeditiously enter into or amend cooperative agreements with States for removal and remedial actions to address polyfluoroalkyl substances (PFAS) contamination in drinking, surface, and ground water and land surface and subsurface strata.	05/08/2019 - INTRODUCED.;05/08/2019 - In SENATE. Read second time.;05/08/2019 - To SENATE Committee on ENVIRONMENT AND PUBLIC WORKS.
<b><u>S 1473</u></b> Gillibrand (D)	Drinking Water Maximum Contaminant Levels		Amends the Safe Drinking Water Act, requires the Administrator of the Environmental Protection Agency to set maximum contaminant levels for certain chemicals.	05/15/2019 - INTRODUCED.;05/15/2019 - In SENATE. Read second time.;05/15/2019 - To SENATE Committee on ENVIRONMENT AND PUBLIC WORKS.
<b><u>S 1507</u></b> Capito (R)	Toxics Release Inventory Inclusion		Includes certain perfluoroalkyl and polyfluoroalkyl substances in the toxics release inventory.	06/19/2019 - In SENATE Committee on ENVIRONMENT AND PUBLIC WORKS: Ordered to be reported with an amendment in the nature of a substitute.;06/19/2019 - From SENATE Committee on ENVIRONMENT AND PUBLIC WORKS: Reported by Sen. Barrasso with an amend. in the nature of a substitute.;06/19/2019 - In SENATE. Placed on SENATE Legislative Calendar under General Orders.
<b><u>S 1790</u></b> Inhofe (R)	National Defense Authorization Act for Fiscal Year 2020		Provides for the National Defense Authorization Act for Fiscal Year 2020.	09/17/2019 - In HOUSE. Amended on HOUSE floor by substitution of the text of HR 2500.;09/17/2019 - In HOUSE. Passed HOUSE.;09/17/2019 - In

**IRWD 2019 LEGISLATIVE MATRIX**  
**Updated 09/19/2019**

<b>Bill No. Author</b>	<b>Title</b>	<b>IRWD Position</b>	<b>Summary/Effects</b>	<b>Status</b>
				HOUSE. HOUSE insists on its amendments and requests a conference.
<b>S 1932</b> Gardner(R)/ Feinstein (D)	Reclamation States Water Infrastructure Support	SUPPORT	Supports water infrastructure in Reclamation States.	07/18/2019 - Subcommittee on WATER AND POWER hearings held.



EXHIBIT "B"

AMENDED IN SENATE SEPTEMBER 6, 2019

AMENDED IN SENATE AUGUST 30, 2019

AMENDED IN SENATE JUNE 27, 2019

AMENDED IN ASSEMBLY MAY 16, 2019

AMENDED IN ASSEMBLY APRIL 11, 2019

AMENDED IN ASSEMBLY MARCH 28, 2019

CALIFORNIA LEGISLATURE—2019–20 REGULAR SESSION

**ASSEMBLY BILL**

**No. 1486**

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**Introduced by Assembly Member Ting**  
**(Coauthor: Assembly Member Wicks)**  
(Coauthor: Senator Skinner)

February 22, 2019

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An act to amend Sections 54220, 54221, 54222, 54222.3, 54223, 54225, 54226, 54227, 54230.5, 54233, ~~65583.2, and 65585~~ of and 65583.2 of, and to add Sections 54230.6, 54233.5, 54234, 65400.1, and 65585.1 to, the Government Code, relating to surplus land.

LEGISLATIVE COUNSEL'S DIGEST

AB 1486, as amended, Ting. Surplus land.

(1) Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines "local agency" for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. Existing law defines "surplus land" for these purposes as land owned by any local agency that is determined to be no longer necessary for the agency's use, except property being held by the agency

for the purpose of exchange. Existing law defines “exempt surplus land” to mean land that is less than 5,000 square feet in area, less than the applicable minimum legal residential building lot size, or has no record access and is less than 10,000 square feet in area, and that is not contiguous to land owned by a state or local agency and used for park, recreational, open-space, or affordable housing.

This bill would expand the definition of “local agency” to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land. The bill would specify that the term “district” includes all districts within the state, and that this change is declaratory of existing law. The bill would revise the definition of “surplus land” to mean land owned in fee simple by any local agency, for which the local agency’s governing body takes formal action, in a regular public meeting, ~~declaring~~ *declaring, supported by written findings*, that the land is surplus and is not necessary for the agency’s use, as defined. The bill would provide that “surplus land” for these purposes includes land held in the Community Redevelopment Property Trust Fund and land that has been designated in the long-range property management plan, either for sale or for future development, as specified. The bill would also broaden the definition of “exempt surplus land” to include specified types of lands.

(2) Existing law requires a local agency disposing of surplus land to send, prior to disposing of that property, a written offer to sell or lease the property to specified entities. Existing law requires that a local agency, upon a written request, send a written offer to sell or lease surplus land to a housing sponsor, as defined, for the purpose of developing low- and moderate-income housing. Existing law also requires the local agency to send a written offer to sell or lease surplus land for the purpose of developing property located within an infill opportunity zone, designated as provided, to, among others, a community redevelopment agency.

This bill would instead require, except as provided, the local agency disposing of surplus land to send, prior to disposing of that property or participating in negotiations to dispose of that ~~property~~, *property with a prospective transferee*, a written notice of availability. The bill would make various related conforming changes. With regards to a housing

sponsor, the bill would require that a notice of availability be sent if the housing sponsor has notified the Department of Housing and Community Development of its interest in the land, rather than upon written request. With regards to surplus land to be used for the purpose of developing property located within an infill opportunity zone, as described above, the bill would instead require that the written notice of availability be sent to a successor agency to a former redevelopment agency. The bill would require the Department of Housing and Community Development to maintain an up-to-date listing of all notices of availability throughout the state on its internet website.

(3) After the disposing agency has received a notice from an entity desiring to purchase or lease the land, existing law requires the disposing agency to enter into good faith negotiations to determine a mutually satisfactory sales price or lease terms.

This bill would prohibit the terms agreed to pursuant to these negotiations from doing certain things, including, among other things, disallowing residential use of the site as a condition of the sale or lease.

(4) Existing law requires a local agency to give priority to the development of affordable housing for lower income elderly or disabled persons or households, and other lower income households when disposing of surplus land.

This bill would remove that priority.

(5) If the local agency receives offers from more than one entity that agrees to meet specified requirements related to the provision of affordable housing on the surplus land, existing law requires the local agency to give priority to the entity that proposes to provide the greatest number of units that meet those requirements. Notwithstanding that requirement, existing law requires the local agency to give first priority to an entity in specified circumstances.

In the event that more than one entity proposes the same number of units that meet the above-described affordable housing requirements, this bill would require that priority be given to the entity that proposes the deepest average level of affordability for the affordable units. The bill would authorize a local agency to negotiate concurrently with all entities that provide notice of interest to purchase or lease land for the purpose of developing affordable housing.

(6) Under existing law, failure by a local agency to comply with these requirements for the disposal of surplus land does not invalidate the transfer or conveyance of real property to a purchaser or encumbrancer for value.

This bill would require a local agency, prior to agreeing to terms for the disposition of surplus land, to provide the Department of Housing and Community Development with a specified description of the process followed to dispose of the land *and a copy of any recorded restrictions against the property, as specified*, in a form prescribed by the Department of Housing and Community Development. The bill would require the Department of Housing and Community Development to, among other things, review the description and submit written findings to the local agency within 30 days of receiving the description if the ~~local agency has disposed of land in violation of~~ *proposed disposal of the land will violate* specified provisions of law. The bill would require the Department of Housing and Community Development to provide the local agency a reasonable time, as specified, to respond to the department's findings prior to taking certain actions and would require the local agency to take specified actions in response.

This bill would, with certain exceptions, impose a penalty of ~~50%~~ *30%* of the final sale price of the land upon a local agency that disposes of land in violation of specified provisions of law after receiving the notification from the Department of Housing and Community Development to that ~~effect.~~ *effect, and a 50% penalty for subsequent violations.* The bill would authorize specified entities *or persons* to bring an action against a local agency to enforce these provisions and would allow a local agency 60 days to cure or correct an alleged violation before the action may be ~~brought.~~ *brought, except as specified.* The bill would require a penalty assessed pursuant to these provisions to be deposited into a local housing trust fund or, in certain circumstances, the Building Homes and Jobs Trust Fund or the Housing Rehabilitation Loan Fund, as provided. The bill would make the expenditure of penalty moneys deposited into the Building Homes and Jobs Trust Fund or the Housing Rehabilitation Loan Fund pursuant to these provisions subject to appropriation by the Legislature.

*This bill would require the department to implement these provisions commencing on January 1, 2021.*

(7) If a local agency does not agree to price and terms with an entity to which notice and an opportunity to purchase or lease are given and disposes of the surplus land to an entity that uses the property for the development of 10 or more residential units, existing law requires the purchasing entity or a successor in interest to provide not less than 15% of the total number of units developed on the parcels at an affordable housing cost or affordable rent to lower income households.

This bill would revise this requirement to apply if the local agency does not agree to price and terms with an entity to which notice of availability of land was given, or if no entity to which a notice of availability was given responds to that notice, and 10 or more residential units are developed on the property.

*This bill, if a local agency that is a district, except as specified, disposes of surplus land where local zoning permits development of 10 or more residential units or is rezoned within 5 years of the disposal to permit the development of 10 or more residential units, and 10 or more residential units are developed on the property, would require not less than 15% of the total number of residential units developed on the parcel to be sold or rented at affordable housing cost or affordable rent to lower income households.*

(8) The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development that includes, among other specified information, the number of net new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy thus far in the housing element cycle, as provided.

This bill would require a city or county to include as a part of that report a listing of specified sites owned by the city or county that have been sold, leased, or otherwise disposed of in the prior year.

The Planning and Zoning Law requires that the housing element include, among other things, an inventory of land suitable for residential development to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need determined pursuant to specified law.

This bill would require the housing element to provide a description of nonvacant sites owned by the city or county and provide whether there are any plans to dispose of the property during the planning period and how the city or county will comply with specified provisions relating to the disposal of surplus land by a local agency.

(9) Existing law requires the Department of Housing and Community Development to notify a city or county and authorize notice to the Attorney General when a city or county has taken an action that violates

the Housing Accountability Act, specified provisions relating to local housing elements, and the Density Bonus Law.

This bill would also require the Department of Housing and Community Development to notify the city or county and authorizes notice to the Attorney General when the city or county has taken an action that violates these provisions relating to surplus property.

(10) Existing law makes various findings and declarations as to the need for affordable housing and the use of surplus government land for that purpose.

This bill would revise these findings.

(11) *This bill would incorporate additional changes to Section 65583.2 of the Government Code proposed by AB 957 to be operative only if this bill and AB 957 are enacted and this bill is enacted last.*

~~(11)~~

(12) By adding to the duties of local officials with respect to the disposal of surplus land, and expanding the scope of local agencies subject to the bill’s requirements, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: yes.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 54220 of the Government Code is  
2 amended to read:  
3 54220. (a) The Legislature reaffirms its declaration that  
4 housing is of vital statewide importance to the health, safety, and  
5 welfare of the residents of this state and that provision of a decent  
6 home and a suitable living environment for every Californian is a  
7 priority of the highest order. The Legislature further declares that  
8 a shortage of sites available for housing for persons and families  
9 of low and moderate income is a barrier to addressing urgent

1 statewide housing needs and that surplus government land, prior  
2 to disposition, should be made available for that purpose.

3 (b) The Legislature reaffirms its belief that there is an  
4 identifiable deficiency in the amount of land available for  
5 recreational purposes and that surplus land, prior to disposition,  
6 should be made available for park and recreation purposes or for  
7 open-space purposes. This article shall not apply to surplus  
8 residential property as defined in Section 54236.

9 (c) The Legislature reaffirms its declaration of the importance  
10 of appropriate planning and development near transit stations, to  
11 encourage the clustering of housing and commercial development  
12 around such stations. Studies of transit ridership in California  
13 indicate that a higher percentage of persons who live or work  
14 within walking distance of major transit stations utilize the transit  
15 system more than those living elsewhere, and that lower income  
16 households are more likely to use transit when living near a major  
17 transit station than higher income households. The sale or lease of  
18 surplus land at less than fair market value to facilitate the creation  
19 of affordable housing near transit is consistent with goals and  
20 objectives to achieve optimal transportation use. The Legislature  
21 also notes that the Federal Transit Administration gives priority  
22 for funding of rail transit proposals to areas that are implementing  
23 higher density, mixed-use, and affordable development near major  
24 transit stations.

25 SEC. 2. Section 54221 of the Government Code is amended  
26 to read:

27 54221. As used in this article, the following definitions shall  
28 apply:

29 (a) (1) "Local agency" means every city, whether organized  
30 under general law or by charter, county, city and county, district,  
31 including school, sewer, water, utility, and local and regional park  
32 districts of any kind or class, joint powers authority, successor  
33 agency to a former redevelopment agency, housing authority, or  
34 other political subdivision of this state and any instrumentality  
35 thereof that is empowered to acquire and hold real property.

36 (2) The Legislature finds and declares that the term "district"  
37 as used in this article includes all districts within the state,  
38 including, but not limited to, all special districts, sewer, water,  
39 utility, and local and regional park districts, and any other political  
40 subdivision of this state that is a district, and therefore the changes

1 in paragraph (1) made by the act adding this paragraph that specify  
 2 that the provisions of this article apply to all districts, including  
 3 school, sewer, water, utility, and local and regional park districts  
 4 of any kind or class, are declaratory of, and not a change in,  
 5 existing law.

6 (b) (1) “Surplus land” means land owned in fee simple by any  
 7 local agency for which the local agency’s governing body takes  
 8 formal action in a regular public meeting declaring that the land  
 9 is surplus and is not necessary for the agency’s use. Land shall be  
 10 declared either “surplus land” or “exempt surplus land,” as  
 11 supported by written findings, before a local agency may take any  
 12 action to dispose of it. ~~“Surplus it consistent with an agency’s~~  
 13 ~~policies or procedures. A local agency, on an annual basis, may~~  
 14 ~~declare multiple parcels as “surplus land” or “exempt surplus~~  
 15 ~~land.”~~

16 (2) “Surplus land” includes land held in the Community  
 17 Redevelopment Property Trust Fund pursuant to Section 34191.4  
 18 of the Health and Safety Code and land that has been designated  
 19 in the long-range property management plan approved by the  
 20 Department of Finance pursuant to Section 34191.5 of the Health  
 21 and Safety Code, either for sale or for future development and that  
 22 was not subject to an exclusive negotiating agreement or legally  
 23 binding agreement to dispose of the land. ~~Exclusive negotiating~~  
 24 ~~agreements or other agreements or contracts for land held in the~~  
 25 ~~Community Redevelopment Property Trust Fund shall be subject~~  
 26 ~~to this article. Nothing in this article shall be interpreted to require~~  
 27 ~~a local agency to dispose of land that is determined to be surplus.~~  
 28 ~~Nothing development, but does not include any specific disposal~~  
 29 ~~of land to an identified entity described in the plan.~~

30 (3) Nothing in this article prevents a local agency from obtaining  
 31 fair market value for the sale or lease of the disposition of surplus  
 32 land consistent with Section 54226.

33 (c) (1) Except as provided in paragraph (2), ~~“use”~~ “agency’s  
 34 use” shall include, but not be limited to, land that is being used or  
 35 is used, is planned to be used for the express purpose of pursuant  
 36 to a written plan adopted by the local agency’s governing board  
 37 for, or is disposed to support pursuant to subparagraph (B) of  
 38 paragraph (2) agency work or operations, ~~including including,~~  
 39 but not limited to, utility sites, watershed property, land being used  
 40 for conservation purposes, land for demonstration, exhibition, or



1 educational purposes related to greenhouse gas emissions, and  
2 buffer sites near sensitive governmental uses, including, but not  
3 limited to, waste water treatment plants.

4 (2) ~~“Use”~~(A) *“Agency’s use”* shall not include commercial *or*  
5 *industrial* uses or activities, including nongovernmental retail,  
6 entertainment, or office development. Property ~~held or~~ disposed  
7 of for the sole purpose of investment or generation of revenue shall  
8 not be considered necessary for the agency’s use.

9 (B) *In the case of a local agency that is a district, excepting*  
10 *those whose primary mission or purpose is to supply the public*  
11 *with a transportation system, “agency’s use” may include*  
12 *commercial or industrial uses or activities, including*  
13 *nongovernmental retail, entertainment, or office development or*  
14 *be for the sole purpose of investment or generation of revenue if*  
15 *the agency’s governing body takes action in a public meeting*  
16 *declaring that the use of the site will do one of the following:*

17 (i) *Directly further the express purpose of agency work or*  
18 *operations.*

19 (ii) *Be expressly authorized by a statute governing the local*  
20 *agency, provided the district complies with Section 54233.5 where*  
21 *applicable.*

22 (d) *“Open-space purposes”* means the use of land for public  
23 recreation, enjoyment of scenic beauty, or conservation or use of  
24 natural resources.

25 (e) *“Persons and families of low or moderate income”* has the  
26 same meaning as provided in Section 50093 of the Health and  
27 Safety Code.

