

The City of Hanford
CALIFORNIA



**City Council Meeting
Agenda**

June 1, 2010

**CITY HALL TRAINING ROOM
319 N. Douty Street**

**PLEASE NOTE
LOCATION AND
TIME OF
MEETING**

COUNCIL MEETING AGENDA - 7:30 p.m.

FLAG SALUTE:

ROLL CALL TO ORDER:

UNSCHEDULED ORAL PRESENTATIONS

- (1) Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

CONSENT CALENDAR

- (2) All items listed under the Consent Calendar are considered routine and will be enacted by one motion (ROLL CALL VOTE required). For discussion of an item on the Consent Calendar, it will be removed at the request of any member of the City Council or any person in the audience and made a part of the regular agenda.

Administration

- (2a) Approval of City Council Meeting Minutes of May 18, 2010.

Public Works

- (2b) Acceptance of Notice of Completion for WWTP Influent Receiving Station Project.
(Champi Fencing)

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.ci.hanford.ca.us, subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

- (2c) Authorization to accept street right-of-way along Grangeville Boulevard and Centennial Drive and accept the Grant Deed from Cal Clark Farms, Inc.

Bills and Reports

(2d) Warrants submitted for payment May 14-27, 2010.

(2e) Treasurer's Report of Investments and Cash as of April 2010.

CITY CLERK

- (3) Resolution requesting the Board of Supervisors of the County of Kings to Consolidate a General Municipal Election with the Statewide General Election to be held on Tuesday, November 2, 2010. (ROLL CALL VOTE)

PUBLIC HEARING

- (4) Public Hearing on Appeal of Conditional Use Permit No. 2009-03 filed by Walgreens.

Action Recommended:

(a) Resolution (Approving/Denying) Appeal No. 2010-02 of Conditional Use Permit No. 2009-03.

- (5) Public Hearing on 2009-2014 Housing Element Update.

Action Recommended:

(a) Negative Declaration No. 2010-02 for the Housing Element Update.

(b) Resolution approving General Plan Amendment No. 2010-01 (2009-2014 Housing Element). (ROLL CALL VOTE)

- (6) Public Hearing approving the amendment to Community Development Block Grant Annual Action Plans FY 2005-06, FY 2006-07 and FY 2009-10.

Action Recommended:

(a) Resolution amending the Community Development Block Grant Action Plans for Fiscal Years 2005-06, 2006-07 and 2009-10. (ROLL CALL VOTE)

- (7) Public Hearing to receive public input on the FY 2010-11 Community Development Block Grant Annual Action Plan.

Action Recommended:

(a) Resolution approving the FY 2010-11 Community Development Block Grant Annual Action Plan and budget amendment. (ROLL CALL VOTE)

- (8) Public Hearing on the Analysis of Impediments to Fair Housing for May 2010.

Action Recommended:

(a) Resolution on the Analysis of Impediments to Fair Housing (ROLL CALL VOTE)

- (9) Public Hearing for the Edward Byrne Memorial Justice Assistance Grant (JAG) Formula Program.

Action Recommended:

(a) Authorization to use Edward Byrne Memorial JAG Grant funds for the purchase of equipment for the Hanford Police Department. (ROLL CALL VOTE)

COMMUNITY DEVELOPMENT

- (10) Conditional Use Permit No. 2004-04, filed by Adventist Health/Adventist Medical Center, proposing to establish a rooftop heliport on a new three-story hospital building.

Action Recommended:

- (a) Negative Declaration No. 2010-03 for Conditional Use Permit No. 2004-04.
- (b) Resolution amending Conditional Use Permit No. 2004-04 (ROLL CALL VOTE)

PUBLIC WORKS

- (11) Authorization to award contract to Mattos Underground of Laton, California for the installation of water meters and appurtenances in conjunction with the city's Automated Meter Read (AMR) Capital Project (\$60,000). (ROLL CALL VOTE)
- (12) Authorization to award contract to Nelson's Painting of Clovis, California, for the Lead Abatement and Exterior Painting of the Courthouse Roof Project (\$44,800). (ROLL CALL VOTE)

ADMINISTRATION

- (13) Authorization to execute Airport Vineyard Lease (123 acres) to SGC, LLC. (ROLL CALL VOTE)