28 (f) (1) Except as provided in paragraph (2), *“exempt surplus*  
29 *land”* means any of the following:

30 (A) *Surplus land that is transferred pursuant to Section 25539.4.*

31 (B) *Surplus land that is (i) less than 5,000 square feet in area,*  
32 *(ii) less than the minimum legal residential building lot size for*  
33 *the jurisdiction in which the parcel is located, or 5,000 square feet*  
34 *in area, whichever is less, or (iii) has no record access and is less*  
35 *than 10,000 square feet in area; and is not contiguous to land owned*  
36 *by a state or local agency that is used for open-space or low- and*  
37 *moderate-income housing purposes. If the surplus land is not sold*  
38 *to an owner of contiguous land, it is not considered exempt surplus*  
39 *land and is subject to this article.*

- 1 (C) Surplus land that a local agency is exchanging for another
- 2 property necessary for the agency’s use.
- 3 (D) Surplus land that a local agency is transferring to another
- 4 ~~local~~ *local, state, or federal* agency for the agency’s use.
- 5 (E) Surplus land that is a former street, right of way, or
- 6 easement, and is conveyed to an owner of an adjacent property.
- 7 (F) Surplus land that is put out to open, competitive bid by a
- 8 local agency, provided all entities identified in subdivision (a) of
- 9 Section 54222 will be invited to participate in the competitive bid
- 10 process, for either of the following purposes:
- 11 (i) A housing development, which may have ancillary
- 12 commercial ground floor uses, that restricts 100 percent of the
- 13 residential units to persons and families of low or moderate income,
- 14 with at least 75 percent of the residential units restricted to lower
- 15 income households, as defined in Section 50079.5 of the Health
- 16 and Safety Code, with an affordable sales price or an affordable
- 17 rent, as defined in Sections 50052.5 or 50053 of the Health and
- 18 Safety Code, for a minimum of ~~55 years~~, *years for rental housing*
- 19 *and 45 years for ownership housing*, and in no event shall the
- 20 maximum affordable sales price or rent level be higher than 20
- 21 percent below the median market rents or sales prices for the
- 22 neighborhood in which the site is located.
- 23 (ii) A mixed-use development that is more than one acre in area,
- 24 that includes not less than 300 housing units, and that restricts at
- 25 least 25 percent of the residential units to lower income households,
- 26 as defined in Section 50079.5 of the Health and Safety Code, with
- 27 an affordable sales price or an affordable rent, as defined in
- 28 Sections 50052.5 and 50053 of the Health and Safety Code, for a
- 29 minimum of ~~55 years~~, *years for rental housing and 45 years for*
- 30 *ownership housing*.
- 31 (G) Surplus land that is subject to *valid* legal restrictions *that*
- 32 *are not imposed by the local agency and that would make housing*
- 33 ~~prohibited or incompatible on the site and that are not imposed by~~
- 34 ~~the local agency. prohibited, unless there is a feasible method to~~
- 35 *satisfactorily mitigate or avoid the prohibition on the site. An*
- 36 *existing nonresidential land use designation on the surplus land is*
- 37 *not a legal restriction that would make housing prohibited*~~or~~
- 38 ~~incompatible. for purposes of this subparagraph.~~ Nothing in this
- 39 article limits a local agency’s ~~jurisdiction or discretion regarding~~
- 40 ~~land use, zoning, or entitlement decisions in connection with the~~

1 ~~development of surplus land.~~ *jurisdiction's authority or discretion*  
2 *to approve land use, zoning, or entitlement decisions in connection*  
3 *with the surplus land.*

4 (H) Surplus land that was granted by the state in trust to a local  
5 ~~agency, agency or~~ that was acquired by the local agency for trust  
6 purposes by purchase or exchange, ~~or~~ and for which disposal of  
7 the land is authorized or required subject to conditions established  
8 by statute.

9 (I) *Land that is subject to Sections 17388, 17515, 17536, 81192,*  
10 *81397, 81399, 81420, and 81422 of the Education Code and Part*  
11 *14 (commencing with Section 53570) of Division 31 of the Health*  
12 *and Safety Code, unless compliance with this article is expressly*  
13 *required.*

14 (J) *Real property that is used by a district for agency's use*  
15 *expressly authorized in subdivision (c).*

16 (K) *Land that has been transferred before June 30, 2019, by*  
17 *the state to a local agency pursuant to Section 32667 of the Streets*  
18 *and Highways Code and has a minimum planned residential*  
19 *density of at least one hundred dwelling units per acre, and*  
20 *includes 100 or more residential units that are restricted to persons*  
21 *and families of low or moderate income, as defined in Section*  
22 *50093 of the Health and Safety Code, with an affordable sales*  
23 *price or an affordable rent, as defined in Sections 50052.5 and*  
24 *50053 of the Health and Safety Code, for a minimum of 55 years*  
25 *for rental housing and 45 years for ownership housing. For*  
26 *purposes of this paragraph, not more than 20 percent of the*  
27 *affordable units may be restricted to persons and families of*  
28 *moderate income and at least 80 percent of the affordable units*  
29 *must be restricted to persons and families of lower income as*  
30 *defined in Section 50079.5 of the Health and Safety Code.*

31 (2) Notwithstanding paragraph (1), a written notice of the  
32 availability of surplus land for open-space purposes shall be sent  
33 to the entities described in subdivision (b) of Section 54222 prior  
34 to disposing of the surplus land, provided the land does not meet  
35 the criteria in subparagraph (H) of paragraph (1), if the land is any  
36 of the following:

37 (A) Within a coastal zone.

38 (B) Adjacent to a historical unit of the State Parks System.

1 (C) Listed on, or determined by the State Office of Historic  
2 Preservation to be eligible for, the National Register of Historic  
3 Places.

4 (D) Within the Lake Tahoe region as defined in Section 66905.5.

5 SEC. 3. Section 54222 of the Government Code is amended  
6 to read:

7 54222. Except as provided in Division 23 (commencing with  
8 Section 33000) of the Public Resources Code, any local agency  
9 disposing of surplus land shall send, prior to disposing of that  
10 property or participating in negotiations to dispose of that property,  
11 *property with a prospective transferee*, a written notice of  
12 availability of the property to all of the ~~following entities~~:  
13 *following*:

14 (a) (1) A written notice of availability for the purpose of  
15 developing low- and moderate-income housing shall be sent to  
16 any local public entity, as defined in Section 50079 of the Health  
17 and Safety Code, within whose jurisdiction the surplus land is  
18 located. Housing sponsors, as defined by Section 50074 of the  
19 Health and Safety Code, that have notified the Department of  
20 Housing and Community Development of their interest in surplus  
21 land shall be sent a notice of availability of surplus land for the  
22 purpose of developing low- and moderate-income housing. All  
23 notices shall be sent by electronic mail, or by certified ~~mail if so~~  
24 ~~requested~~, *mail*, and shall include the location and a description  
25 of the property.

26 (2) The Department of Housing and Community Development  
27 shall maintain on its internet website an up-to-date listing of all  
28 notices of availability throughout the state.

29 (b) A written notice of availability for open-space purposes shall  
30 be sent:

31 (1) To any park or recreation department of any city within  
32 which the land may be situated.

33 (2) To any park or recreation department of the county within  
34 which the land is situated.

35 (3) To any regional park authority having jurisdiction within  
36 the area in which the land is situated.

37 (4) To the State Resources Agency or any agency that may  
38 succeed to its powers.

39 (c) A written notice of availability of land suitable for school  
40 facilities construction or use by a school district for open-space

1 purposes shall be sent to any school district in whose jurisdiction  
2 the land is located.

3 (d) A written notice of availability for the purpose of developing  
4 property located within an infill opportunity zone designated  
5 pursuant to Section 65088.4 or within an area covered by a transit  
6 village plan adopted pursuant to the Transit Village Development  
7 Planning Act of 1994 (Article 8.5 (commencing with Section  
8 65460) of Chapter 3 of Division 1 of Title 7) shall be sent to any  
9 county, city, city and county, successor agency to a former  
10 redevelopment agency, public transportation agency, or housing  
11 authority within whose jurisdiction the surplus land is located.

12 (e) The entity or association desiring to purchase or lease the  
13 surplus land for any of the purposes authorized by this section  
14 shall notify in writing the disposing agency of its interest in  
15 purchasing or leasing the land within 60 days after the agency's  
16 notice of availability of the land is sent via certified mail or  
17 provided via electronic mail.

18 (f) For the purposes of this section, "participating in  
19 negotiations" does not include the commissioning of ~~appraisals~~  
20 *appraisals, due diligence prior to disposition, discussions with*  
21 *brokers or real estate agents not representing a potential buyer,*  
22 *or other studies to determine value, value or best use of land,*  
23 *issuance of a request for qualifications, development of marketing*  
24 *materials, or discussions conducted exclusively among local*  
25 *agency employees and elected officials.*

26 SEC. 4. Section 54222.3 of the Government Code is amended  
27 to read:

28 54222.3. This article shall not apply to the disposal of exempt  
29 surplus land as defined in Section 54221 by an agency of the state  
30 or any local agency.

31 SEC. 5. Section 54223 of the Government Code is amended  
32 to read:

33 54223. (a) After the disposing agency has received a notice  
34 of interest from the entity desiring to purchase or lease the land  
35 on terms that comply with this article, the disposing agency and  
36 the entity shall enter into good faith negotiations to determine a  
37 mutually satisfactory sales price and terms or lease terms. If the  
38 price or terms cannot be agreed upon after a good faith negotiation  
39 period of not less than 90 days, the land may be disposed of without  
40 further regard to this article, except that Section 54233 shall apply.

1 (b) Residential use shall be deemed an acceptable use for the  
 2 surplus land for the purposes of good faith negotiations with a  
 3 local agency conducted pursuant to this article. Nothing in this  
 4 subdivision shall restrict a local ~~agency's jurisdiction~~ *jurisdiction's*  
 5 *authority* or discretion to approve land use, zoning, or entitlement  
 6 decisions in connection with the surplus land. Except as provided  
 7 in subdivision (c), terms agreed to pursuant to the negotiations  
 8 shall not do any of the following:

9 (1) Disallow residential use of the site as a condition of the ~~sale~~  
 10 ~~or lease~~; *disposal*.

11 (2) Reduce the allowable number of residential units or the  
 12 maximum lot coverage below what may be allowed by zoning or  
 13 general plan requirements.

14 (3) Require as a condition of ~~sale or lease~~; *disposal*, any design  
 15 standards or architectural requirements that would have a  
 16 substantial adverse effect on the viability or affordability of a  
 17 housing development for very low, low-, or moderate-income  
 18 households, other than the minimum standards required by general  
 19 plan, zoning, and subdivision standards and criteria.

20 (c) Terms agreed to pursuant to the negotiations required by  
 21 subdivision (a) may include limitations on residential use or density  
 22 if, without the limitations, the residential use or density would  
 23 have a specific, adverse impact, supported by written findings,  
 24 upon the public health or safety or upon the operation or facilities  
 25 of a local ~~agency~~; *agency, and there is no feasible method to*  
 26 *satisfactorily mitigate the impact*.

27 SEC. 6. Section 54225 of the Government Code is amended  
 28 to read:

29 54225. Any public agency disposing of surplus land to an entity  
 30 described in Section 54222 that intends to use the land for park or  
 31 recreation purposes, for open-space purposes, for school purposes,  
 32 or for low- and moderate-income housing purposes may provide  
 33 for a payment period of up to 20 years in any contract of sale or  
 34 sale by trust deed for the land. The payment period for surplus  
 35 land disposed of for housing for persons and families of low and  
 36 moderate income may exceed 20 years, but the payment period  
 37 shall not exceed the term that the land is required to be used for  
 38 low- or moderate-income housing.

39 SEC. 7. Section 54226 of the Government Code is amended  
 40 to read:

1 54226. This article shall not be interpreted to limit the power  
2 of any local agency to sell or lease surplus land at fair market value  
3 or at less than fair market value, and any sale or lease at or less  
4 than fair market value consistent with this article shall not be  
5 construed as inconsistent with an agency's purpose. No provision  
6 of this article shall be applied when it conflicts with any other  
7 provision of statutory law.

8 SEC. 8. Section 54227 of the Government Code is amended  
9 to read:

10 54227. (a) In the event that any local agency disposing of  
11 surplus land receives a notice of interest to purchase or lease ~~of~~  
12 that land from more than one of the entities to which notice of  
13 available surplus land was given pursuant to this article, the local  
14 agency shall give first priority to the entity or entities that agree  
15 to use the site for housing that meets the requirements of Section  
16 54222.5. If the local agency receives offers from more than one  
17 entity that agrees to meet the requirements of Section 54222.5,  
18 then the local agency shall give priority to the entity that proposes  
19 to provide the greatest number of units that meet the requirements  
20 of Section 54222.5. In the event that more than one entity proposes  
21 the same number of units that meet the requirements of Section  
22 54222.5, priority shall be given to the entity that proposes the  
23 deepest average level of affordability for the affordable units. A  
24 local agency may negotiate concurrently with all entities that  
25 provide notice of interest to purchase or lease ~~land~~ for the purpose  
26 of developing affordable housing that meets the requirements of  
27 Section 54222.5.

28 (b) Notwithstanding subdivision (a), first priority shall be given  
29 to an entity that agrees to use the site for park or recreational  
30 purposes if the land being offered is already being used and will  
31 continue to be used for park or recreational purposes, or if the land  
32 is designated for park and recreational use in the local general plan  
33 and will be developed for that purpose.

34 SEC. 9. Section 54230.5 of the Government Code is amended  
35 to read:

36 54230.5. (a) (1) A local agency that disposes of land in  
37 violation of this article after receiving a notification from the  
38 Department of Housing and Community Development pursuant  
39 to subdivision (b) that the local agency is in violation of this article  
40 shall be liable for a penalty of ~~50~~ 30 percent of the final sale price

1 of the land sold in violation of this ~~article~~. *article for a first*  
 2 *violation and 50 percent for any subsequent violation.* An entity  
 3 identified in Section 54222 *or a person who would have been*  
 4 *eligible to apply for residency in any affordable housing developed*  
 5 *or a housing organization as defined in Section 65589.5, or any*  
 6 *beneficially interested person or entity may bring an action to*  
 7 enforce this section. A local agency shall have 60 days to cure or  
 8 correct an alleged violation before an action may be brought to  
 9 enforce this ~~section~~. *section, unless the local agency disposes of*  
 10 *the land before curing or correcting the alleged violation, or the*  
 11 *department deems the alleged violation not to be a violation in*  
 12 *less than 60 days.*

13 (2) A penalty assessed pursuant to this subdivision shall, except  
 14 as otherwise provided, be deposited into a local housing trust fund.  
 15 The local agency may elect to instead deposit the penalty moneys  
 16 into the Building Homes and Jobs Trust Fund or the Housing  
 17 Rehabilitation Loan Fund. Penalties shall not be paid out of funds  
 18 already dedicated to affordable housing, including, but not limited  
 19 to, Low and Moderate Income Housing Asset Funds, funds  
 20 dedicated to housing for very low, low-, and moderate-income  
 21 households, and federal HOME Investment Partnerships Program  
 22 and Community Development Block Grant Program funds. The  
 23 local agency shall commit and expend the penalty moneys  
 24 deposited into the local housing trust fund within five years of  
 25 deposit for the sole purpose of financing newly constructed housing  
 26 units that are affordable to extremely low, very low, or low-income  
 27 households.

28 (3) Five years after deposit of the penalty moneys into the local  
 29 housing trust fund, if the funds have not been expended, the funds  
 30 shall revert to the state and be deposited in the Building Homes  
 31 and Jobs Trust Fund or the Housing Rehabilitation Loan Fund for  
 32 the sole purpose of financing newly constructed housing units  
 33 *located in the same jurisdiction as the surplus land and that are*  
 34 *affordable to extremely low, very low, or low-income households.*  
 35 Expenditure of any penalty moneys deposited into the Building  
 36 Homes and Jobs Trust Fund or the Housing Rehabilitation Loan  
 37 Fund pursuant to this subdivision shall be subject to appropriation  
 38 by the Legislature.

39 (b) (1) Prior to agreeing to terms for the disposition of surplus  
 40 land, a local agency shall provide to the Department of Housing



1 and Community Development a description of the notices of  
2 availability sent, and negotiations conducted with any responding  
3 entities, in regard to the disposal of the parcel of surplus land *and*  
4 *a copy of any restrictions to be recorded against the property*  
5 *pursuant to Section 54233 or 54233.5, whichever is applicable,*  
6 in a form prescribed by the Department of Housing and Community  
7 Development. A local agency may submit ~~the form~~ *this information*  
8 after it has sent notices of availability required by Section 54222  
9 and concluded negotiations with any responding agencies. A local  
10 agency shall not be liable for the penalty imposed by subdivision  
11 (a) if the Department of Housing and Community Development  
12 does not notify the agency that the agency is in violation of this  
13 article within 30 days of receiving the description.

14 (2) The Department of Housing and Community Development  
15 shall do all of the following:

16 (A) *Make available educational resources and materials that*  
17 *informs each agency of its obligations under this article and that*  
18 *provides guidance on how to comply with its provisions.*

19 ~~(A)~~

20 (B) Review information submitted pursuant to paragraph (1).

21 ~~(B)~~

22 (C) Submit written findings to the local agency within 30 days  
23 of receipt of the description required by paragraph (1) from the  
24 local agency if ~~the local agency has disposed of land in violation~~  
25 ~~of proposed disposal of the land will violate~~ this article.

26 ~~(C)~~

27 (D) Review, adopt, amend, or repeal guidelines to establish  
28 uniform standards to implement this section. The guidelines  
29 adopted pursuant to this subdivision are not subject to Chapter 3.5  
30 (commencing with Section 11340) of Part 1 of Division 3 of Title  
31 2.

32 ~~(D)~~

33 (E) Provide the local agency reasonable time, but not less than  
34 ~~30~~ 60 days, to respond to the findings before taking any other  
35 action authorized by this section.

36 (3) (A) The local agency shall consider findings made by the  
37 Department of Housing and Community Development pursuant  
38 to subparagraph (B) of paragraph (2) and shall do one of the  
39 following:

1 (i) Correct any issues identified by the Department of Housing  
2 and Community Development.

3 (ii) ~~Adopt a resolution with~~ *Provide written* findings explaining  
4 the reason its process for disposing of surplus land complies with  
5 this article and addressing the Department of Housing and  
6 Community Development’s findings.

7 (B) If the local agency does not correct issues identified by the  
8 Department of Housing and Community Development, does not  
9 ~~adopt a resolution with~~ *provide* findings explaining the reason its  
10 process for disposing of surplus land complies with this article and  
11 addressing the Department of Housing and Community  
12 Development’s findings, or if the Department of Housing and  
13 Community Development finds that the local ~~resolution is~~ *agency’s*  
14 *findings are* deficient in addressing the issues identified by the  
15 Department of Housing and Community Development, the  
16 Department of Housing and Community Development shall notify  
17 the local agency, and may notify the Attorney General, that the  
18 local agency is in violation of this article.

19 ~~(e) The failure by a local agency to comply with this article~~  
20 ~~shall not invalidate the transfer or conveyance of real property to~~  
21 ~~a purchaser or encumbrancer for value.~~

22 (c) *The Department of Housing and Community Development*  
23 *shall implement the changes in this section made by the act adding*  
24 *this subdivision commencing on January 1, 2021.*

25 (d) ~~This~~ *Notwithstanding subdivision (c), this section shall not*  
26 *be construed to limit any other remedies authorized under law.*  
27 *law to enforce this article including public records act requests*  
28 *pursuant to Chapter 3.5 (commencing with Section 6250) of*  
29 *Division 7 of Title 1.*

30 *SEC. 10. Section 54230.6 is added to the Government Code,*  
31 *to read:*

32 *54230.6. The failure by a local agency to comply with this*  
33 *article shall not invalidate the transfer or conveyance of real*  
34 *property to a purchaser or encumbrancer for value.*

35 ~~SEC. 10.~~

36 *SEC. 11. Section 54233 of the Government Code is amended*  
37 *to read:*

38 *54233. If the local agency does not agree to price and terms*  
39 *with an entity to which notice of availability of land was given*  
40 *pursuant to this article, or if no entity to which a notice of*

1 availability was given pursuant to this article responds to that  
2 notice, and 10 or more residential units are developed on the  
3 property, not less than 15 percent of the total number of residential  
4 units developed on the parcels shall be sold or rented at affordable  
5 housing cost, as defined in Section 50052.5 of the Health and  
6 Safety Code, or affordable rent, as defined in Section 50053 of the  
7 Health and Safety Code, to lower income households, as defined  
8 in Section 50079.5 of the Health and Safety Code. Rental units  
9 shall remain affordable to, and occupied by, lower income  
10 households for a period of at least ~~55 years~~ *years for rental*  
11 *housing and 45 years for ownership housing*. The initial occupants  
12 of all ownership units shall be lower income households, and the  
13 units shall be subject to an equity sharing agreement consistent  
14 with the provisions of paragraph (2) of subdivision (c) of Section  
15 65915. These requirements shall be contained in a covenant or  
16 restriction recorded against the surplus land prior to land use  
17 entitlement of the project, and the covenant or restriction shall run  
18 with the land and shall be enforceable, against any owner who  
19 violates a covenant or restriction and each successor in interest  
20 who continues the violation, by any of the entities described in  
21 subdivisions (a) to (f), inclusive, of Section 54222.5. *A local agency*  
22 *shall provide a copy of any restrictions recorded against the*  
23 *property to the Department of Housing and Community*  
24 *Development on a form prescribed by the department.*

25 *SEC. 12. Section 54233.5 is added to the Government Code,*  
26 *to read:*

27 *54233.5. If a local agency that is a district, excepting those*  
28 *whose primary mission or purpose is to supply the public with a*  
29 *transportation system, disposes of surplus land where local zoning*  
30 *permits development of 10 or more residential units or is rezoned*  
31 *within five years of the disposal to permit the development of 10*  
32 *or more residential units, and 10 or more residential units are*  
33 *developed on the property, not less than 15 percent of the total*  
34 *number of residential units developed on the parcel shall be sold*  
35 *or rented at affordable housing cost, as defined in Section 50052.5*  
36 *of the Health and Safety Code, or affordable rent, as defined in*  
37 *Section 50053 of the Health and Safety Code, to lower income*  
38 *households as defined in Section 50079.5 of the Health and Safety*  
39 *Code. Rental units shall remain affordable to, and occupied by,*  
40 *lower income households for a period of at least 55 years for rental*

1 housing and 45 years for ownership housing. The initial occupants  
2 of all ownership units shall be lower income households, and the  
3 units shall be subject to an equity sharing agreement consistent  
4 with the provisions of paragraph (2) of subdivision (c) of Section  
5 65915. These requirements shall be contained in a covenant or  
6 restriction recorded against the restriction and each successor in  
7 interest who continues the violation, by any of the entities described  
8 in subdivisions (a) to (f), inclusive, of Section 54222.5. This section  
9 shall not apply to projects as defined in subdivision (j) of Section  
10 32121 of the Health and Safety Code. A local agency shall provide  
11 a copy of any restrictions recorded against the property to the  
12 Department of Housing and Community Development in a form  
13 prescribed by the department.

14 SEC. 13. Section 54234 is added to the Government Code, to  
15 read:

16 54234. (a) (1) If a local agency, as of September 30, 2019,  
17 has entered into an exclusive negotiating agreement or legally  
18 binding agreement to dispose of property, the provisions of this  
19 article as it existed on December 31, 2019, shall apply, without  
20 regard to the changes made to this article by the act adding this  
21 section, to the disposition of the property to the party that had  
22 entered into such agreement or its successors or assigns, provided  
23 the disposition is completed not later than December 31, 2022.

24 (2) The dates specified in paragraph (1) by which the disposition  
25 of property must be completed shall be extended if the disposition  
26 of property, the local agency's right or ability to dispose of the  
27 property, or a development project for which such property is  
28 proposed to be transferred, is the subject of judicial challenge, by  
29 petition for writ of mandate, complaint for declaratory relief or  
30 otherwise, to the date that is six months following the final  
31 conclusion of such litigation.

32 (b) (1) With respect to land held in the Community  
33 Redevelopment Property Trust Fund pursuant to Section 34191.4  
34 of the Health and Safety Code, or that has been designated in a  
35 long-range property management plan pursuant to Section 34191.5  
36 of the Health and Safety Code, either for sale or retained for future  
37 development, this article as it existed on December 31, 2019,  
38 without regard to the changes made to this article by the act adding  
39 this section which take effect on January 1, 2020, shall apply to  
40 the disposition of such property if both of the following apply:

1 (A) An exclusive negotiating agreement or legally binding  
2 agreement for disposition is entered into not later than December  
3 31, 2020.

4 (B) The disposition is completed not later than December 31,  
5 2022.

6 (2) If land described in paragraph (1) is the subject of litigation,  
7 including, but not limited to, litigation challenging the disposition  
8 of such property, the right or ability to dispose of the property, or  
9 a development project for which such property is proposed to be  
10 transferred, the dates specified in paragraph (1) shall be extended  
11 to the date that is six months following the final conclusion of such  
12 litigation.

13 (c) Nothing in this section shall authorize or excuse any violation  
14 of the provisions of this article as it existed on December 31, 2019,  
15 in the disposition of any property to which such provisions apply  
16 pursuant to subdivision (a) or (b).

17 SEC. 14. Section 65400.1 is added to the Government Code,  
18 to read:

19 65400.1. In the annual report provided by the planning agency  
20 to the legislative body, the Office of Planning and Research, and  
21 the Department of Housing and Community Development required  
22 pursuant to paragraph (2) of subdivision (a) of Section 65400, the  
23 planning agency shall also include a listing of sites owned by the  
24 city or county and included in the inventory prepared pursuant to  
25 Section 65583.2 that have been sold, leased, or otherwise disposed  
26 of in the prior year. The list shall include the entity to whom each  
27 site was transferred and the intended use for the site.

28 ~~SEC. 11.~~

29 SEC. 15. Section 65583.2 of the Government Code, as amended  
30 by Section 3 of Chapter 958 of the Statutes of 2018, is amended  
31 to read:

32 65583.2. (a) A city's or county's inventory of land suitable  
33 for residential development pursuant to paragraph (3) of  
34 subdivision (a) of Section 65583 shall be used to identify sites  
35 throughout the community, consistent with paragraph (9) of  
36 subdivision (c) of Section 65583, that can be developed for housing  
37 within the planning period and that are sufficient to provide for  
38 the jurisdiction's share of the regional housing need for all income  
39 levels pursuant to Section 65584. As used in this section, "land

1 suitable for residential development” includes all of the sites that  
 2 meet the standards set forth in subdivisions (c) and (g):  
 3 (1) Vacant sites zoned for residential use.  
 4 (2) Vacant sites zoned for nonresidential use that allows  
 5 residential development.  
 6 (3) Residentially zoned sites that are capable of being developed  
 7 at a higher density, including the airspace above sites owned or  
 8 leased by a city, county, or city and county.  
 9 (4) Sites zoned for nonresidential use that can be redeveloped  
 10 for residential use, and for which the housing element includes a  
 11 program to rezone the site, as necessary, rezoned for, to permit  
 12 residential use, including sites owned or leased by a city, county,  
 13 or city and county.  
 14 (b) The inventory of land shall include all of the following:  
 15 (1) A listing of properties by assessor parcel number.  
 16 (2) The size of each property listed pursuant to paragraph (1),  
 17 and the general plan designation and zoning of each property.  
 18 (3) For nonvacant sites, a description of the existing use of each  
 19 property. If a site subject to this paragraph is owned by the city or  
 20 county, the description shall also include whether there are any  
 21 plans to dispose of the property during the planning period and  
 22 how the city or county will comply with Article 8 (commencing  
 23 with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title  
 24 5.  
 25 (4) A general description of any environmental constraints to  
 26 the development of housing within the jurisdiction, the  
 27 documentation for which has been made available to the  
 28 jurisdiction. This information need not be identified on a  
 29 site-specific basis.  
 30 (5) (A) A description of existing or planned water, sewer, and  
 31 other dry utilities supply, including the availability and access to  
 32 distribution facilities.  
 33 (B) Parcels included in the inventory must have sufficient water,  
 34 sewer, and dry utilities supply available and accessible to support  
 35 housing development or be included in an existing general plan  
 36 program or other mandatory program or plan, including a program  
 37 or plan of a public or private entity providing water or sewer  
 38 service, to secure sufficient water, sewer, and dry utilities supply  
 39 to support housing development. This paragraph does not impose  
 40 any additional duty on the city or county to construct, finance, or

1 otherwise provide water, sewer, or dry utilities to parcels included  
2 in the inventory.

3 (6) Sites identified as available for housing for above  
4 moderate-income households in areas not served by public sewer  
5 systems. This information need not be identified on a site-specific  
6 basis.

7 (7) A map that shows the location of the sites included in the  
8 inventory, such as the land use map from the jurisdiction's general  
9 plan, for reference purposes only.

10 (c) Based on the information provided in subdivision (b), a city  
11 or county shall determine whether each site in the inventory can  
12 accommodate the development of some portion of its share of the  
13 regional housing need by income level during the planning period,  
14 as determined pursuant to Section 65584. The inventory shall  
15 specify for each site the number of units that can realistically be  
16 accommodated on that site and whether the site is adequate to  
17 accommodate lower income housing, moderate-income housing,  
18 or above moderate-income housing. A nonvacant site identified  
19 pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing  
20 element and a vacant site that has been included in two or more  
21 consecutive planning periods that was not approved to develop a  
22 portion of the locality's housing need shall not be deemed adequate  
23 to accommodate a portion of the housing need for lower income  
24 households that must be accommodated in the current housing  
25 element planning period unless the site is zoned at residential  
26 densities consistent with paragraph (3) of this subdivision and the  
27 site is subject to a program in the housing element requiring  
28 rezoning within three years of the beginning of the planning period  
29 to allow residential use by right for housing developments in which  
30 at least 20 percent of the units are affordable to lower income  
31 households. A city that is an unincorporated area in a  
32 nonmetropolitan county pursuant to clause (ii) of subparagraph  
33 (B) of paragraph (3) shall not be subject to the requirements of  
34 this subdivision to allow residential use by right. The analysis shall  
35 determine whether the inventory can provide for a variety of types  
36 of housing, including multifamily rental housing, factory-built  
37 housing, mobilehomes, housing for agricultural employees,  
38 supportive housing, single-room occupancy units, emergency  
39 shelters, and transitional housing. The city or county shall

1 determine the number of housing units that can be accommodated  
2 on each site as follows:

3 (1) If local law or regulations require the development of a site  
4 at a minimum density, the department shall accept the planning  
5 agency’s calculation of the total housing unit capacity on that site  
6 based on the established minimum density. If the city or county  
7 does not adopt a law or regulation requiring the development of a  
8 site at a minimum density, then it shall demonstrate how the  
9 number of units determined for that site pursuant to this subdivision  
10 will be accommodated.

11 (2) The number of units calculated pursuant to paragraph (1)  
12 shall be adjusted as necessary, based on the land use controls and  
13 site improvements requirement identified in paragraph (5) of  
14 subdivision (a) of Section 65583, the realistic development capacity  
15 for the site, typical densities of existing or approved residential  
16 developments at a similar affordability level in that jurisdiction,  
17 and on the current or planned availability and accessibility of  
18 sufficient water, sewer, and dry utilities.

19 (A) A site smaller than half an acre shall not be deemed adequate  
20 to accommodate lower income housing need unless the locality  
21 can demonstrate that sites of equivalent size were successfully  
22 developed during the prior planning period for an equivalent  
23 number of lower income housing units as projected for the site or  
24 unless the locality provides other evidence to the department that  
25 the site is adequate to accommodate lower income housing.

26 (B) A site larger than 10 acres shall not be deemed adequate to  
27 accommodate lower income housing need unless the locality can  
28 demonstrate that sites of equivalent size were successfully  
29 developed during the prior planning period for an equivalent  
30 number of lower income housing units as projected for the site or  
31 unless the locality provides other evidence to the department that  
32 the site can be developed as lower income housing. For purposes  
33 of this subparagraph, “site” means that portion of a parcel or parcels  
34 designated to accommodate lower income housing needs pursuant  
35 to this subdivision.

36 (C) A site may be presumed to be realistic for development to  
37 accommodate lower income housing need if, at the time of the  
38 adoption of the housing element, a development affordable to  
39 lower income households has been proposed and approved for  
40 development on the site.



1 (3) For the number of units calculated to accommodate its share  
2 of the regional housing need for lower income households pursuant  
3 to paragraph (2), a city or county shall do either of the following:  
4 (A) Provide an analysis demonstrating how the adopted densities  
5 accommodate this need. The analysis shall include, but is not  
6 limited to, factors such as market demand, financial feasibility, or  
7 information based on development project experience within a  
8 zone or zones that provide housing for lower income households.  
9 (B) The following densities shall be deemed appropriate to  
10 accommodate housing for lower income households:  
11 (i) For an incorporated city within a nonmetropolitan county  
12 and for a nonmetropolitan county that has a micropolitan area:  
13 sites allowing at least 15 units per acre.  
14 (ii) For an unincorporated area in a nonmetropolitan county not  
15 included in clause (i): sites allowing at least 10 units per acre.  
16 (iii) For a suburban jurisdiction: sites allowing at least 20 units  
17 per acre.  
18 (iv) For a jurisdiction in a metropolitan county: sites allowing  
19 at least 30 units per acre.  
20 (d) For purposes of this section, a metropolitan county,  
21 nonmetropolitan county, and nonmetropolitan county with a  
22 micropolitan area shall be as determined by the United States  
23 Census Bureau. A nonmetropolitan county with a micropolitan  
24 area includes the following counties: Del Norte, Humboldt, Lake,  
25 Mendocino, Nevada, Tehama, and Tuolumne and other counties  
26 as may be determined by the United States Census Bureau to be  
27 nonmetropolitan counties with micropolitan areas in the future.  
28 (e) (1) Except as provided in paragraph (2), a jurisdiction shall  
29 be considered suburban if the jurisdiction does not meet the  
30 requirements of clauses (i) and (ii) of subparagraph (B) of  
31 paragraph (3) of subdivision (c) and is located in a Metropolitan  
32 Statistical Area (MSA) of less than 2,000,000 in population, unless  
33 that jurisdiction's population is greater than 100,000, in which  
34 case it shall be considered metropolitan. A county, not including  
35 the City and County of San Francisco, shall be considered suburban  
36 unless the county is in an MSA of 2,000,000 or greater in  
37 population in which case the county shall be considered  
38 metropolitan.  
39 (2) (A) (i) Notwithstanding paragraph (1), if a county that is  
40 in the San Francisco-Oakland-Fremont California MSA has a

1 population of less than 400,000, that county shall be considered  
 2 suburban. If this county includes an incorporated city that has a  
 3 population of less than 100,000, this city shall also be considered  
 4 suburban. This paragraph shall apply to a housing element revision  
 5 cycle, as described in subparagraph (A) of paragraph (3) of  
 6 subdivision (e) of Section 65588, that is in effect from July 1,  
 7 2014, to December 31, 2028, inclusive.

8 (ii) A county subject to this subparagraph shall utilize the sum  
 9 existing in the county’s housing trust fund as of June 30, 2013, for  
 10 the development and preservation of housing affordable to low- and  
 11 very low income households.

12 (B) A jurisdiction that is classified as suburban pursuant to this  
 13 paragraph shall report to the Assembly Committee on Housing  
 14 and Community Development, the Senate Committee on Housing,  
 15 and the Department of Housing and Community Development  
 16 regarding its progress in developing low- and very low income  
 17 housing consistent with the requirements of Section 65400. The  
 18 report shall be provided three times: once, on or before December  
 19 31, 2019, which report shall address the initial four years of the  
 20 housing element cycle, a second time, on or before December 31,  
 21 2023, which report shall address the subsequent four years of the  
 22 housing element cycle, and a third time, on or before December  
 23 31, 2027, which report shall address the subsequent four years of  
 24 the housing element cycle and the cycle as a whole. The reports  
 25 shall be provided consistent with the requirements of Section 9795.

26 (f) A jurisdiction shall be considered metropolitan if the  
 27 jurisdiction does not meet the requirements for “suburban area”  
 28 above and is located in an MSA of 2,000,000 or greater in  
 29 population, unless that jurisdiction’s population is less than 25,000  
 30 in which case it shall be considered suburban.

31 (g) (1) For sites described in paragraph (3) of subdivision (b),  
 32 the city or county shall specify the additional development potential  
 33 for each site within the planning period and shall provide an  
 34 explanation of the methodology used to determine the development  
 35 potential. The methodology shall consider factors including the  
 36 extent to which existing uses may constitute an impediment to  
 37 additional residential development, the city’s or county’s past  
 38 experience with converting existing uses to higher density  
 39 residential development, the current market demand for the existing  
 40 use, an analysis of any existing leases or other contracts that would

1 perpetuate the existing use or prevent redevelopment of the site  
2 for additional residential development, development trends, market  
3 conditions, and regulatory or other incentives or standards to  
4 encourage additional residential development on these sites.

5 (2) In addition to the analysis required in paragraph (1), when  
6 a city or county is relying on nonvacant sites described in paragraph  
7 (3) of subdivision (b) to accommodate 50 percent or more of its  
8 housing need for lower income households, the methodology used  
9 to determine additional development potential shall demonstrate  
10 that the existing use identified pursuant to paragraph (3) of  
11 subdivision (b) does not constitute an impediment to additional  
12 residential development during the period covered by the housing  
13 element. An existing use shall be presumed to impede additional  
14 residential development, absent findings based on substantial  
15 evidence that the use is likely to be discontinued during the  
16 planning period.

17 (3) Notwithstanding any other law, and in addition to the  
18 requirements in paragraphs (1) and (2), sites that currently have  
19 residential uses, or within the past five years have had residential  
20 uses that have been vacated or demolished, that are or were subject  
21 to a recorded covenant, ordinance, or law that restricts rents to  
22 levels affordable to persons and families of low or very low  
23 income, subject to any other form of rent or price control through  
24 a public entity's valid exercise of its police power, or occupied by  
25 low or very low income households, shall be subject to a policy  
26 requiring the replacement of all those units affordable to the same  
27 or lower income level as a condition of any development on the  
28 site. Replacement requirements shall be consistent with those set  
29 forth in paragraph (3) of subdivision (c) of Section 65915.