UNSCHEDULED ORAL PRESENTATIONS

- (14) Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

COUNCIL REPORTS

STAFF COMMUNICATIONS

MEETING OF THE HANFORD COMMUNITY REDEVELOPMENT AGENCY TO CONVENE IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

EVENT CALENDAR

Fri/June 4	City Council Strategic Planning	8:30 am
Tues/June 8	Planning Commission Meeting CANCELLED	7:00 pm
Wed/June 9	City/County Coordinating Meeting Corcoran	6:00 pm
Thurs/June 10	SSJVD LCC General Membership Mtg Bakersfield	6:00 pm
Mon/June 14	Parks and Recreation Commission Training Room	5:30 pm
Tues/June 15	CITY COUNCIL MEETING Training Room	4:00 pm/7:30 pm
Mon/June 21	Joint City Council/COS Meeting	6:00 pm
Tues/June 22	Planning Commission Meeting Training Room	7:00 pm
Thurs/June 24	Parking and Traffic Commission Meeting Training Room	4:00 pm
Mon/June 28	Tree Commission Meeting	5:30 pm

**MINUTES
HANFORD CITY COUNCIL
CITY COUNCIL STUDY SESSION
May 18, 2010**

Mayor CHIN called the study session to order in the City Hall Training Room, 319 North Douty Street, Hanford, California, at 4:03 P.M.

COUNCIL MEMBERS PRESENT

AYERS, CHIN, SORENSEN, THOMAS, WILLIS

COUNCIL MEMBERS ABSENT

NONE

STAFF PRESENT

City Manager Straus, Deputy City Manager Lindsay, Public Works Director Camara, Fire Chief Ieronimo, Finance Director Dibble, Police Chief Mestas, Parks Superintendent Johns, Planning Manager Cain, City Clerk Madruga

CITY ATTORNEY

Bob Dowd – Griswold, LaSalle, Cobb, Dowd & Gin

PRESS PRESENT

Eiji Yamashita, Hanford Sentinel

(1) Main Street Hanford Street Closure

Public Works Director Camara stated Main Street Hanford has successfully operated the Thursday Night Market Place for several years. He stated Shelly Talbert, Executive Director, and Summer Hedley from Main Street Hanford were present to request the closure of Seventh Street.

Shelly Talbert, Executive Director, Main Street Hanford, stated the Thursday Night Market Place is held on Seventh Street from Douty to Irwin Street for the month of May and then is moved to Irwin Street from June through October. Due to the success of the program and interest from business owners located along Seventh Street, Main Street Hanford is requesting permission to close Seventh Street from Douty Street to Irwin Street for their entire program season. All business owners along Seventh Street have given their consent for the closure.

Public Works Director Camara stated Main Street Hanford has agreed to set out the “No Parking” signs with the expanded area of Seventh Street; therefore, the city will not incur any additional costs for traffic control services other than what is currently being provided. He stated this item has been placed on the evening agenda for council consideration.

(2) Urban Greening Plan Grant

Planning Manager Cain stated the Urban Greening Planning program will provide funds to assist entities in developing a master urban greening plan that will result in projects to help the State meet its environmental goals and assist in the creation of healthy communities. The plan must outline projects that reduce greenhouse gas emissions and provide multiple benefits. Great Valley Center has agreed to write the grant proposal and administer the grant for the cities of Corcoran, Lemoore and Hanford. She stated the grant should be awarded sometime in August 2010. This item has been placed on the evening agenda for council consideration.

(3) Adjournment

At 4:50 p.m., Mayor CHIN adjourned the Hanford City Council Study Session.

Respectfully submitted,

Karen Madruga
City Clerk

**MINUTES
HANFORD CITY COUNCIL
May 18 2010**

A regular meeting of the Hanford City Council was held and duly called by Mayor CHIN in the City Hall Training Room, 319 North Douty Street, Hanford, California, at 7:43 P.M.

COUNCIL MEMBERS PRESENT

AYERS, CHIN, SORENSEN, THOMAS, WILLIS

COUNCIL MEMBERS ABSENT

NONE

STAFF PRESENT

City Manager Straus, Finance Director Dibble, Deputy City Manager Lindsay, Public Works Director Camara, Deputy Public Works Director Doyel, Police Chief Mestas, Fire Chief Ieronimo, Recreation Director Yeager, Deputy City Engineer Dock, Planning Manager Cain, City Clerk Madruga.