30 (h) The program required by subparagraph (A) of paragraph (1)  
31 of subdivision (c) of Section 65583 shall accommodate 100 percent  
32 of the need for housing for very low and low-income households  
33 allocated pursuant to Section 65584 for which site capacity has  
34 not been identified in the inventory of sites pursuant to paragraph  
35 (3) of subdivision (a) on sites that shall be zoned to permit  
36 owner-occupied and rental multifamily residential use by right for  
37 developments in which at least 20 percent of the units are  
38 affordable to lower income households during the planning period.  
39 These sites shall be zoned with minimum density and development  
40 standards that permit at least 16 units per site at a density of at

1 least 16 units per acre in jurisdictions described in clause (i) of  
2 subparagraph (B) of paragraph (3) of subdivision (c), shall be at  
3 least 20 units per acre in jurisdictions described in clauses (iii) and  
4 (iv) of subparagraph (B) of paragraph (3) of subdivision (c) and  
5 shall meet the standards set forth in subparagraph (B) of paragraph  
6 (5) of subdivision (b). At least 50 percent of the very low and  
7 low-income housing need shall be accommodated on sites  
8 designated for residential use and for which nonresidential uses  
9 or mixed uses are not permitted, except that a city or county may  
10 accommodate all of the very low and low-income housing need  
11 on sites designated for mixed uses if those sites allow 100 percent  
12 residential use and require that residential use occupy 50 percent  
13 of the total floor area of a mixed-use project.

14 (i) For purposes of this section and Section 65583, the phrase  
15 “use by right” shall mean that the local government’s review of  
16 the owner-occupied or multifamily residential use may not require  
17 a conditional use permit, planned unit development permit, or other  
18 discretionary local government review or approval that would  
19 constitute a “project” for purposes of Division 13 (commencing  
20 with Section 21000) of the Public Resources Code. Any subdivision  
21 of the sites shall be subject to all laws, including, but not limited  
22 to, the local government ordinance implementing the Subdivision  
23 Map Act. A local ordinance may provide that “use by right” does  
24 not exempt the use from design review. However, that design  
25 review shall not constitute a “project” for purposes of Division 13  
26 (commencing with Section 21000) of the Public Resources Code.  
27 Use by right for all rental multifamily residential housing shall be  
28 provided in accordance with subdivision (f) of Section 65589.5.

29 (j) Notwithstanding any other provision of this section, within  
30 one-half mile of a Sonoma-Marín Area Rail Transit station, housing  
31 density requirements in place on June 30, 2014, shall apply.

32 (k) For purposes of subdivisions (a) and (b), the department  
33 shall provide guidance to local governments to properly survey,  
34 detail, and account for sites listed pursuant to Section 65585.

35 (l) This section shall remain in effect only until December 31,  
36 2028, and as of that date is repealed.

37 *SEC. 15.5. Section 65583.2 of the Government Code, as*  
38 *amended by Section 3 of Chapter 958 of the Statutes of 2018, is*  
39 *amended to read:*

1 65583.2. (a) A city’s or county’s inventory of land suitable  
2 for residential development pursuant to paragraph (3) of  
3 subdivision (a) of Section 65583 shall be used to identify sites  
4 throughout the community, consistent with paragraph (9) of  
5 subdivision (c) of Section 65583, that can be developed for housing  
6 within the planning period and that are sufficient to provide for  
7 the jurisdiction’s share of the regional housing need for all income  
8 levels pursuant to Section 65584. As used in this section, “land  
9 suitable for residential development” includes all of the sites that  
10 meet the *following* standards set forth in subdivisions (c) and (g):

- 11 (1) Vacant sites zoned for residential use.
- 12 (2) Vacant sites zoned for nonresidential use that allows  
13 residential development.
- 14 (3) Residentially zoned sites that are capable of being developed  
15 at a higher density, including ~~the airspace above~~ sites owned or  
16 leased by a city, county, or city and county.
- 17 (4) Sites zoned for nonresidential use that can be redeveloped  
18 for residential use, and for which the housing element includes a  
19 program to rezone the site, as necessary, rezoned for, to permit  
20 residential use, including sites owned or leased by a city, county,  
21 or city and county.

22 (b) The inventory of land shall include all of the following:

- 23 (1) A listing of properties by assessor parcel number.
- 24 (2) The size of each property listed pursuant to paragraph (1),  
25 and the general plan designation and zoning of each property.
- 26 (3) For nonvacant sites, a description of the existing use of each  
27 property. *If a site subject to this paragraph is owned by the city*  
28 *or county, the description shall also include whether there are any*  
29 *plans to dispose of the property during the planning period and*  
30 *how the city or county will comply with Article 8 (commencing*  
31 *with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title*  
32 *5.*
- 33 (4) A general description of any environmental constraints to  
34 the development of housing within the jurisdiction, the  
35 documentation for which has been made available to the  
36 jurisdiction. This information need not be identified on a  
37 site-specific basis.
- 38 (5) (A) A description of existing or planned water, sewer, and  
39 other dry utilities supply, including the availability and access to  
40 distribution facilities.

1 (B) Parcels included in the inventory must have sufficient water,  
 2 sewer, and dry utilities supply available and accessible to support  
 3 housing development or be included in an existing general plan  
 4 program or other mandatory program or plan, including a program  
 5 or plan of a public or private entity providing water or sewer  
 6 service, to secure sufficient water, sewer, and dry utilities supply  
 7 to support housing development. This paragraph does not impose  
 8 any additional duty on the city or county to construct, finance, or  
 9 otherwise provide water, sewer, or dry utilities to parcels included  
 10 in the inventory.

11 (6) Sites identified as available for housing for above  
 12 moderate-income households in areas not served by public sewer  
 13 systems. This information need not be identified on a site-specific  
 14 basis.

15 (7) A map that shows the location of the sites included in the  
 16 inventory, such as the land use map from the jurisdiction’s general  
 17 plan, for reference purposes only.

18 (c) Based on the information provided in subdivision (b), a city  
 19 or county shall determine whether each site in the inventory can  
 20 accommodate the development of some portion of its share of the  
 21 regional housing need by income level during the planning period,  
 22 as determined pursuant to Section 65584. The inventory shall  
 23 specify for each site the number of units that can realistically be  
 24 accommodated on that site and whether the site is adequate to  
 25 accommodate—~~lower-income~~ *lower income* housing,  
 26 moderate-income housing, or above moderate-income housing. A  
 27 nonvacant site identified pursuant to paragraph (3) or (4) of  
 28 subdivision (a) in a prior housing element and a vacant site that  
 29 has been included in two or more consecutive planning periods  
 30 that was not approved to develop a portion of the locality’s housing  
 31 need shall not be deemed adequate to accommodate a portion of  
 32 the housing need for lower income households that must be  
 33 accommodated in the current housing element planning period  
 34 unless the site is zoned at residential densities consistent with  
 35 paragraph (3) of this subdivision and the site is subject to a program  
 36 in the housing element requiring rezoning within three years of  
 37 the beginning of the planning period to allow residential use by  
 38 right for housing developments in which at least 20 percent of the  
 39 units are affordable to lower income households. ~~A city that is an~~  
 40 *An* unincorporated area in a nonmetropolitan county pursuant to

1 clause (ii) of subparagraph (B) of paragraph (3) shall not be subject  
2 to the requirements of this subdivision to allow residential use by  
3 right. *The* analysis shall determine whether the inventory can  
4 provide for a variety of types of housing, including multifamily  
5 rental housing, factory-built housing, mobilehomes, housing for  
6 agricultural employees, supportive housing, single-room occupancy  
7 units, emergency shelters, and transitional housing. The city or  
8 county shall determine the number of housing units that can be  
9 accommodated on each site as follows:

10 (1) If local law or regulations require the development of a site  
11 at a minimum density, the department shall accept the planning  
12 agency’s calculation of the total housing unit capacity on that site  
13 based on the established minimum density. If the city or county  
14 does not adopt a law or regulation requiring the development of a  
15 site at a minimum density, then it shall demonstrate how the  
16 number of units determined for that site pursuant to this subdivision  
17 will be accommodated.

18 (2) The number of units calculated pursuant to paragraph (1)  
19 shall be adjusted as necessary, based on the land use controls and  
20 site improvements requirement identified in paragraph (5) of  
21 subdivision (a) of Section 65583, the realistic development capacity  
22 for the site, typical densities of existing or approved residential  
23 developments at a similar affordability level in that jurisdiction,  
24 and on the current or planned availability and accessibility of  
25 sufficient water, sewer, and dry utilities.

26 (A) A site smaller than half an acre shall not be deemed adequate  
27 to accommodate lower income housing need unless the locality  
28 can demonstrate that sites of equivalent size were successfully  
29 developed during the prior planning period for an equivalent  
30 number of lower income housing units as projected for the site or  
31 unless the locality provides other evidence to the department that  
32 the site is adequate to accommodate lower income housing.

33 (B) A site larger than 10 acres shall not be deemed adequate to  
34 accommodate lower income housing need unless the locality can  
35 demonstrate that sites of equivalent size were successfully  
36 developed during the prior planning period for an equivalent  
37 number of lower income housing units as projected for the site or  
38 unless the locality provides other evidence to the department that  
39 the site can be developed as lower income housing. For purposes  
40 of this subparagraph, “site” means that portion of a parcel or parcels

1 designated to accommodate lower income housing needs pursuant  
2 to this subdivision.

3 (C) A site may be presumed to be realistic for development to  
4 accommodate lower income housing need if, at the time of the  
5 adoption of the housing element, a development affordable to  
6 lower income households has been proposed and approved for  
7 development on the site.

8 (3) For the number of units calculated to accommodate its share  
9 of the regional housing need for lower income households pursuant  
10 to paragraph (2), a city or county shall do either of the following:

11 (A) Provide an analysis demonstrating how the adopted densities  
12 accommodate this need. The analysis shall include, but is not  
13 limited to, factors such as market demand, financial feasibility, or  
14 information based on development project experience within a  
15 zone or zones that provide housing for lower income households.

16 (B) The following densities shall be deemed appropriate to  
17 accommodate housing for lower income households:

18 (i) For an incorporated city within a nonmetropolitan county  
19 and for a nonmetropolitan county that has a micropolitan area:  
20 sites allowing at least 15 units per acre.

21 (ii) For an unincorporated area in a nonmetropolitan county not  
22 included in clause (i): sites allowing at least 10 units per acre.

23 (iii) For a suburban jurisdiction: sites allowing at least 20 units  
24 per acre.

25 (iv) For a jurisdiction in a metropolitan county: sites allowing  
26 at least 30 units per acre.

27 (d) For purposes of this section, a metropolitan county,  
28 nonmetropolitan county, and nonmetropolitan county with a  
29 micropolitan area shall be as determined by the United States  
30 Census Bureau. A nonmetropolitan county with a micropolitan  
31 area includes the following counties: Del Norte, Humboldt, Lake,  
32 Mendocino, Nevada, Tehama, and Tuolumne and other counties  
33 as may be determined by the United States Census Bureau to be  
34 nonmetropolitan counties with micropolitan areas in the future.

35 (e) (1) Except as provided in paragraph (2), a jurisdiction shall  
36 be considered suburban if the jurisdiction does not meet the  
37 requirements of clauses (i) and (ii) of subparagraph (B) of  
38 paragraph (3) of subdivision (c) and is located in a Metropolitan  
39 Statistical Area (MSA) of less than 2,000,000 in population, unless  
40 that jurisdiction's population is greater than 100,000, in which



1 case it shall be considered metropolitan. A county, not including  
2 the City and County of San Francisco, shall be considered suburban  
3 unless the county is in an MSA of 2,000,000 or greater in  
4 population in which case the county shall be considered  
5 metropolitan.

6 (2) (A) (i) Notwithstanding paragraph (1), if a county that is  
7 in the San Francisco-Oakland-Fremont California MSA has a  
8 population of less than 400,000, that county shall be considered  
9 suburban. If this county includes an incorporated city that has a  
10 population of less than 100,000, this city shall also be considered  
11 suburban. This paragraph shall apply to a housing element revision  
12 cycle, as described in subparagraph (A) of paragraph (3) of  
13 subdivision (e) of Section 65588, that is in effect from July 1,  
14 2014, to December 31, 2028, inclusive.

15 (ii) A county subject to this subparagraph shall utilize the sum  
16 existing in the county's housing trust fund as of June 30, 2013, for  
17 the development and preservation of housing affordable to low- and  
18 very low income households.

19 (B) A jurisdiction that is classified as suburban pursuant to this  
20 paragraph shall report to the Assembly Committee on Housing  
21 and Community Development, the Senate Committee on  
22 ~~Transportation and~~ Housing, and the Department of Housing and  
23 Community Development regarding its progress in developing  
24 low- and very low income housing consistent with the requirements  
25 of Section 65400. The report shall be provided three times: once,  
26 on or before December 31, 2019, which report shall address the  
27 initial four years of the housing element cycle, a second time, on  
28 or before December 31, 2023, which report shall address the  
29 subsequent four years of the housing element cycle, and a third  
30 time, on or before December 31, 2027, which report shall address  
31 the subsequent four years of the housing element cycle and the  
32 cycle as a whole. The reports shall be provided consistent with the  
33 requirements of Section 9795.

34 (f) A jurisdiction shall be considered metropolitan if the  
35 jurisdiction does not meet the requirements for "suburban area"  
36 above and is located in an MSA of 2,000,000 or greater in  
37 population, unless that jurisdiction's population is less than 25,000  
38 in which case it shall be considered suburban.

39 (g) (1) For sites described in paragraph (3) of subdivision (b),  
40 the city or county shall specify the additional development potential

1 for each site within the planning period and shall provide an  
2 explanation of the methodology used to determine the development  
3 potential. The methodology shall consider factors including the  
4 extent to which existing uses may constitute an impediment to  
5 additional residential development, the city's or county's past  
6 experience with converting existing uses to higher density  
7 residential development, the current market demand for the existing  
8 use, an analysis of any existing leases or other contracts that would  
9 perpetuate the existing use or prevent redevelopment of the site  
10 for additional residential development, development trends, market  
11 conditions, and regulatory or other incentives or standards to  
12 encourage additional residential development on these sites.

13 (2) In addition to the analysis required in paragraph (1), when  
14 a city or county is relying on nonvacant sites described in paragraph  
15 (3) of subdivision (b) to accommodate 50 percent or more of its  
16 housing need for lower income households, the methodology used  
17 to determine additional development potential shall demonstrate  
18 that the existing use identified pursuant to paragraph (3) of  
19 subdivision (b) does not constitute an impediment to additional  
20 residential development during the period covered by the housing  
21 element. An existing use shall be presumed to impede additional  
22 residential development, absent findings based on substantial  
23 evidence that the use is likely to be discontinued during the  
24 planning period.

25 (3) Notwithstanding any other law, and in addition to the  
26 requirements in paragraphs (1) and (2), sites that currently have  
27 residential uses, or within the past five years have had residential  
28 uses that have been vacated or demolished, that are or were subject  
29 to a recorded covenant, ordinance, or law that restricts rents to  
30 levels affordable to persons and families of low or very low  
31 income, subject to any other form of rent or price control through  
32 a public entity's valid exercise of its police power, or occupied by  
33 low or very low income households, shall be subject to a policy  
34 requiring the replacement of all those units affordable to the same  
35 or lower income level as a condition of any development on the  
36 site. Replacement requirements shall be consistent with those set  
37 forth in paragraph (3) of subdivision (c) of Section 65915.

38 (h) The program required by subparagraph (A) of paragraph (1)  
39 of subdivision (c) of Section 65583 shall accommodate 100 percent  
40 of the need for housing for very low and low-income households

1 allocated pursuant to Section 65584 for which site capacity has  
2 not been identified in the inventory of sites pursuant to paragraph  
3 (3) of subdivision (a) on sites that shall be zoned to permit  
4 owner-occupied and rental multifamily residential use by right for  
5 developments in which at least 20 percent of the units are  
6 affordable to lower income households during the planning period.  
7 These sites shall be zoned with minimum density and development  
8 standards that permit at least 16 units per site at a density of at  
9 least 16 units per acre in jurisdictions described in clause (i) of  
10 subparagraph (B) of paragraph (3) of subdivision (c), shall be at  
11 least 20 units per acre in jurisdictions described in clauses (iii) and  
12 (iv) of subparagraph (B) of paragraph (3) of subdivision (c) and  
13 shall meet the standards set forth in subparagraph (B) of paragraph  
14 (5) of subdivision (b). At least 50 percent of the very low and  
15 low-income housing need shall be accommodated on sites  
16 designated for residential use and for which nonresidential uses  
17 or mixed uses are not permitted, except that a city or county may  
18 accommodate all of the very low and low-income housing need  
19 on sites designated for mixed uses if those sites allow 100 percent  
20 residential use and require that residential use occupy 50 percent  
21 of the total floor area of a mixed-use project.

22 (i) For purposes of this section and Section 65583, the phrase  
23 “use by right” shall mean that the local government’s review of  
24 the owner-occupied or multifamily residential use may not require  
25 a conditional use permit, planned unit development permit, or other  
26 discretionary local government review or approval that would  
27 constitute a “project” for purposes of Division 13 (commencing  
28 with Section 21000) of the Public Resources Code. Any subdivision  
29 of the sites shall be subject to all laws, including, but not limited  
30 to, the local government ordinance implementing the Subdivision  
31 Map Act. A local ordinance may provide that “use by right” does  
32 not exempt the use from design review. However, that design  
33 review shall not constitute a “project” for purposes of Division 13  
34 (commencing with Section 21000) of the Public Resources Code.  
35 Use by right for all rental multifamily residential housing shall be  
36 provided in accordance with subdivision (f) of Section 65589.5.

37 (j) Notwithstanding any other provision of this section, within  
38 one-half mile of a Sonoma-Marín Area Rail Transit station, housing  
39 density requirements in place on June 30, 2014, shall apply.

1 (k) For purposes of subdivisions (a) and (b), the department  
 2 shall provide guidance to local governments to properly survey,  
 3 detail, and account for sites listed pursuant to Section 65585.

4 (l) This section shall remain in effect only until December 31,  
 5 2028, and as of that date is repealed.

6 ~~SEC. 12.~~

7 *SEC. 16.* Section 65583.2 of the Government Code, as amended  
 8 by Section 4 of Chapter 958 of the Statutes of 2018, is amended  
 9 to read:

10 65583.2. (a) A city’s or county’s inventory of land suitable  
 11 for residential development pursuant to paragraph (3) of  
 12 subdivision (a) of Section 65583 shall be used to identify sites  
 13 throughout the community, consistent with paragraph (9) of  
 14 subdivision (c) of Section 65583, that can be developed for housing  
 15 within the planning period and that are sufficient to provide for  
 16 the jurisdiction’s share of the regional housing need for all income  
 17 levels pursuant to Section 65584. As used in this section, “land  
 18 suitable for residential development” includes all of the sites that  
 19 meet the standards set forth in subdivisions (c) and (g):

- 20 (1) Vacant sites zoned for residential use.
- 21 (2) Vacant sites zoned for nonresidential use that allows  
 22 residential development.
- 23 (3) Residentially zoned sites that are capable of being developed  
 24 at a higher density, and sites owned or leased by a city, county, or  
 25 city and county.
- 26 (4) Sites zoned for nonresidential use that can be redeveloped  
 27 for residential use, and for which the housing element includes a  
 28 program to rezone the sites, as necessary, to permit residential use,  
 29 including sites owned or leased by a city, county, or city and  
 30 county.