CITY ATTORNEY

Robert Dowd – Griswold, LaSalle, Cobb, Dowd & Gin LLP

PRESS PRESENT

None

UNSCHEDULED ORAL PRESENTATIONS

- (4) **Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.**

Mayor CHIN opened the floor for any unscheduled oral presentations. There were none.

CONSENT CALENDAR

- (5) **All items listed under the Consent Calendar are considered routine and will be enacted by one motion (ROLL CALL VOTE required). For discussion of an item on the Consent Calendar, it will be removed at the request of any member of the City Council or any person in the audience and made a part of the regular agenda.**

Motion was made by Council Member AYERS, seconded by Council Member THOMAS, to approve the consent calendar as submitted. Motion carried by the following roll call vote:

AYES:	Council Members AYERS, THOMAS, SORENSEN, WILLIS, CHIN
NOES:	Council Members NONE
ABSTAIN:	Council Members NONE
ABSENT:	Council Members NONE

Administration

(5a) Approved ***City Council Meeting Minutes*** of May 4, 2010.

(5b) Rejected ***Claim of Property Damage*** filed by ***Mercury Insurance***, subrogee for Elaine Kelso, and referred the matter to the city's liability adjuster.

Community Development

(5c) Approved ***Resolution*** approving the application for grant funds for the ***Urban Greening Planning Grant Program*** under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84)

(Resolution No. 10-18-R – Resolution of the City Council of the City of Hanford approving the Application for Grant Funds for the Urban Greening Planning Grant Program under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84)

Fire

- (5d) Authorized ***Out-of-State Travel*** for ***Fire Engineer Bryan Cogburn*** to attend a course on Fire/Arson Origin & Cause Investigation on August 23, 2010 through September 3, 2010, at the National Emergency Training Center (NETC) in Emmitsburg, Maryland.

Public Works

- (5e) Accepted ***Suggested Routes to School*** for Hamilton, King, Lincoln, Monroe, Richmond, Roosevelt, Simas, Washington, Kennedy Middle School, Wilson Middle School, and St. Rose McCarthy School for the 2010-11 School Year.
- (5f) Approved request by ***Main Street Hanford*** for ***street closure*** on portions of Irwin Street and Seventh Street for Thursday Night Market Place events, subject to the terms and conditions of the city's Public Works Encroachment Permit.

Bills and Reports

- (5g) Received ***Warrants*** submitted for payment April 30 – May 13, 2010.

PUBLIC HEARING

- (6) **Public Hearing to receive public input and adopt the FY 2010-11 Community Development Block Grant Annual Action Plan. (CONTINUE TO JUNE 1, 2010)**

City Manager Straus requested this item be continued to June 1, 2010.

Motion was made by Council Member AYERS, seconded by Vice Mayor SORENSEN, to continue the Public Hearing on the adoption of the FY 2010-11 Community Development Block Grant Annual Action Plan to June 1, 2010. Motion carried by the following roll call vote:

AYES: Council Members AYERS, SORENSEN, THOMAS, WILLIS, CHIN
NOES: Council Members NONE
ABSTAIN: Council Members NONE
ABSENT: Council Members NONE

- (7) **Public Hearing approving the amendment to Community Development Block Grant Annual Action Plans FY 2006-07, FY 2007-08 and FY 2009-10. (CONTINUE TO JUNE 1, 2010)**

City Manager Straus requested this item be continued to June 1, 2010.

Motion was made by Council Member AYERS, seconded by Council Member WILLIS, to continue the Public Hearing on the amendment to the Community Development Block Grant Annual Action Plans for FY 2006-07, FY 2007-08 and FY 2009-10 to June 1, 2010. Motion carried by the following roll call vote:

AYES: Council Members AYERS, WILLIS, THOMAS, SORENSEN, CHIN
NOES: Council Members NONE
ABSTAIN: Council Members NONE
ABSENT: Council Members NONE

PUBLIC WORKS

- (8) **Authorization to execute Deferred Development Agreement and Acceptance of Right-of-Way Dedication from William S. Walker, Steven Joseph Walker, Edward T. Costa and Debra M. Costa for property located along Hanford-Armona Road.**

Deputy Public Works Director Doyel stated conditions of approval for Kings County Site Plan Review No. 2008-21 require dedication of 9 feet of right-of-way to the city for public street

purposes. Installation of curbs, gutters, and sidewalks are being deferred at this time due to the lack of permanent drainage facilities in the project vicinity. The Deferred Development Agreement obligates the owners of the property to install street improvements at a future date. Staff recommends the city council execute a Deferred Development Agreement and accept the right-of-way dedication from William S. Walker, Steven Joseph Walker, Edward T. Costa and Debra M. Costa for property located along Hanford-Armona Road.