- 31 (b) The inventory of land shall include all of the following:
  - 32 (1) A listing of properties by assessor parcel number.
  - 33 (2) The size of each property listed pursuant to paragraph (1),  
 34 and the general plan designation and zoning of each property.
  - 35 (3) For nonvacant sites, a description of the existing use of each  
 36 property. If a site subject to this paragraph is owned by the city or  
 37 county, the description shall also include whether there are any  
 38 plans to dispose of the property during the planning period and  
 39 how the city or county will comply with Article 8 (commencing

1 with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title  
2 5.

3 (4) A general description of any environmental constraints to  
4 the development of housing within the jurisdiction, the  
5 documentation for which has been made available to the  
6 jurisdiction. This information need not be identified on a  
7 site-specific basis.

8 (5) (A) A description of existing or planned water, sewer, and  
9 other dry utilities supply, including the availability and access to  
10 distribution facilities.

11 (B) Parcels included in the inventory must have sufficient water,  
12 sewer, and dry utilities supply available and accessible to support  
13 housing development or be included in an existing general plan  
14 program or other mandatory program or plan, including a program  
15 or plan of a public or private entity providing water or sewer  
16 service, to secure sufficient water, sewer, and dry utilities supply  
17 to support housing development. This paragraph does not impose  
18 any additional duty on the city or county to construct, finance, or  
19 otherwise provide water, sewer, or dry utilities to parcels included  
20 in the inventory.

21 (6) Sites identified as available for housing for above  
22 moderate-income households in areas not served by public sewer  
23 systems. This information need not be identified on a site-specific  
24 basis.

25 (7) A map that shows the location of the sites included in the  
26 inventory, such as the land use map from the jurisdiction's general  
27 plan for reference purposes only.

28 (c) Based on the information provided in subdivision (b), a city  
29 or county shall determine whether each site in the inventory can  
30 accommodate the development of some portion of its share of the  
31 regional housing need by income level during the planning period,  
32 as determined pursuant to Section 65584. The inventory shall  
33 specify for each site the number of units that can realistically be  
34 accommodated on that site and whether the site is adequate to  
35 accommodate lower income housing, moderate-income housing,  
36 or above moderate-income housing. A nonvacant site identified  
37 pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing  
38 element and a vacant site that has been included in two or more  
39 consecutive planning periods that was not approved to develop a  
40 portion of the locality's housing need shall not be deemed adequate

1 to accommodate a portion of the housing need for lower income  
 2 households that must be accommodated in the current housing  
 3 element planning period unless the site is zoned at residential  
 4 densities consistent with paragraph (3) of this subdivision and the  
 5 site is subject to a program in the housing element requiring  
 6 rezoning within three years of the beginning of the planning period  
 7 to allow residential use by right for housing developments in which  
 8 at least 20 percent of the units are affordable to lower income  
 9 households. A city that is an unincorporated area in a  
 10 nonmetropolitan county pursuant to clause (ii) of subparagraph  
 11 (B) of paragraph (3) shall not be subject to the requirements of  
 12 this subdivision to allow residential use by right. The analysis shall  
 13 determine whether the inventory can provide for a variety of types  
 14 of housing, including multifamily rental housing, factory-built  
 15 housing, mobilehomes, housing for agricultural employees,  
 16 supportive housing, single-room occupancy units, emergency  
 17 shelters, and transitional housing. The city or county shall  
 18 determine the number of housing units that can be accommodated  
 19 on each site as follows:

20 (1) If local law or regulations require the development of a site  
 21 at a minimum density, the department shall accept the planning  
 22 agency’s calculation of the total housing unit capacity on that site  
 23 based on the established minimum density. If the city or county  
 24 does not adopt a law or regulation requiring the development of a  
 25 site at a minimum density, then it shall demonstrate how the  
 26 number of units determined for that site pursuant to this subdivision  
 27 will be accommodated.

28 (2) The number of units calculated pursuant to paragraph (1)  
 29 shall be adjusted as necessary, based on the land use controls and  
 30 site improvements requirement identified in paragraph (5) of  
 31 subdivision (a) of Section 65583, the realistic development capacity  
 32 for the site, typical densities of existing or approved residential  
 33 developments at a similar affordability level in that jurisdiction,  
 34 and on the current or planned availability and accessibility of  
 35 sufficient water, sewer, and dry utilities.

36 (A) A site smaller than half an acre shall not be deemed adequate  
 37 to accommodate lower income housing need unless the locality  
 38 can demonstrate that sites of equivalent size were successfully  
 39 developed during the prior planning period for an equivalent  
 40 number of lower income housing units as projected for the site or

1 unless the locality provides other evidence to the department that  
2 the site is adequate to accommodate lower income housing.

3 (B) A site larger than 10 acres shall not be deemed adequate to  
4 accommodate lower income housing need unless the locality can  
5 demonstrate that sites of equivalent size were successfully  
6 developed during the prior planning period for an equivalent  
7 number of lower income housing units as projected for the site or  
8 unless the locality provides other evidence to the department that  
9 the site can be developed as lower income housing. For purposes  
10 of this subparagraph, “site” means that portion of a parcel or parcels  
11 designated to accommodate lower income housing needs pursuant  
12 to this subdivision.

13 (C) A site may be presumed to be realistic for development to  
14 accommodate lower income housing need if, at the time of the  
15 adoption of the housing element, a development affordable to  
16 lower income households has been proposed and approved for  
17 development on the site.

18 (3) For the number of units calculated to accommodate its share  
19 of the regional housing need for lower income households pursuant  
20 to paragraph (2), a city or county shall do either of the following:

21 (A) Provide an analysis demonstrating how the adopted densities  
22 accommodate this need. The analysis shall include, but is not  
23 limited to, factors such as market demand, financial feasibility, or  
24 information based on development project experience within a  
25 zone or zones that provide housing for lower income households.

26 (B) The following densities shall be deemed appropriate to  
27 accommodate housing for lower income households:

28 (i) For an incorporated city within a nonmetropolitan county  
29 and for a nonmetropolitan county that has a micropolitan area:  
30 sites allowing at least 15 units per acre.

31 (ii) For an unincorporated area in a nonmetropolitan county not  
32 included in clause (i): sites allowing at least 10 units per acre.

33 (iii) For a suburban jurisdiction: sites allowing at least 20 units  
34 per acre.

35 (iv) For a jurisdiction in a metropolitan county: sites allowing  
36 at least 30 units per acre.

37 (d) For purposes of this section, a metropolitan county,  
38 nonmetropolitan county, and nonmetropolitan county with a  
39 micropolitan area shall be as determined by the United States  
40 Census Bureau. A nonmetropolitan county with a micropolitan

1 area includes the following counties: Del Norte, Humboldt, Lake,  
2 Mendocino, Nevada, Tehama, and Tuolumne and other counties  
3 as may be determined by the United States Census Bureau to be  
4 nonmetropolitan counties with micropolitan areas in the future.

5 (e) A jurisdiction shall be considered suburban if the jurisdiction  
6 does not meet the requirements of clauses (i) and (ii) of  
7 subparagraph (B) of paragraph (3) of subdivision (c) and is located  
8 in a Metropolitan Statistical Area (MSA) of less than 2,000,000  
9 in population, unless that jurisdiction's population is greater than  
10 100,000, in which case it shall be considered metropolitan. A  
11 county, not including the City and County of San Francisco, shall  
12 be considered suburban unless the county is in an MSA of  
13 2,000,000 or greater in population in which case the county shall  
14 be considered metropolitan.

15 (f) A jurisdiction shall be considered metropolitan if the  
16 jurisdiction does not meet the requirements for "suburban area"  
17 above and is located in an MSA of 2,000,000 or greater in  
18 population, unless that jurisdiction's population is less than 25,000  
19 in which case it shall be considered suburban.

20 (g) (1) For sites described in paragraph (3) of subdivision (b),  
21 the city or county shall specify the additional development potential  
22 for each site within the planning period and shall provide an  
23 explanation of the methodology used to determine the development  
24 potential. The methodology shall consider factors including the  
25 extent to which existing uses may constitute an impediment to  
26 additional residential development, the city's or county's past  
27 experience with converting existing uses to higher density  
28 residential development, the current market demand for the existing  
29 use, an analysis of any existing leases or other contracts that would  
30 perpetuate the existing use or prevent redevelopment of the site  
31 for additional residential development, development trends, market  
32 conditions, and regulatory or other incentives or standards to  
33 encourage additional residential development on these sites.

34 (2) In addition to the analysis required in paragraph (1), when  
35 a city or county is relying on nonvacant sites described in paragraph  
36 (3) of subdivision (b) to accommodate 50 percent or more of its  
37 housing need for lower income households, the methodology used  
38 to determine additional development potential shall demonstrate  
39 that the existing use identified pursuant to paragraph (3) of  
40 subdivision (b) does not constitute an impediment to additional



1 residential development during the period covered by the housing  
2 element. An existing use shall be presumed to impede additional  
3 residential development, absent findings based on substantial  
4 evidence that the use is likely to be discontinued during the  
5 planning period.

6 (3) Notwithstanding any other law, and in addition to the  
7 requirements in paragraphs (1) and (2), sites that currently have  
8 residential uses, or within the past five years have had residential  
9 uses that have been vacated or demolished, that are or were subject  
10 to a recorded covenant, ordinance, or law that restricts rents to  
11 levels affordable to persons and families of low or very low  
12 income, subject to any other form of rent or price control through  
13 a public entity's valid exercise of its police power, or occupied by  
14 low or very low income households, shall be subject to a policy  
15 requiring the replacement of all those units affordable to the same  
16 or lower income level as a condition of any development on the  
17 site. Replacement requirements shall be consistent with those set  
18 forth in paragraph (3) of subdivision (c) of Section 65915.

19 (h) The program required by subparagraph (A) of paragraph (1)  
20 of subdivision (c) of Section 65583 shall accommodate 100 percent  
21 of the need for housing for very low and low-income households  
22 allocated pursuant to Section 65584 for which site capacity has  
23 not been identified in the inventory of sites pursuant to paragraph  
24 (3) of subdivision (a) on sites that shall be zoned to permit  
25 owner-occupied and rental multifamily residential use by right for  
26 developments in which at least 20 percent of the units are  
27 affordable to lower income households during the planning period.  
28 These sites shall be zoned with minimum density and development  
29 standards that permit at least 16 units per site at a density of at  
30 least 16 units per acre in jurisdictions described in clause (i) of  
31 subparagraph (B) of paragraph (3) of subdivision (c), shall be at  
32 least 20 units per acre in jurisdictions described in clauses (iii) and  
33 (iv) of subparagraph (B) of paragraph (3) of subdivision (c), and  
34 shall meet the standards set forth in subparagraph (B) of paragraph  
35 (5) of subdivision (b). At least 50 percent of the very low and  
36 low-income housing need shall be accommodated on sites  
37 designated for residential use and for which nonresidential uses  
38 or mixed uses are not permitted, except that a city or county may  
39 accommodate all of the very low and low-income housing need  
40 on sites designated for mixed uses if those sites allow 100 percent

1 residential use and require that residential use occupy 50 percent  
2 of the total floor area of a mixed uses project.

3 (i) For purposes of this section and Section 65583, the phrase  
4 “use by right” shall mean that the local government’s review of  
5 the owner-occupied or multifamily residential use may not require  
6 a conditional use permit, planned unit development permit, or other  
7 discretionary local government review or approval that would  
8 constitute a “project” for purposes of Division 13 (commencing  
9 with Section 21000) of the Public Resources Code. Any subdivision  
10 of the sites shall be subject to all laws, including, but not limited  
11 to, the local government ordinance implementing the Subdivision  
12 Map Act. A local ordinance may provide that “use by right” does  
13 not exempt the use from design review. However, that design  
14 review shall not constitute a “project” for purposes of Division 13  
15 (commencing with Section 21000) of the Public Resources Code.  
16 Use by right for all rental multifamily residential housing shall be  
17 provided in accordance with subdivision (f) of Section 65589.5.

18 (j) For purposes of subdivisions (a) and (b), the department shall  
19 provide guidance to local governments to properly survey, detail,  
20 and account for sites listed pursuant to Section 65585.

21 (k) This section shall become operative on December 31, 2028.

22 *SEC. 16.5. Section 65583.2 of the Government Code, as*  
23 *amended by Section 4 of Chapter 958 of the Statutes of 2018, is*  
24 *amended to read:*

25 65583.2. (a) A city’s or county’s inventory of land suitable  
26 for residential development pursuant to paragraph (3) of  
27 subdivision (a) of Section 65583 shall be used to identify sites  
28 throughout the community, consistent with paragraph (9) of  
29 subdivision (c) of Section 65583, that can be developed for housing  
30 within the planning period and that are sufficient to provide for  
31 the jurisdiction’s share of the regional housing need for all income  
32 levels pursuant to Section 65584. As used in this section, “land  
33 suitable for residential development” includes all of the *following*  
34 sites that meet the standards set forth in subdivisions (c) and (g):

35 (1) Vacant sites zoned for residential use.

36 (2) Vacant sites zoned for nonresidential use that allows  
37 residential development.

38 (3) Residentially zoned sites that are capable of being developed  
39 at a higher density, *and* sites owned or leased by a city, county, or  
40 city and county.

1 (4) Sites zoned for nonresidential use that can be redeveloped  
2 for residential use, and for which the housing element includes a  
3 program to rezone the ~~sites~~, *site*, as necessary, to permit residential  
4 use, including sites owned or leased by a city, county, or city and  
5 county.

6 (b) The inventory of land shall include all of the following:

7 (1) A listing of properties by assessor parcel number.

8 (2) The size of each property listed pursuant to paragraph (1),  
9 and the general plan designation and zoning of each property.

10 (3) For nonvacant sites, a description of the existing use of each  
11 property. *If a site subject to this paragraph is owned by the city*  
12 *or county, the description shall also include whether there are any*  
13 *plans to dispose of the property during the planning period and*  
14 *how the city or county will comply with Article 8 (commencing*  
15 *with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title*  
16 *5.*

17 (4) A general description of any environmental constraints to  
18 the development of housing within the jurisdiction, the  
19 documentation for which has been made available to the  
20 jurisdiction. This information need not be identified on a  
21 site-specific basis.

22 (5) (A) A description of existing or planned water, sewer, and  
23 other dry utilities supply, including the availability and access to  
24 distribution facilities.

25 (B) Parcels included in the inventory must have sufficient water,  
26 sewer, and dry utilities supply available and accessible to support  
27 housing development or be included in an existing general plan  
28 program or other mandatory program or plan, including a program  
29 or plan of a public or private entity providing water or sewer  
30 service, to secure sufficient water, sewer, and dry utilities supply  
31 to support housing development. This paragraph does not impose  
32 any additional duty on the city or county to construct, finance, or  
33 otherwise provide water, sewer, or dry utilities to parcels included  
34 in the inventory.

35 (6) Sites identified as available for housing for above  
36 moderate-income households in areas not served by public sewer  
37 systems. This information need not be identified on a site-specific  
38 basis.

1 (7) A map that shows the location of the sites included in the  
2 inventory, such as the land use map from the jurisdiction’s general  
3 plan for reference purposes only.

4 (c) Based on the information provided in subdivision (b), a city  
5 or county shall determine whether each site in the inventory can  
6 accommodate the development of some portion of its share of the  
7 regional housing need by income level during the planning period,  
8 as determined pursuant to Section 65584. The inventory shall  
9 specify for each site the number of units that can realistically be  
10 accommodated on that site and whether the site is adequate to  
11 accommodate—~~lower-income~~ *lower income* housing,  
12 moderate-income housing, or above moderate-income housing. A  
13 nonvacant site identified pursuant to paragraph (3) or (4) of  
14 subdivision (a) in a prior housing element and a vacant site that  
15 has been included in two or more consecutive planning periods  
16 that was not approved to develop a portion of the locality’s housing  
17 need shall not be deemed adequate to accommodate a portion of  
18 the housing need for lower income households that must be  
19 accommodated in the current housing element planning period  
20 unless the site is zoned at residential densities consistent with  
21 paragraph (3) of this subdivision and the site is subject to a program  
22 in the housing element requiring rezoning within three years of  
23 the beginning of the planning period to allow residential use by  
24 right for housing developments in which at least 20 percent of the  
25 units are affordable to lower income households. A city that is an  
26 unincorporated area in a nonmetropolitan county pursuant to clause  
27 (ii) of subparagraph (B) of paragraph (3) shall not be subject to  
28 the requirements of this subdivision to allow residential use by  
29 right. The analysis shall determine whether the inventory can  
30 provide for a variety of types of housing, including multifamily  
31 rental housing, factory-built housing, mobilehomes, housing for  
32 agricultural employees, supportive housing, single-room occupancy  
33 units, emergency shelters, and transitional housing. The city or  
34 county shall determine the number of housing units that can be  
35 accommodated on each site as follows:

36 (1) If local law or regulations require the development of a site  
37 at a minimum density, the department shall accept the planning  
38 agency’s calculation of the total housing unit capacity on that site  
39 based on the established minimum density. If the city or county  
40 does not adopt a law or regulation requiring the development of a

1 site at a minimum density, then it shall demonstrate how the  
2 number of units determined for that site pursuant to this subdivision  
3 will be accommodated.

4 (2) The number of units calculated pursuant to paragraph (1)  
5 shall be adjusted as necessary, based on the land use controls and  
6 site improvements requirement identified in paragraph (5) of  
7 subdivision (a) of Section 65583, the realistic development capacity  
8 for the site, typical densities of existing or approved residential  
9 developments at a similar affordability level in that jurisdiction,  
10 and on the current or planned availability and accessibility of  
11 sufficient water, sewer, and dry utilities.

12 (A) A site smaller than half an acre shall not be deemed adequate  
13 to accommodate lower income housing need unless the locality  
14 can demonstrate that sites of equivalent size were successfully  
15 developed during the prior planning period for an equivalent  
16 number of lower income housing units as projected for the site or  
17 unless the locality provides other evidence to the department that  
18 the site is adequate to accommodate lower income housing.

19 (B) A site larger than 10 acres shall not be deemed adequate to  
20 accommodate lower income housing need unless the locality can  
21 demonstrate that sites of equivalent size were successfully  
22 developed during the prior planning period for an equivalent  
23 number of lower income housing units as projected for the site or  
24 unless the locality provides other evidence to the department that  
25 the site can be developed as lower income housing. For purposes  
26 of this subparagraph, “site” means that portion of a parcel or parcels  
27 designated to accommodate lower income housing needs pursuant  
28 to this subdivision.

29 (C) A site may be presumed to be realistic for development to  
30 accommodate lower income housing need if, at the time of the  
31 adoption of the housing element, a development affordable to  
32 lower income households has been proposed and approved for  
33 development on the site.

34 (3) For the number of units calculated to accommodate its share  
35 of the regional housing need for lower income households pursuant  
36 to paragraph (2), a city or county shall do either of the following:

37 (A) Provide an analysis demonstrating how the adopted densities  
38 accommodate this need. The analysis shall include, but is not  
39 limited to, factors such as market demand, financial feasibility, or

1 information based on development project experience within a  
2 zone or zones that provide housing for lower income households.

3 (B) The following densities shall be deemed appropriate to  
4 accommodate housing for lower income households:

5 (i) For an incorporated city within a nonmetropolitan county  
6 and for a nonmetropolitan county that has a micropolitan area:  
7 sites allowing at least 15 units per acre.

8 (ii) For an unincorporated area in a nonmetropolitan county not  
9 included in clause (i): sites allowing at least 10 units per acre.

10 (iii) For a suburban jurisdiction: sites allowing at least 20 units  
11 per acre.

12 (iv) For a jurisdiction in a metropolitan county: sites allowing  
13 at least 30 units per acre.

14 (d) For purposes of this section, a metropolitan county,  
15 nonmetropolitan county, and nonmetropolitan county with a  
16 micropolitan area shall be as determined by the United States  
17 Census Bureau. A nonmetropolitan county with a micropolitan  
18 area includes the following counties: Del Norte, Humboldt, Lake,  
19 Mendocino, Nevada, Tehama, and Tuolumne and other counties  
20 as may be determined by the United States Census Bureau to be  
21 nonmetropolitan counties with micropolitan areas in the future.

22 (e) A jurisdiction shall be considered suburban if the jurisdiction  
23 does not meet the requirements of clauses (i) and (ii) of  
24 subparagraph (B) of paragraph (3) of subdivision (c) and is located  
25 in a Metropolitan Statistical Area (MSA) of less than 2,000,000  
26 in population, unless that jurisdiction's population is greater than  
27 100,000, in which case it shall be considered metropolitan. A  
28 county, not including the City and County of San Francisco, shall  
29 be considered suburban unless the county is in an MSA of  
30 2,000,000 or greater in population in which case the county shall  
31 be considered metropolitan.

32 (f) A jurisdiction shall be considered metropolitan if the  
33 jurisdiction does not meet the requirements for "suburban area"  
34 above and is located in an MSA of 2,000,000 or greater in  
35 population, unless that jurisdiction's population is less than 25,000  
36 in which case it shall be considered suburban.

37 (g) (1) For sites described in paragraph (3) of subdivision (b),  
38 the city or county shall specify the additional development potential  
39 for each site within the planning period and shall provide an  
40 explanation of the methodology used to determine the development

1 potential. The methodology shall consider factors including the  
2 extent to which existing uses may constitute an impediment to  
3 additional residential development, the city's or county's past  
4 experience with converting existing uses to higher density  
5 residential development, the current market demand for the existing  
6 use, an analysis of any existing leases or other contracts that would  
7 perpetuate the existing use or prevent redevelopment of the site  
8 for additional residential development, development trends, market  
9 conditions, and regulatory or other incentives or standards to  
10 encourage additional residential development on these sites.

11 (2) In addition to the analysis required in paragraph (1), when  
12 a city or county is relying on nonvacant sites described in paragraph  
13 (3) of subdivision (b) to accommodate 50 percent or more of its  
14 housing need for lower income households, the methodology used  
15 to determine additional development potential shall demonstrate  
16 that the existing use identified pursuant to paragraph (3) of  
17 subdivision (b) does not constitute an impediment to additional  
18 residential development during the period covered by the housing  
19 element. An existing use shall be presumed to impede additional  
20 residential development, absent findings based on substantial  
21 evidence that the use is likely to be discontinued during the  
22 planning period.

23 (3) Notwithstanding any other law, and in addition to the  
24 requirements in paragraphs (1) and (2), sites that currently have  
25 residential uses, or within the past five years have had residential  
26 uses that have been vacated or demolished, that are or were subject  
27 to a recorded covenant, ordinance, or law that restricts rents to  
28 levels affordable to persons and families of low or very low  
29 income, subject to any other form of rent or price control through  
30 a public entity's valid exercise of its police power, or occupied by  
31 low or very low income households, shall be subject to a policy  
32 requiring the replacement of all those units affordable to the same  
33 or lower income level as a condition of any development on the  
34 site. Replacement requirements shall be consistent with those set  
35 forth in paragraph (3) of subdivision (c) of Section 65915.

36 (h) The program required by subparagraph (A) of paragraph (1)  
37 of subdivision (c) of Section 65583 shall accommodate 100 percent  
38 of the need for housing for very low and low-income households  
39 allocated pursuant to Section 65584 for which site capacity has  
40 not been identified in the inventory of sites pursuant to paragraph

1 (3) of subdivision (a) on sites that shall be zoned to permit  
 2 owner-occupied and rental multifamily residential use by right for  
 3 developments in which at least 20 percent of the units are  
 4 affordable to lower income households during the planning period.  
 5 These sites shall be zoned with minimum density and development  
 6 standards that permit at least 16 units per site at a density of at  
 7 least 16 units per acre in jurisdictions described in clause (i) of  
 8 subparagraph (B) of paragraph (3) of subdivision (c), shall be at  
 9 least 20 units per acre in jurisdictions described in clauses (iii) and  
 10 (iv) of subparagraph (B) of paragraph (3) of subdivision (c), and  
 11 shall meet the standards set forth in subparagraph (B) of paragraph  
 12 (5) of subdivision (b). At least 50 percent of the very low and  
 13 low-income housing need shall be accommodated on sites  
 14 designated for residential use and for which nonresidential uses  
 15 or mixed uses are not permitted, except that a city or county may  
 16 accommodate all of the very low and low-income housing need  
 17 on sites designated for mixed uses if those sites allow 100 percent  
 18 residential use and require that residential use occupy 50 percent  
 19 of the total floor area of a ~~mixed-use~~ *mixed-use* project.

20 (i) For purposes of this section and Section 65583, the phrase  
 21 “use by right” shall mean that the local government’s review of  
 22 the owner-occupied or multifamily residential use may not require  
 23 a conditional use permit, planned unit development permit, or other  
 24 discretionary local government review or approval that would  
 25 constitute a “project” for purposes of Division 13 (commencing  
 26 with Section 21000) of the Public Resources Code. Any subdivision  
 27 of the sites shall be subject to all laws, including, but not limited  
 28 to, the local government ordinance implementing the Subdivision  
 29 Map Act. A local ordinance may provide that “use by right” does  
 30 not exempt the use from design review. However, that design  
 31 review shall not constitute a “project” for purposes of Division 13  
 32 (commencing with Section 21000) of the Public Resources Code.  
 33 Use by right for all rental multifamily residential housing shall be  
 34 provided in accordance with subdivision (f) of Section 65589.5.

35 (j) For purposes of subdivisions (a) and (b), the department shall  
 36 provide guidance to local governments to properly survey, detail,  
 37 and account for sites listed pursuant to Section 65585.

38 (k) This section shall become operative on December 31, 2028.

39 ~~SEC. 13. Section 65585 of the Government Code is amended~~  
 40 ~~to read:~~



1     ~~65585. (a) In the preparation of its housing element, each city~~  
2 ~~and county shall consider the guidelines adopted by the department~~  
3 ~~pursuant to Section 50459 of the Health and Safety Code. Those~~  
4 ~~guidelines shall be advisory to each city or county in the~~  
5 ~~preparation of its housing element.~~  
6     ~~(b) (1) At least 90 days prior to adoption of its housing element,~~  
7 ~~or at least 60 days prior to the adoption of an amendment to this~~  
8 ~~element, the planning agency shall submit a draft element or draft~~  
9 ~~amendment to the department.~~  
10     ~~(2) The planning agency staff shall collect and compile the~~  
11 ~~public comments regarding the housing element received by the~~  
12 ~~city, county, or city and county, and provide these comments to~~  
13 ~~each member of the legislative body before it adopts the housing~~  
14 ~~element.~~  
15     ~~(3) The department shall review the draft and report its written~~  
16 ~~findings to the planning agency within 90 days of its receipt of the~~  
17 ~~draft in the case of an adoption or within 60 days of its receipt in~~  
18 ~~the case of a draft amendment.~~  
19     ~~(e) In the preparation of its findings, the department may consult~~  
20 ~~with any public agency, group, or person. The department shall~~  
21 ~~receive and consider any written comments from any public~~  
22 ~~agency, group, or person regarding the draft or adopted element~~  
23 ~~or amendment under review.~~  
24     ~~(d) In its written findings, the department shall determine~~  
25 ~~whether the draft element or draft amendment substantially~~  
26 ~~complies with this article.~~  
27     ~~(e) Prior to the adoption of its draft element or draft amendment,~~  
28 ~~the legislative body shall consider the findings made by the~~  
29 ~~department. If the department's findings are not available within~~  
30 ~~the time limits set by this section, the legislative body may act~~  
31 ~~without them.~~  
32     ~~(f) If the department finds that the draft element or draft~~  
33 ~~amendment does not substantially comply with this article, the~~  
34 ~~legislative body shall take one of the following actions:~~  
35         ~~(1) Change the draft element or draft amendment to substantially~~  
36 ~~comply with this article.~~  
37         ~~(2) Adopt the draft element or draft amendment without changes.~~  
38 ~~The legislative body shall include in its resolution of adoption~~  
39 ~~written findings which explain the reasons the legislative body~~

1 believes that the draft element or draft amendment substantially  
2 complies with this article despite the findings of the department.

3 (g) Promptly following the adoption of its element or  
4 amendment, the planning agency shall submit a copy to the  
5 department.

6 (h) The department shall, within 90 days, review adopted  
7 housing elements or amendments and report its findings to the  
8 planning agency.

9 (i) (1) (A) The department shall review any action or failure  
10 to act by the city, county, or city and county that it determines is  
11 inconsistent with an adopted housing element or Section 65583,  
12 including any failure to implement any program actions included  
13 in the housing element pursuant to Section 65583. The department  
14 shall issue written findings to the city, county, or city and county  
15 as to whether the action or failure to act substantially complies  
16 with this article, and provide a reasonable time no longer than 30  
17 days for the city, county, or city and county to respond to the  
18 findings before taking any other action authorized by this section,  
19 including the action authorized by subparagraph (B).

20 (B) If the department finds that the action or failure to act by  
21 the city, county, or city and county does not substantially comply  
22 with this article, and if it has issued findings pursuant to this section  
23 that an amendment to the housing element substantially complies  
24 with this article, the department may revoke its findings until it  
25 determines that the city, county, or city and county has come into  
26 compliance with this article.

27 (2) The department may consult with any local government,  
28 public agency, group, or person, and shall receive and consider  
29 any written comments from any public agency, group, or person,  
30 regarding the action or failure to act by the city, county, or city  
31 and county described in paragraph (1), in determining whether the  
32 housing element substantially complies with this article.

33 (j) The department shall notify the city, county, or city and  
34 county and may notify the Office of the Attorney General that the  
35 city, county, or city and county is in violation of state law if the  
36 department finds that the housing element or an amendment to this  
37 element, or any action or failure to act described in subdivision  
38 (i), does not substantially comply with this article or that any local  
39 government has taken an action in violation of the following:

40 (1) Housing Accountability Act (Section 65589.5).

1 ~~(2) Section 65863.~~

2 ~~(3) Chapter 4.3 (commencing with Section 65915).~~

3 ~~(4) Section 65008.~~

4 ~~(5) Article 8 (commencing with Section 54220) of Chapter 5~~  
5 ~~of Part 1 of Division 2 of Title 5.~~

6 ~~(k) Commencing July 1, 2019, prior to the Attorney General~~  
7 ~~bringing any suit for a violation of the provisions identified in~~  
8 ~~subdivision (j) related to housing element compliance and seeking~~  
9 ~~remedies available pursuant to this subdivision, the department~~  
10 ~~shall offer the jurisdiction the opportunity for two meetings in~~  
11 ~~person or via telephone to discuss the violation, and shall provide~~  
12 ~~the jurisdiction written findings regarding the violation. This~~  
13 ~~paragraph does not affect any action filed prior to the effective~~  
14 ~~date of this section. The requirements set forth in this subdivision~~  
15 ~~shall not apply to any suits brought for a violation or violations of~~  
16 ~~paragraphs (1), (3), and (4) of subdivision (j).~~

17 ~~(l) In any action or special proceeding brought by the Attorney~~  
18 ~~General relating to housing element compliance pursuant to~~  
19 ~~subdivision (j), the Attorney General shall request, upon a finding~~  
20 ~~of the court that the housing element does not substantially comply~~  
21 ~~with the requirements of this article pursuant to this section, that~~  
22 ~~the court issue an order or judgment directing the jurisdiction to~~  
23 ~~bring its housing element into substantial compliance with the~~  
24 ~~requirements of this article. The court shall retain jurisdiction to~~  
25 ~~ensure that its order or judgment is carried out, and once a court~~  
26 ~~determines that the housing element of the jurisdiction substantially~~  
27 ~~complies with this article, it shall have the same force and effect,~~  
28 ~~for all purposes, as the department's determination that the housing~~  
29 ~~element substantially complies with this article.~~

30 ~~(1) If the jurisdiction has not complied with the order or~~  
31 ~~judgment after 12 months, the court shall conduct a status~~  
32 ~~conference. Following the status conference, upon a determination~~  
33 ~~that the jurisdiction failed to comply with the order or judgment~~  
34 ~~compelling substantial compliance with the requirements of this~~  
35 ~~article, the court shall impose fines on the jurisdiction, which shall~~  
36 ~~be deposited into the Building Homes and Jobs Trust Fund. Any~~  
37 ~~fine levied pursuant to this paragraph shall be in a minimum~~  
38 ~~amount of ten thousand dollars (\$10,000) per month, but shall not~~  
39 ~~exceed one hundred thousand dollars (\$100,000) per month, except~~  
40 ~~as provided in paragraphs (2) and (3). In the event that the~~

1 jurisdiction fails to pay fines imposed by the court in full and on  
2 time, the court may require the State Controller to intercept any  
3 available state and local funds and direct such funds to the Building  
4 Homes and Jobs Trust Fund to correct the jurisdiction's failure to  
5 pay. The intercept of the funds by the Controller for this purpose  
6 shall not violate any provision of the California Constitution.

7 (2) If the jurisdiction has not complied with the order or  
8 judgment after three months following the imposition of fees  
9 described in paragraph (1), the court shall conduct a status  
10 conference. Following the status conference, if the court finds that  
11 the fees imposed pursuant to paragraph (1) are insufficient to bring  
12 the jurisdiction into compliance with the order or judgment, the  
13 court may multiply the fine determined pursuant to paragraph (1)  
14 by a factor of three. In the event that the jurisdiction fails to pay  
15 fines imposed by the court in full and on time, the court may  
16 require the State Controller to intercept any available state and  
17 local funds and direct such funds to the Building Homes and Jobs  
18 Trust Fund to correct the jurisdiction's failure to pay. The intercept  
19 of the funds by the Controller for this purpose shall not violate any  
20 provision of the California Constitution.

21 (3) If the jurisdiction has not complied with the order or  
22 judgment six months following the imposition of fees described  
23 in paragraph (1), the court shall conduct a status conference. Upon  
24 a determination that the jurisdiction failed to comply with the order  
25 or judgment, the court may impose the following:

26 (A) If the court finds that the fees imposed pursuant to paragraph  
27 (1) and paragraph (2) are insufficient to bring the jurisdiction into  
28 compliance with the order or judgement, the court may multiply  
29 the fine determined pursuant to paragraph (1) by a factor of six.  
30 In the event that the jurisdiction fails to pay fines imposed by the  
31 court in full and on time, the court may require the State Controller  
32 to intercept any available state and local funds and direct such  
33 funds to the Building Homes and Jobs Trust Fund to correct the  
34 jurisdiction's failure to pay. The intercept of the funds by the  
35 Controller for this purpose shall not violate any provision of the  
36 California Constitution.

37 (B) The court may order remedies available pursuant to Section  
38 564 of the Code of Civil Procedure, under which the agent of the  
39 court may be appointed with all the powers necessary to bring the  
40 jurisdiction's housing element into substantial compliance pursuant

1 to this article in order to remedy identified deficiencies. The court  
2 shall determine whether the housing element of the jurisdiction  
3 substantially complies with this article and, once the court makes  
4 that determination, it shall have the same force and effect, for all  
5 purposes, as the department's determination that the housing  
6 element substantially complies with this article. An agent appointed  
7 pursuant to this paragraph shall have expertise in planning in  
8 California.

9 (4) This subdivision shall not limit a court's discretion to apply  
10 any and all remedies in an action or special proceeding filed by a  
11 party other than the state for a violation of any law identified in  
12 subdivision (j).

13 (m) In determining the application of the remedies available  
14 under subdivision (l), the court shall consider whether there are  
15 any mitigating circumstances delaying the jurisdiction from coming  
16 into compliance with state housing law. The court may consider  
17 whether a city, county, or city and county is making a good faith  
18 effort to come into substantial compliance or is facing substantial  
19 undue hardships.

20 (n) The Office of the Attorney General may seek all remedies  
21 available under law including those set forth in this section.