Motion was made by Vice Mayor SORENSEN, seconded by Council Member WILLIS, to execute a Deferred Development Agreement and accept the right-of-way dedication from William S. Walker, Steven Joseph Walker, Edward T. Costa and Debra M. Costa for property located along Hanford-Armona Road. Motion carried by the following roll call vote:

AYES: Council Members SORENSEN, WILLIS, AYERS, THOMAS, CHIN
NOES: Council Members NONE
ABSTAIN: Council Members NONE
ABSENT: Council Members NONE

(9) **Authorization to reimburse E & B Bulk Transportation, Inc. for oversizing of water system improvements along Hanford-Armona Road and approve the Reimbursement Agreement (\$7,217.33).**

Deputy Public Works Director Doyel stated with the approval of an automotive paint & body shop at 12642 Hanford-Armona Road, staff is requiring the water main to be oversized to provide adequate capacity for future development. The city's municipal code provides developers with a credit/refund for costs associated with oversizing of water system facilities above what is required to provide service to their development. The city's municipal code also provides for future reimbursement of non-oversize water main construction costs when adjacent properties are developed. Staff recommends the city council reimburse E & B Bulk Transportation, Inc. for construction of water main improvements along Hanford-Armona Road in the amount of \$7,217.13, and approve the Reimbursement Agreement authorizing the city to collect reimbursements along adjacent property frontages in the future.

Motion was made by Vice Mayor SORENSEN, seconded by Council Member WILLIS, to reimburse E & B Bulk Transportation, Inc. for construction of water main improvements along Hanford-Armona Road in the amount of \$7,217.13, and approve the Reimbursement Agreement authorizing the city to collect reimbursements along adjacent property frontages in the future. Motion carried by the following roll call vote:

AYES: Council Members SORENSEN, WILLIS, AYERS, THOMAS, CHIN
NOES: Council Members NONE
ABSTAIN: Council Members NONE
ABSENT: Council Members NONE

(10) **Authorization to purchase traffic signal poles and mast arms from McCain Traffic Supply of Vista, California for the 12th Avenue/Greenfield Avenue Traffic Signal Installation Project (\$30,247.22).**

Deputy City Engineer Dock stated the FY 07-08 Streets Capital Improvement Program budget provides funds for the purchase of traffic signal poles and mast arms for the 12th Avenue/Greenfield Avenue Traffic Signal Installation Project. Two (2) quotes were received with McCain Traffic Supply submitting the low quote of \$30,247.22. Staff recommends the city council authorize the purchase of traffic signal poles and mast arms from McCain Traffic Supply for the 12th Avenue/Greenfield Avenue Traffic Signal Installation Project in the amount of \$30,247.22.

Motion was made by Council Member AYERS, seconded by Vice Mayor SORENSEN, to authorize the purchase of traffic signal poles and mast arms from McCain Traffic Supply of Vista, California for the 12th Avenue/Greenfield Avenue Traffic Signal Installation Project in the amount of \$30,247.22. Motion carried by the following roll call vote:

AYES: Council Members AYERS, SORENSEN, THOMAS, WILLIS, CHIN
NOES: Council Members NONE
ABSTAIN: Council Members NONE
ABSENT: Council Members NONE

ADMINISTRATION

(11) Resolution amending the Employee Compensation for 2010. (ROLL CALL VOTE)

Deputy City Manager Lindsay stated after review of the staffing needs in the Community Development Department, it has been determined that the department would be best served with a full-time Community Development Director. The employee compensation plan has been amended to add the Community Development Director position and eliminate the Deputy City Manager/Community Development Director position. Staff is also recommending that the Planning Manager serve as Interim Community Development Director. The employee compensation plan has also been updated to reflect the recently approved changes to the Fire Captains memorandum of understanding related to the education incentive program and the General Unit memorandum of understanding with regard to paying and reporting the value of employer paid member contributions. Staff recommends the city council approve the resolution amending the Employee Compensation Plan for 2010.

Motion was made by Council Member AYERS, seconded by Council Member THOMAS, to approve the resolution amending the Employee Compensation Plan for 2010. Motion carried by the following roll call vote:

AYES: Council Members AYERS, THOMAS, SORENSEN, WILLIS, CHIN
NOES: Council Members NONE
ABSTAIN: Council Members NONE
ABSENT: Council Members NONE

(Resolution No. 10-19-R - Resolution amending the Employee Compensation Plan for 2010)

(12) Approval of revised Airport Ground Lease for the Hanford Municipal Airport and authorize staff to review and approve hangar ground leases.

Airport Manager Edha stated this lease revision will change certain policies of the current ground lease resulting in updating of the lease to reflect present needs and conditions. Staff recommends the city council approve the revised Airport Ground Lease for the Hanford Municipal Airport and authorize staff to review and approve hangar ground leases.

Motion was made by Vice Mayor SORENSEN, seconded by Council Member WILLIS, to approve the revised Airport Ground Lease for the Hanford Municipal Airport and authorize staff to review and approve hangar ground leases. Motion carried by the following roll call vote:

AYES: Council Members SORENSEN, WILLIS, AYERS, THOMAS, CHIN
NOES: Council Members NONE
ABSTAIN: Council Members NONE
ABSENT: Council Members NONE

UNSCHEDULED ORAL PRESENTATIONS

(14) Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

Mayor CHIN opened the floor for any unscheduled oral presentations. There were none.

COUNCIL REPORTS

(a) Washington DC

Vice Mayor SORENSEN stated herself, Council Member WILLIS, and City Manager Straus had the opportunity to fly out to Washington DC to meet with the city's lobbyist Len Simon who arranged several meetings for them including meetings with Senator Boxer's staff, Senator Feinstein's staff, and Congressman Costa.

City Manager Straus gave a power point presentation on their visit to Washington DC.

(b) High Speed Rail

Mayor CHIN stated John Tos requested the city council pass a resolution in opposition to the high speed rail. He stated he and Council Member AYERS will be attending a meeting on Friday, May 21, 2010, at city hall with Nisei Farmers League to discuss high speed rail, and he would like to hear from the rest of the council. He stated the Board of Supervisors will be preparing a resolution opposing the Highway 43 route.

Council Member AYERS stated another route is the alignment along the Burlington/Northern Railroad which would go through the city of Hanford. He stated the city council needs to be opposed to this route.

Mayor CHIN stated the city council needs to prepare a resolution adamantly opposing the high speed rail along the Burlington/Northern Railroad and going through town.

It was the consensus of the city council to oppose the Burlington/Northern Railroad route for the high speed rail.

Council Member AYERS commented on the maintenance yard.

City Manager Straus stated Kings Economic Development Corporation was applying for the maintenance yard to be constructed in southeast Hanford.

It was the consensus of the city council to not take an action on the high speed rail since the proposed route is outside the sphere of influence of the city.

STAFF COMMUNICATIONS

(a) Joint City Council/COS Meeting

City Manager Straus reminded the city council of the Joint City Council/COS meeting on June 21, 2010, at 6:00 pm in the city hall training room.

(b) Strategic Planning Meeting

City Manager Straus reminded the city council of the strategic planning meeting on June 4, 2010, in the city hall training room. The meeting will begin at 8:30 am and conclude around 3:00 pm

ADJOURNMENT

At 9:15 p.m., Mayor CHIN adjourned the Hanford City Council meeting.

Respectfully submitted,

Karen Madruga
City Clerk



CITY OF HANFORD
Department of Public Works

Focused On Our Community 24/7

900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

May 24, 2010

TO: City Manager/City Council
FROM: Assistant Engineer
SUBJECT: WWTP Influent Receiving Station Project
Notice of Completion

RECOMMENDATION

That the City Council, by motion, approve a Notice of Completion and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

DISCUSSION

On December 1, 2009, the Council awarded the WWTP Influent Receiving Station Project to Champi Fencing of Hanford, CA. This project includes construction of a receiving station at the wastewater treatment plant to facilitate disposal of wastewater from the city's sanitary sewer hydro-vacuum truck.