22 *SEC. 17. Section 65585.1 is added to the Government Code,*  
23 *to read:*

24 *65585.1. (a) The department shall notify the city, county, or*  
25 *city and county and may notify the office of the Attorney General*  
26 *that the city, county, or city and county is in violation of state law,*  
27 *as provided in subdivision (j) of Section 65585, as amended by*  
28 *Chapter 159 of the Statutes of 2019, if the department finds that*  
29 *any local government has taken an action in violation of Article*  
30 *8 (commencing with Section 54220) of Chapter 5 of Part 1 of*  
31 *Division 2 of Title 5.*

32 *(b) Subdivisions (k), (l), (m), and (n) of Section 65585, as*  
33 *amended by Chapter 159 of the Statutes of 2019, shall apply for*  
34 *any violation of Article 8 (commencing with Section 54220) of*  
35 *Chapter 5 of Part 1 of Division 2 of Title 5. Any fines imposed*  
36 *pursuant to subdivision (l) of Section 65585 for a violation of*  
37 *Article 8 (commencing with Section 54220) of Chapter 5 of Part*  
38 *1 of Division 2 of Title 5 and deposited into the Building Homes*  
39 *and Jobs Trust Fund shall be available for expenditure upon*  
40 *appropriation by the Legislature.*

1     *SEC. 18. (a) Section 15.5 of this bill incorporates amendments*  
 2 *to Section 65583.2 of the Government Code, as amended by Section*  
 3 *3 of Chapter 958 of the Statutes of 2018, proposed by this bill and*  
 4 *Assembly Bill 957. That section of this bill shall only become*  
 5 *operative if (1) both bills are enacted and become effective on or*  
 6 *before January 1, 2020, (2) each bill amends Section 65583.2 of*  
 7 *the Government Code, as amended by Section 3 of Chapter 958*  
 8 *of the Statutes of 2018, and (3) this bill is enacted after Assembly*  
 9 *Bill 957, in which case that code section, as amended by Assembly*  
 10 *Bill 957, shall remain operative only until the operative date of*  
 11 *this bill, at which time Section 15.5 of this bill shall become*  
 12 *operative, and Section 15 of this bill shall not become operative.*

13     *(b) Section 16.5 of this bill incorporates amendments to Section*  
 14 *65583.2 of the Government Code, as amended by Section 4 of*  
 15 *Chapter 958 of the Statutes of 2018, proposed by this bill and*  
 16 *Assembly Bill 957. That section of this bill shall only become*  
 17 *operative if (1) both bills are enacted and become effective on or*  
 18 *before January 1, 2020, (2) each bill amends Section 65583.2 of*  
 19 *the Government Code, as amended by Section 4 of Chapter 958*  
 20 *of the Statutes of 2018, and (3) this bill is enacted after Assembly*  
 21 *Bill 957, in which case that code section, as amended by Assembly*  
 22 *Bill 957, shall remain operative only until the operative date of*  
 23 *this bill, at which time Section 16.5 of this bill shall become*  
 24 *operative, and Section 16 of this bill shall not become operative.*

25     ~~SEC. 14.~~

26     *SEC. 19. If the Commission on State Mandates determines that*  
 27 *this act contains costs mandated by the state, reimbursement to*  
 28 *local agencies and school districts for those costs shall be made*  
 29 *pursuant to Part 7 (commencing with Section 17500) of Division*  
 30 *4 of Title 2 of the Government Code.*

O

September 23, 2019

Prepared by: R. Bennett / K. Welch

Submitted by: F. Sanchez / P. Weghorst

Approved by: Paul A. Cook



## ACTION CALENDAR

### UPDATED LANDOWNER AGREEMENT FOR COMPLIANCE WITH SUSTAINABLE GROUNDWATER MANAGEMENT ACT

#### SUMMARY:

In 2017, the Kern Groundwater Authority (KGA) was formed in pursuit of compliance with the requirements of the Sustainable Groundwater Management Act (SGMA). Rosedale-Rio Bravo Water Storage District is a member of KGA and is preparing a chapter of the KGA's Groundwater Sustainability Plan (GSP) that will cover Rosedale's service area. In March 2019, the IRWD Board approved a Landowner Agreement and a Planning Agreement with Rosedale that would provide SGMA coverage for IRWD's Kern County water banking properties by incorporation into Rosedale's chapter of the GSP.

Due to recent jurisdictional changes in Kern County, the KGA is requesting that all undistricted landowners execute an Updated Landowner Agreement rather than the amendment to the original Landowner Agreement that was reviewed with the Supply Reliability Programs Committee on August 19, 2019. The Updated Landowner Agreement will increase the landowners' indemnity obligations and limit the ability to contest the actions of agencies with jurisdiction. IRWD's special legal counsel from Kronick, Moskovitz, Tiedemann & Girard (KMTG) has been working with Rosedale's legal counsel to propose modifications to the updated agreement. Staff recommends that the Board authorize the General Manager to execute the Updated Landowner Agreement, subject to changes approved by legal counsel and the Supply Reliability Programs Committee.

#### BACKGROUND:

In September 2014, Governor Brown signed three bills that comprised SGMA: SB 1168, AB 1739 and SB 1319. The intent of SGMA is to require local and regional agencies to develop and implement sustainable groundwater management plans through the formation of Groundwater Sustainability Agencies (GSAs). The KGA, which includes Rosedale and 12 other agencies, was formed as a local GSA to comply with SGMA. The KGA agencies must provide SGMA coverage within their respective agency boundaries. By default, the County of Kern has SGMA jurisdiction over undistricted or "white space" areas.

#### SGMA Coverage for IRWD Lands:

IRWD's Strand and Stockdale West properties are located outside of Rosedale's boundary and are considered undistricted within the Kern County Sub-basin. Unless undistricted lands are extended with SGMA coverage through a GSP, the lands would by default fall within the County of Kern's jurisdiction for SGMA purposes. Rosedale offered to provide SGMA coverage for undistricted landowners including IRWD's Strand and Stockdale West properties by including these areas within its chapter of the Kern Groundwater Authority's GSP.

On March 11, 2019, the IRWD Board authorized the General Manager to execute two agreements with Rosedale. The Landowner Agreement allows IRWD's Strand and Stockdale West properties to be included within Rosedale's chapter of the GSP. The Planning Agreement limits selected parts of the Landowner Agreement that are not appropriate for IRWD's water banking properties.

Updated Landowner Agreement:

In April 2019, the County of Kern withdrew from its responsibility over the undistricted areas. In response to this withdrawal, the Kern County Water Agency (KCWA) agreed to be the jurisdictional authority for undistricted lands within Kern County. In accepting this authority, the KCWA is requiring that all members of the KGA, including owners of undistricted lands that have signed the Landowner Agreement, provide additional indemnifications and a covenant not to sue or contest.

On August 19, 2019, staff reviewed with the Committee a proposed amendment to the original Landowner Agreement that would accommodate KCWA's requirement. Since then, it has been determined that the indemnifications and covenant not to sue and contest would be provided through a new Updated Landowner Agreement, which was provided by Rosedale. IRWD's special legal counsel from KMTG has provided modifications to the draft Updated Landowner Agreement, which are shown in red on Exhibit "A". Rosedale has stated that the finalization and execution of the updated agreement is time sensitive.

FISCAL IMPACTS:

None.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

COMMITTEE STATUS:

This item was reviewed by the Supply Reliability Programs Committee on September 19, 2019.

RECOMMENDATION:

THAT THE BOARD AUTHORIZE THE GENERAL MANAGER TO EXECUTE THE UPDATED LANDOWNER AGREEMENT FOR SUSTAINABLE GROUNDWATER MANAGEMENT ACT COMPLIANCE SUBJECT TO CHANGES APPROVED BY LEGAL COUNSEL AND THE SUPPLY RELIABILITY PROGRAMS COMMITTEE.

LIST OF EXHIBITS:

Exhibit "A" –Draft Updated Landowner Agreement for Sustainable Groundwater Management Act Compliance



# Exhibit “A”

## Sustainable Groundwater Management Act Management Agreement with \_\_\_\_\_ District

**This Sustainable Groundwater Management Act Management Agreement with \_\_\_\_\_ District (“Agreement”)** is made and entered into this \_\_\_ day of \_\_\_\_\_, 2019, by and between the \_\_\_\_\_ District, (“District”) and \_\_\_\_\_ (“Landowners”). District and Landowner are sometimes each individually referred to herein as a “Party” and collectively as the “Parties.”

### RECITALS

**WHEREAS**, Landowner is an individual, or authorized agent of an entity, owning real property in Kern County, California (“Landowner Land”) located outside of the District’s boundaries, which is described on Exhibit A and generally shown on Exhibit B, attached hereto and incorporated by reference.

**WHEREAS**, District is a \_\_\_\_\_ District comprising approximately \_\_\_\_\_ acres situated in Kern County.

**WHEREAS**, the Sustainable Groundwater Management Act (“SGMA”) provides that all basins designated as critically overdrafted high-priority basins shall be managed under a Groundwater Sustainability Plan (“GSP”) or a coordinated GSP by January 31, 2020.

**WHEREAS**, the Landowner Land is overlying the Kern County Sub-basin (Basin Number 5-022.14, DWR Bulletin 118) within the San Joaquin Valley Groundwater Basin (“Basin”), a DWR designated high-priority and critically overdrafted basin and, therefore, the Basin, and all portions thereof, must be managed by a local agency under a GSP by January 31, 2020.

**WHEREAS**, SGMA allows local agencies to become a groundwater sustainability agency (“GSA”) to engage in the sustainable management of groundwater pursuant to the provisions of SGMA. Private landowners, either individually or collectively, are not local agencies under SGMA, and therefore cannot be members of a GSA.

**WHEREAS**, District is currently a member of the Kern Groundwater Authority (“KGA”), under which the District will work collaboratively with other interested local agencies to develop and implement a GSP to manage a portion of the Basin.

**WHEREAS**, with respect to SGMA jurisdictional considerations, the Landowner Land is currently within the jurisdictional boundaries of the KGA.

**WHEREAS**, the KGA is organizing its GSP in chapters that generally align with district boundaries and that prescribe the management actions to be taken by said districts to comport with the requirements of SGMA. Each chapter will be developed by one or more local agencies that are members of the KGA. In order to comply with SGMA, the

KGA will facilitate the District's GSP coverage for lands located in close proximity to their jurisdictional boundaries.

**WHEREAS**, Landowner desires to be included in the chapter to be developed by the District (the "District's GSP Chapter") to afford GSP coverage to the Landowner Land. In this respect, Landowner is willing to provide local information and assistance to the development of the GSP that is ultimately adopted by the KGA that will manage the Landowner Land under SGMA. Thus, the Landowner enters into this Agreement for the purpose of enabling Landowner SGMA coverage for its land through the District's GSP Chapter.

**WHEREAS**, the Landowner will provide information for its respective real property and funding for the process for the District to include the Landowner Land within the District's GSP Chapter. The approval of any GSP governing the Landowner Land will ultimately lie with the District, the KGA and the State of California, which will consider the completeness and effectiveness of the GSP to be developed under SGMA. Due to the mandated deadlines of SGMA and its associated regulations, the District will initiate proceedings to amend the area to be covered by District's GSP Chapter to include Landowner Land, but must also concurrently continue preparation of the District's GSP Chapter, and thus, the Landowner consents to be included in the District's GSP Chapter as herein provided. To the extent the District incurs any additional cost to include Landowner Land in its GSP Chapter, such fees or costs shall be borne solely by the Landowner and paid promptly upon being invoiced by either the District or by such consultants directly. The GSP, after being approved and agreed to by the KGA and ultimately the State of California, shall be managed by the District and/or KGA.

**WHEREAS**, the Landowner shall be independently responsible to provide information and funding at the request of the District to maintain and support the efforts to include the Landowner Land within the District's GSP Chapter.

**WHEREAS**, the Parties do not intend that the inclusion of the Landowner Land within the District's GSP Chapter, or that this Agreement in any way provides Landowner Land with a right to any portion of the water supplies of the District.

**WHEREAS**, the KGA has entered or will enter into Agreements to indemnify its cooperative members against liability from or related to the provision of KGA jurisdiction over Landowner Land. KGA and the District also have entered or will enter into agreements in which the District will indemnify the KGA for provision of jurisdiction to manage Landowner Land. This Agreement and the indemnity provided by the Landowner to the District is intended to include, either through direct indemnification, or otherwise by passing through the indemnification provided herein, the KGA.

**NOW, THEREFORE**, in consideration of the foregoing Recitals and the following terms and conditions, it is agreed by and between the Parties as follows:

**I. PURPOSE OF AGREEMENT**

The Parties enter into this Agreement solely for the purpose of providing the Landowner with a process to attempt to comply with SGMA through the inclusion of the Landowner Land within the District's GSP Chapter. Neither the District nor any landowners within the District's current boundaries are committing anything to the Landowner Land except for the inclusion of the Landowner Land within the District's GSP Chapter, provided that all Landowners comply with the terms of this Agreement. This Agreement is intended to form the basis of the Parties' understanding regarding the terms and conditions of including the Landowner Land within the District's GSP Chapter, and their individual rights and responsibilities subsequent to such inclusion.

## **II. TERMS AND CONDITIONS OF INCLUDING LANDOWNER LAND WITHIN THE DISTRICT'S GSP CHAPTER**

1. Commitment to Include Landowner Land in District's GSP Chapter. The District hereby agrees to make reasonable efforts to include the Landowner Land within the District's GSP Chapter, and the Landowner hereby agrees for the Landowner Land to be included within the District's GSP Chapter, and Landowner consents to jurisdiction of the District and the KGA to adopt and implement a GSP including the Landowner Land, provided that such inclusion is approved by all necessary governmental bodies and the Parties have complied with all provisions of this Agreement. In that regard, a condition precedent to this Agreement becoming and remaining effective is that KGA maintain SGMA jurisdiction over the Landowner Land. Landowner acknowledges that there might be additional reporting requirements, monetary charges, or compliance measures imposed upon Landowner in connection with SGMA by the California Department of Water Resources ("DWR"), the State Water Resources Control Board, the courts, or other agencies or bodies with the authority to enforce terms and conditions of SGMA separate from the District under this Agreement. Landowner acknowledges and agrees that the District has no duty under this Agreement to prevent such compliance measures from being imposed on Landowner.

2. Regulation Contingent on Funding. The District and the Landowner acknowledge that funding for the District's efforts hereunder shall be provided on a long-term basis, if possible, through the development and subsequent payment by the Landowner of a land-based assessment and/or water charge as authorized by SGMA or other legally authorized fee or funding mechanism ("Charges"). Prior to the establishment of said Charges, the Landowner acknowledges and agrees that the District's inclusion of the Landowner Land within the District's GSP Chapter, and the District's efforts to include the Landowner Lands within the District's GSP Chapter pursuant to this Agreement, are contingent upon Landowner's regular and timely payment of (1) the general administrative expenses of the District that are attributable to the District's efforts hereunder, (2) the Landowner's pro-rata share of costs for consultants retained by the District for the purposes of developing or implementing the District's GSP Chapter, and (3) any administrative or other costs the District incurs in implementing SGMA and coordinating with the KGA (or other GSA's) for SGMA purposes concerning the Landowner Land.

Upon final execution of this Agreement, District shall bill and Landowners shall pay the District \$\_\_\_\_\_ per acre of Landowner Land as an initial payment to fund the District's (and necessary consultants') efforts made pursuant to this Agreement, and any other activities related to the GSP processes.

3. Determination of Funding Obligation. The amount of any additional payments required for Charges and/or services rendered by the District or others for the purposes of fulfilling the obligations set forth herein, or the formula for the calculation of such payments, and the method of such payments, shall be determined by the District, in consultation with the Landowner. Notwithstanding any provision of law, the Landowner consents to a fee, charge and/or assessment being levied on Landowner Land for such Charges.

4. Failure to Satisfy Funding Obligation & GSP Requirements. Landowner acknowledges and agrees that if, for any reason, the Landowner refuses or otherwise fails to remit any payment required hereunder, in the amount and using the method determined and requested by the District, or fails to comply with the requirements of the GSP and its management and regulation, ("Defaulted Landowner") the District:

(a) shall be relieved of any and all obligation to proceed with including the Defaulted Landowner's Land within the District's GSP Chapter; and

(b) shall be relieved of any and all obligation to provide the services and obligations enumerated in this Agreement to a Defaulted Landowner; and

(c) may, in its sole and absolute discretion, seek to remove the Defaulted Landowner's Land from the District's GSP Chapter, at Defaulted Landowner's expense, and in such event the Defaulted Landowner agrees to obtain regulation under SGMA by some other method separate and apart from the District pursuant to the terms for a withdrawing Landowner set forth in Paragraph 8 of this Agreement; and

(d) shall have no obligation to reimburse Landowner for any Charges paid to date.

5. No Protest in Case of Removal of Defaulted Landowner Land; Duty to Cooperate. Landowner hereby agrees that, if the Landowner breaches the terms of this Agreement, including but not limited to, by refusing or failing to remit any payment required herein, following thirty (30) days written notice of alleged breach and Defaulted Landowner's failure to timely cure such breach, the District, may in its sole and absolute discretion, seek to remove the Defaulted Landowner's Land, at the Defaulted Landowner's expense, from the District's GSP Chapter, and if the District does so, the Landowners shall not lodge any protest, participate in any protest hearing, or act in any way to influence the outcome of the District's decision, and District shall have no further obligation to Landowner to provide any services hereunder.

6. Disclaim Water Rights. Landowner expressly disclaims any right to any District water supplies (surface or groundwater) other than through any future negotiated purchase, transfer, or exchange any Landowner has obtained or may obtain wholly outside of this Agreement and not related to this Agreement. Landowner understands and agrees that as a result of the foregoing disclaimer, among other things, inclusion of the Landowner Land within the District's GSP Chapter will not entitle the Landowner to receive any portion of the District's water supply or other District assets. Landowner further understands and agrees the sole purpose of this Agreement is to provide the Landowner a process to obtain coverage by the KGA GSP, and thus, SGMA compliance for the Landowner by affording Landowner the benefit of inclusion within the District's GSP Chapter. Any GSP must ultimately be approved and agreed to by the District and thereafter by the KGA and such GSP shall be solely managed and regulated by the KGA and/or the District, supported in part by information and funds provided by the Landowner. The Landowner further understands and agrees that any other benefits accruing to the Landowner Land and/or to Landowner as a result of this Agreement are purely incidental and shall not give rise to any expectation, entitlement, or right to District water supplies or assets of any kind, including, but not limited to, Kern River water, State Water Project water, Central Valley Project water, carryover supplies, supplies from any lake, river, stream, creek, manmade conveyance, or aquifer that the District purchases, acquires, transfers, exchanges, takes receipt of or otherwise controls, including groundwater supplies or any return flows that may enter the underground aquifer as a result of delivery within District of any of the foregoing water supplies, or any District banked supplies including banking losses of water management programs, or any other designation or classification of District water whatsoever, whether in existence at the time this Agreement is executed or created at some future time. Other than the reservations noted above, nothing in this Agreement is intended to limit current or future groundwater rights of the Landowner beyond that imposed by operation of law; provided, however, the Landowner recognizes that with no imported supplemental surface water supply presently available to Landowner Land, either provided directly by the District or other sources, or indirectly through the District's project, and through the approved GSP, the Landowner's ability to pump groundwater for use upon Landowner Land in the future may be limited.

7. No Voluntary Consent. Once the Landowner Land is included within the District's GSP Chapter and the GSP is adopted by the KGA and approved by DWR, the Landowner hereby agrees not to consent to the inclusion of any portion of the Landowner Land within another chapter of the KGA GSP developed by any entity other than the District without the District's express prior written consent. It is noted that District has the option as a KGA member district to withdraw from KGA and develop its own GSP.