There was one change order on this project.

SUPPORT OF COUNCIL GOALS

- Financially Sound City Providing Quality Services

IMPACT ON BUDGET

The FY 09-10 Wastewater Capital Improvement Program Budget provides \$55,000.00 for construction, including contingency for this project.

The total cost to complete the project was \$42,028.00. Attached are the Final Project Construction and Finance History for Council review.

Respectfully submitted,

Steven Weatherly, E.I.T.
Assistant Engineer

Reviewed by,

Johnathan L. Doyel, P.E., P.L.S.
Deputy Director of Public Works

Attachment

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: WWYP Influent Receiving Station Project

CONTRACTOR: Champi Fencing
615 N. 10th Avenue
Hanford, CA 93230

CONTRACT DATES:	Bid Date	November 19, 2009
	Council Award	December 1, 2009
	Contractor Started Work	January 19, 2010
	Contract Time of Completion	May 19, 2010
	Contractor Completed Work	May 19, 2010

CONTRACT CHANGE ORDERS:

Contract Change Order No.1: Waterproof seal block wall, aluminum base plates for handrails, balance of quantities, time extension.

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 09-10 Wastewater Capital Improvement Program Budget	\$ 55,000.00
Total Budget Funding	\$ <u>55,000.00</u>

CONSTRUCTION COSTS

Contract – Total Bid Award	\$ 39,448.00
CCO # 1	\$ 2,580.00
Total Construction Cost	\$ <u>42,028.00</u>
Fund Balance	\$ <u>12,972.00</u>

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
315 North Douty Street
Hanford, California 93230-3951

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: The south side of Houston Ave. west of the B.N. & S.F. railroad in Hanford, CA.
2. The Improvement is particularly described as: Influent Receiving Station Project.
3. The date of completion of the work of Improvement: May 19, 2010
4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title
6. The name of the original contractor for the work of Improvement: Champi Fencing
7. The surety for the work of Improvement: Nationwide Mutual Insurance Company
8. Accepted by minute action of the City Council of the City of Hanford on: June 1, 2010

I certify under penalty of perjury that the foregoing is true and correct. Dated this 1st day of June, 2010.

BY: _____
Dan Chin, Mayor
City of Hanford, County of Kings, State of California

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF KINGS)

On this ____ day of _____, in the year 2010, before me, Karen Madruga, City Clerk of the City of Hanford, personally appeared Dan Chin, Mayor, known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same.

Executed by me at Hanford, California, on _____.

Karen Madruga
City Clerk, City of Hanford

Authority: Section 1181 Civil Code



CITY OF HANFORD

Department of Public Works

Focused On Our Community 24/7

900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

May 24, 2010

TO: City Manager/City Council

FROM: Deputy Public Works Director/Acting City Engineer

SUBJECT: Grangeville Boulevard Widening Project – Right-of-way acquisition

RECOMMENDATION

That the City Council, by motion, authorize the exchange of street right-of-way along Grangeville Boulevard and Centennial Drive from Cal Clark Farms, Inc., located as shown on the attached map, for the installation of curb and gutter, a ramped curb return, and transitional paving along the frontage of the acquired parcel; and accept the attached Grant Deed for street right-of-way purposes from Cal Clark Farms, Inc., authorize the City Manager to execute and the City Clerk to attest and record said deed at close of escrow.

DISCUSSION

The FY 07 - 08 Capital Improvement Program Budget allocates funds to purchase street right-of-way and design the widening of Grangeville Boulevard between 12th Avenue and Centennial Drive. In addition to preparing improvement plans and coordinating relocation of private utilities, staff is currently negotiating with various property owners adjacent to the street to secure the necessary right-of-way for this project.

The purchase price negotiated with the owner of the property is an exchange of street right-of-way for improvements based upon the value of the land.

SUPPORT OF COUNCIL GOALS

- Financially sound City providing quality services.
- Quality Revitalization, Redevelopment, and Development

IMPACT ON BUDGET

The FY07-08 Capital Improvement Program Budget provides \$50,000.00 for land acquisition for this project. As this is an exchange for improvements, the cost to the City for these improvements is already encumbered in the proposed construction costs for this project. A copy of Budget Page 196 is attached.