8. Withdrawal of Landowner. Until the GSP is adopted by the KGA and approved by DWR, the Landowner may elect to withdraw from this Agreement and be excluded from the District's GSP Chapter, and instead be included within another chapter of the KGA GSP developed by another member of the KGA or otherwise seek alternative lawful SGMA compliance, by providing written notice to the District. If Landowner elects to withdraw, then the Landowner shall be responsible for advance payment of all costs and

obligations associated with the withdrawal, including but not limited to, any amendments or revisions of the District's GSP Chapter or the KGA GSP required to maintain compliance with SGMA in the event of their withdrawal. The District may impose additional requirements upon any withdrawing Landowner, to ensure compliance with SGMA, the GSP Chapter or the KGA GSP, and to satisfy any financial obligations resulting from the withdrawal of such Landowner. Upon withdrawal, the Landowner shall arrange for the withdrawn lands to be covered by another chapter of the KGA GSP developed by another member of the KGA or otherwise seek alternative lawful SGMA compliance, so that such lands of the withdrawing Landowner would continue to be compliant with SGMA. Any withdrawal from the District's GSP Chapter shall not be effective unless and until the withdrawing landowner has made such arrangements and the alternative means of SGMA compliance is effective for such lands of the withdrawing Landowner.

9. Covenant Not to Sue or Contest. In consideration of the District's inclusion of Landowner Land into the District's GSP Chapter, Landowners shall not sue or take any judicial or administrative action against the District or the KGA for any claims related to this Agreement; provided that this covenant not to sue or contest in no way limits or impairs Landowner's right to enforce any rights or obligations under any written agreements to which Landowner is a party with District or with any other KGA Member. Subject to the preceding qualification, ~~T~~the Landowner acknowledges and agrees that initiation of a lawsuit, judicial, or administrative action against the District or the KGA for claims related to the jurisdiction or inclusion in the District's chapter will render the Landowner initiating the action a Defaulted Landowner (as defined by Section 4 of this Agreement).

10. Notice of Agreement. The Landowner agrees to provide a copy of this Agreement to each and every person who receives any interest in any portion of the Landowner Lands

11. Runs with the Land. The benefits and burdens of this Agreement are intended to attach to and run with the land particularly described in Exhibit A to this Agreement, are related to the direct benefit, use, maintenance and improvement of the Landowner Land, and shall be binding on and inure to the benefit of the Parties and their respective legal representatives, successors, heirs and assigns. It is the intent of the Landowner from the date of this Agreement, that the equitable servitudes, covenants, conditions, restrictions, assessments and other duties and obligations herein or in the District's GSP Chapter (so long as such lands have not been withdrawn pursuant to Section 8 hereof) run with the land and shall be binding on any successors or assigns. All persons or entities claiming under the Parties, or who accept deeds, leases, easements or other grants of conveyances to any portion of the Landowner Land, agree that they shall be personally bound by all of the provisions of this Agreement, and shall conform to and observe the provisions of this Agreement and the District's GSP Chapter and the KGA GSP. The Parties agree that a covenant evidencing this Agreement and its nature as attaching to and running with the land, shall be executed by the Landowner and recorded with the Clerk/Recorder of the County of Kern as a condition to the inclusion of the Landowner Lands within the District's GSP Chapter and the KGA GSP.

12. Entire Agreement; Amendments or Modifications. The Parties agree that this Agreement contains the entire Agreement and understanding concerning the subject matter among the Parties and supersedes and replaces all prior negotiations of proposed agreements, written or oral, if any. This Agreement shall not be amended or modified except in writing, executed and agreed to by all of the Parties to this Agreement.

13. Effective Illegality. If any paragraph, sentence, clause, or phrase becomes illegal, null, or void for any reason or is held by any court of competent jurisdiction to be illegal, null, void, or against public policy, the remaining paragraphs, sentences, clauses, or phrases are not affected, and the Parties must negotiate an equitable adjustment of the affected provision with a view toward effecting the purpose of this Agreement.

14. Construction. Headings are used for convenience only and have no force or effect in the construction or interpretation of this Agreement. As used in this Agreement, the singular includes the plural and the masculine includes the feminine and neuter. This Agreement is a joint product of all Parties and is to be interpreted as such. This Agreement: (1) shall not be construed against the Party preparing it; (2) shall be construed as if the Parties had jointly prepared this Agreement; and (3) shall be deemed their joint work product. Each and every provision of this Agreement shall be construed as through the Parties participated equally in the drafting hereof, and, therefore, any uncertainty or ambiguity shall not be interpreted against any one Party. As a result of the foregoing, any rule of construction that a document is to be construed against the drafter shall not be applicable.

15. No Third-Party Rights. Nothing in this Agreement, whether expressed or implied, either is intended, or is to be construed, or otherwise interpreted as, conferring any rights or remedies on any third parties. Also, nothing in this Agreement gives any third parties any rights of subrogation against any Party.

16. Governing Law and Venue. This Agreement is entered into and performed in the State of California and is to be interpreted pursuant to the internal substantive law, and not the law of conflicts, of the State of California. Venue in any action brought under this Agreement shall be in the Superior Court of the County of Kern, State of California.

17. Indemnification. The Landowner (“Indemnifying Party”) shall protect, defend, indemnify and hold harmless the District and the KGA along with their respective directors, officials, officers, managers, employees, contractors and agents (“Indemnified Party”) from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, attorneys’ fees and expenses) imposed upon, incurred by, or asserted against an Indemnified Party arising out of, resulting from, or in connection with (a) any indemnification obligation undertaken by the District under the KGA Indemnity with respect to the Landowner or the Landowner Land, or (b) any action taken or omitted to be taken by the Indemnifying Party under this Agreement, including but not limited to the following: (i) the actions or omissions by Landowner or Landowner’s affiliates, members, managers, employees, contractors and

agents related to this Agreement, the KGA GSP, or SGMA; (ii) the Landowner or Landowner's affiliates, members, managers, employees, contractors and agents' violation of any applicable laws or regulations; (iii) the failure on the part of Landowner or Landowner's affiliates to perform or comply with any of the terms of this Agreement, or (iv) the inclusion of the Landowner Land in the District's GSP Chapter, provided, however, that such indemnity shall not extend to any such suit, claim, or damage to the extent caused solely by the negligent or wrongful acts or omissions of any Indemnified Party. The indemnification provisions in this section shall survive expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by the District or its directors, officials, officers, managers, employees, contractors and agents.

18. Effective Date and Term of Agreement. The effective date of this Agreement shall be the date last signed below. This Agreement shall remain in effect with respect to each particular Landowner unless and until such Landowner fails to perform according to the terms of this Agreement or such Landowner withdrawals from the Agreement pursuant to Section 8 hereof. This Agreement shall have no force or effect upon a determination that the performance of any provision of this Agreement will result or has resulted in the violation of state or federal law.

*[signatures and property descriptions on following pages]*

Landowner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date



**EXHIBIT A**

**[Property Descriptions]**

**Property 1:**

**Property 2:**

TEMPLATE

**EXHIBIT B**  
**[District Boundary Map]**


TEMPLATE

**EXHIBIT C**

**Proof of Recordation of this Agreement**

TEMPLATE

Note: This page is intentionally left blank.

August 26, 2019  
Prepared and  
submitted by: J. Colston / P. Weghorst  
Approved by: Paul A. Cook 

## ACTION CALENDAR

### IRWD POLICY PRINCIPLES REGARDING PFAS CONTAMINANTS

#### SUMMARY:

IRWD policy position papers are reviewed periodically to determine if the positions are still valid, need to be revised, or if new papers should be written on other issues. Staff is proposing a new policy position for IRWD pertaining to the issues associated with per-and polyfluoroalkyl substances, also known as PFAS. At high enough concentrations, these contaminants can pose threats to human health. Regulations are now being developed that will likely have impacts on IRWD as well as water and sanitation agencies throughout Orange County and the United States. Staff recommends that the Board discuss and adopt IRWD's Policy Principles Regarding PFAS Contaminants.

#### BACKGROUND:

In 2004, IRWD began producing policy papers on topics of particular interest to IRWD. Because of IRWD's standing in the water industry, its position is regularly solicited on issues of vital interest to the industry and the community. In order to keep these position papers current and germane, staff occasionally recommends that the Board review the papers and, when appropriate, incorporate updates or adopt new papers.

PFAS compounds have emerged recently as "contaminants of concern" primarily due to human health impacts. These compounds are often referred to as "forever chemicals" because they decompose very slowly and can therefore accumulate in the environment and in humans. While there are many sources that can expose humans to PFAS (dust in the air, food packaging material, clothing, etc.), state and federal regulators are now acting to limit the amount of PFAS contaminants in drinking water supplies.

Regulatory limitations for PFAS compounds will have implications across the entire water industry, and should be developed thoughtfully. IRWD's policy position will support advocacy, both legislative and regulatory, to promote science-based regulations and appropriate timelines for implementing treatment solutions. The District's policy position will also provide clarity as to how IRWD has modified its operations, and how IRWD suggest Orange County Water District should work with all Groundwater Producer Agencies to develop and implement solutions to what appears to be a groundwater basin-wide problem.

IRWD has posted information on its website [www.irwd.com/services/pfas](http://www.irwd.com/services/pfas) to provide customers information on this topic as the discussion broadens further into mainstream media. To focus its position on this issue for discussions with regulators, legislators, other water agencies and associations, staff recommends that the IRWD Board adopt a policy position paper regarding PFAS contaminants. The draft policy paper is attached as Exhibit "A".

FISCAL IMPACTS:

Not applicable.

ENVIRONMENTAL COMPLIANCE:

None.

COMMITTEE STATUS:

This topic was discussed at the IRWD Board at its Strategic Planning Workshop on August 8, 2019. Due to timing and urgency of this matter, this policy position paper was not reviewed by a committee.

RECOMMENDATION:

THAT THE BOARD ADOPT THE PROPOSED IRWD POLICY POSITION PAPER REGARDING PFAS CONTAMINANTS.

LIST OF EXHIBITS:

Exhibit "A" – Draft IRWD Policy Principles Regarding PFAS Contaminants

## EXHIBIT “A”

### IRWD POLICY POSITION REGARDING PFAS CONTAMINANTS SEPTEMBER 23, 2019 - **DRAFT**

#### Issue Summary:

The policy issues associated with the cleanup of what are often referred to as “PFAS compounds” in the Orange County Groundwater Basin (Basin), both prior to and after the establishment of regulatory limits in drinking water, are complex and likely to be controversial. To help guide IRWD’s advocacy efforts related legislative and regulatory efforts, as well as issues of concern to IRWD services and the cleanup of PFAS compounds that have been found in the Basin, staff has prepared this policy position paper.

#### Background on PFAS Contaminants:

In 2012, the United States Environmental Protection Agency (EPA) issued rules which required monitoring for 30 added contaminants by public water systems across the United States. Perfluorooctanic acid (PFOA) and perfluorooctane sulfonate (PFOS) were included on the list for monitoring. These compounds are organic chemicals that are part of a larger group of man-made chemicals referred to as per- and polyfluoroalkyl substances (PFAS). These substances, sometimes referred to as “forever chemicals,” are persistent in the environment while being generally resistant to heat, water, and oil. They have been widely used in consumer products such as carpet, clothing, fabrics for furniture, paper packaging for food, fire-fighting foams, and other materials (e.g., cookware) designed to be water proof, stain-resistant, or non-stick.

Between 2013 and 2015, OCWD tested water from the Basin consistent with EPA requirements. The results of the tests were submitted to the EPA and the State Water Resources Control Board Division of Drinking Water (DDW). In July 2018, DDW established precautionary advisory levels for PFOA and PFOS.

#### *Precautionary Advisory Levels:*

Notification Levels are precautionary health-based advisory levels established by DDW for chemicals in drinking water that are not regulated by Maximum Contaminant Levels (MCLs). State law requires timely notification to local jurisdictional authorities by a retail water system whenever a Notification Level is exceeded in drinking water. DDW recommends that public water systems take a source of water out of service if a contaminant is present at concentrations considerably higher than the Notification Levels. The level prompting such recommendations is called the “Response Level”.

Notification and Response Levels have no binding effect on a public water system’s ability to serve water to customers. Because of public perception issues associated with continuing to serve water that contains PFOA and PFOS at concentrations above the Response Levels, the thresholds can be interpreted by some entities as “de facto MCLs.”

#### *Maximum Contaminant Levels:*

MCLs are standards that are set by the EPA and some states for drinking water quality. MCLs serve as legal threshold limits on the amount of a substance that is allowed in a potable water supply. The EPA is moving forward with developing MCLs for PFOA and PFOS. The State of California is expected to soon initiate a parallel process to establish its own enforceable limits.

Until either federal or state MCLs are set for PFOA and PFOS, there are no legal requirements for a public water system to blend, treat or take an affected water source out of production.

Contaminants Could Become a Widespread Problem:

In April 2019, monitoring orders were sent by DDW to public water systems across California including IRWD and 11 other Orange County Groundwater Producers (Producers). In response to the orders, OCWD implemented a sampling and analysis program that identified that PFOA and PFOS contaminants exist in a substantial portion of the Basin.

In August 2019, DDW released new lower Notification Levels and is expected to release lower Response Levels by the end of 2019. These lower Response Levels are expected to influence the decisions of numerous Producers to operate (or to not operate) approximately 71 wells. Additional Producers are at risk that if the contaminants continue to migrate through the Basin. A migration would likely reduce many other Producers' ability to rely on groundwater.

OCWD and Groundwater Basin Considerations:

OCWD has recently initiated pilot studies to evaluate various treatment processes that might be effective at removing PFOA and PFOS from groundwater recovered from the Basin. In addition, OCWD has initiated efforts to study how treatment facilities could be integrated into Producer potable water production distribution systems that are affected by the contaminants. As part of these ongoing efforts, OCWD is expected to develop and implement a policy on how the costs of the design, construction, operation and maintenance (O&M) of treatment facilities might be allocated to OCWD and the affected Producers. In developing its policy, OCWD will need to consider equity issues associated with other contaminants that exist in the Basin that have either been avoided or that are currently being cleaned up from the Basin.

*BEA Exemptions Should Be Considered:*

OCWD District Act gives OCWD the power to enter into a contract with a Groundwater Producer to encourage the Producer to increase production of groundwater in lieu of using imported water for the purpose of removing contaminants from the Basin. The corresponding treatment facilities are commonly referred to as Basin Equity Assessment (BEA) exempt projects. In practice, a Producer that operates such facilities is annually credited pro-rated capital and actual O&M costs associated with the treatment facilities. The credits are used to offset BEA payments owed by the Producer for pumping above the OCWD Basin Production Percentage (BPP). Providing BEA exemptions to PFOA and PFOS treatment projects would not be applicable to Producers that would use such a project to treat groundwater extracted under the BPP. Where Producer agencies have enough well capacity to pump unimpaired water up to the BPP, the implementation of BEA exempt project might be useful for removing PFOA and PFOS from the Basin.

*Raising BPP Should Be Avoided:*

If, in response to DDW Response Levels or future MCLs, the Producers affected by the PFOA and PFOS contaminants choose to take their wells out of service, then OCWD could financially be affected through reduced Replenishment Assessment (RA) revenue. If OCWD were to



increase the BPP in response to these financial impacts, then the Producers that operate BEA-exempt projects would be financially impacted. This is an important issue and OCWD should avoid raising the BPP in response to wells being shut down due to the presence of PFOA and PFOS contaminants.

IRWD Policy Principles:

To help guide IRWD's advocacy efforts related to PFAS contaminants, the following policy position principles have been assembled. These principles provide guidance on issues related to legislative and regulatory action, IRWD services, and the Orange County Groundwater Basin.

*State and Federal Legislative and Regulatory Issues:*

1. Public health and environmental standards should be developed that are based on science and a comprehensive understanding of the risk that PFAS contaminants pose to public health and the environment;
2. State and federal agencies should hold PFAS producers ultimately liable for cleanup costs. Additionally, regulators should ban the importation of PFAS containing products that can result in further environmental contamination;
3. Regulations should focus on the most persistent PFAS compounds that pose the greatest human health risk and sources that produce the highest levels of exposure;
4. Federal MCLs for PFOA and PFOS should be established in a timely manner in accordance with the established regulatory processes under the Safe Drinking Water Act;
5. If PFAS is designated as hazardous substance under CERCLA, then wastewater and water utilities must be exempted from liability because water and wastewater utilities do not produce or create PFAS – they only receive PFAS in the water and wastewater they treat; and
6. Federal financial assistance should be provided through the EPA's Drinking Water State Revolving Fund and other programs to communities that are forced to address contaminated water supplies.
7. The federal government shall take responsibility for PFAS contamination associated with the many active and closed military bases under its jurisdiction.

*IRWD Service Issues:*

1. IRWD elects not to produce water from any source for its potable water system that contains unacceptable levels of PFOA and PFOS unless an effective water treatment system is in place to remove these contaminants;
2. IRWD will look for opportunities to collaborate with other Producer agencies to develop mutually beneficial joint PFOA and PFOS removal facilities; and

3. IRWD will establish a policy position on the impacts of PFAS in recycled water or residual biosolids materials once the regulations for these products are promulgated.

*Orange County Groundwater Basin Issues:*

1. OCWD should establish a policy for the removal of PFOA and PFOS contaminants in the Basin that takes into consideration regulatory recommendations and requirements, equity issues associated with other contaminants in the Basin, protection of the use of BEA-exempt projects to clean up other contaminants, and the need to stop the migration of the contaminants before they impact additional Producers' wells;
2. IRWD supports OCWD treatment pilot studies to evaluate various treatment processes that might be effective at removing PFOA and PFOS from groundwater recovered from the Basin. Viable treatment systems must consider the ultimate fate of these contaminants rather than shifting them to another environmental media;
3. Until the MCLs are established or the RLs are significantly reduced for PFOA and PFOS, IRWD does not support the final design, construction and operation of treatment facilities that would result in costs being assessed through the RA to the Producers;
4. Once MCLs are established or RLs are significantly reduced for PFOA and PFOS, OCWD should work with Producers to implement BEA-exempt projects where possible to remove the contaminants;
5. Where use of BEA-exempt projects is not possible, OCWD should develop and fund the design, construction and operation of treatment facilities that can be integrated into a Producer's retail water system;
6. Producers affected by the PFOA and PFOS contaminants should pay for a portion if not all the O&M costs associated with the treatment of groundwater delivered through their potable water system. Producers should remain responsible for cost to convey and pump treated groundwater into their distribution systems;
7. OCWD should pursue avenues to obtain reimbursement for the design, construction, and operation of treatment facilities to remove PFAS contaminants from the Basin from the companies that produced PFOA and PFOS;
8. OCWD should not pay for a Producer's alternative source of imported water. In addition, OCWD should not pay for temporary PFAS treatment and conveyance facilities if a Producer elects to incur these costs, unless the temporary facilities are incorporated into the permanent solution that is acceptable to OCWD; and
9. OCWD should not impair the use of existing BEA-exempt projects that clean up other contaminants from the Basin by raising the BPP.