Respectfully submitted,

Johnathan L. Doyel, P.E.
Deputy Director of Public Works/
Acting City Engineer

Reviewed by,

Lou Camara
Director of Public Works

RIGHT OF WAY CONTRACT

Hanford, California

06
Dist

KIN
Co

Grangeville Blvd.
Rte

Post

Exp Auth

May 11, 2010

Project: Grangeville Improvement Project

Parcel No.: APN 009-030-136

GRANTOR(S)

Cal Clark Farms, Inc.

A Grant Deed, in the form attached hereto as Exhibit A and made a part hereof, has been executed and delivered to Timothy J Simon, acting as Right of Way Agent for the City of Hanford for acceptance by the City Council of the City of Hanford, hereinafter called City.

In consideration of which and other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the City of all further obligation or claims on this account or on account of the location, grade or construction of any proposed public improvement.
- (B) City requires said property described in said Grant Deed for City road purposes, a public use for which City has the authority to exercise the power of eminent domain. Grantor is compelled to sell, and City is compelled to acquire the property.

Both Grantor and City recognize the expense, time, effort and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement in lieu of such litigation.

2. The City shall:

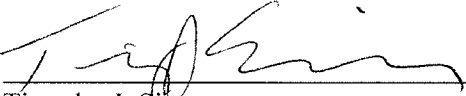
- (A) Pay the undersigned Grantor the sum of \$0.00 for the property and interest conveyed by the above document(s) when title to said property vests in the City free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes except:
 - a. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 - b. Covenants, conditions, restrictions and reservations of record or contained in the above-referenced document.
 - c. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
- (B) Pay all escrow and recording fees incurred in this transaction and, if title insurance is desired by the City, the premium charge therefore. Said escrow and recording charges shall not, however, include documentary transfer tax.
- (C) Have the authority to deduct and pay from the amount shown on Clause 2 (A) above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

3. Grantor warrants that there are no oral or written leases on all or any portion of the property exceeding a period of one month, and the Grantor agrees to hold the City harmless and reimburse the City for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of Grantor for a period exceeding one month.
4. In consideration of the City waiving any defects and imperfections in record title which may exist, the undersigned Grantor covenants and agrees to indemnify and hold the City harmless from any and all claims that other parties may make or assert on the title to the premises. The Grantor's obligation herein to indemnify the City shall not exceed the amount paid to the Grantor under this contract.
5. It is agreed and confirmed by both parties hereto that, notwithstanding other provisions in this contract, the right of possession and use of the subject property by the City, including the right to remove and dispose of improvements, shall commence on July 18, 2010 or the close of escrow controlling this transaction, whichever occurs first, and that the amount shown in Clause 2(a) herein includes, but is not limited to, full payment for such possession and use including damages, if any, from said date.
6. It is agreed the City, at no expense to Grantor, will construct curb and gutter, paveout along the dedicated parcel for the intersection including transitions, and the ramped return at the northwest corner of the intersection of Centennial and Grangeville Boulevard. Grantor does hereby grant to the City, its agents, or contractors permission to enter Grantor's remaining property whenever and wherever with all necessary equipment and personnel at the time of construction to construct said improvements.

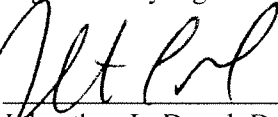
The parties hereto have herein set forth the whole of their agreement. No consideration other than that set forth herein will be honored.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Recommended for Approval

By: 

Timothy J. Simon
Right of Way Agent

By: 

Johnathan L. Doyel, Deputy Director
Department of Public Works
City of Hanford
Grantee

Stuart A. Clark

By: 

Stuart A. Clark, President
Cal Clark Farms, Inc.
Grantor

CITY OF HANFORD

ACCEPTED:

By: _____
City Clerk

Exhibit A - Grant Deed

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED MAIL TO:

CITY OF HANFORD

319 N. Douty Street

Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

CITY OF HANFORD

319 N. Douty

Hanford, CA 93230

DOCUMENTARY TRANSFER TAX \$..-0-.....

..... Computed on the consideration or value of property conveyed; OR

..... Computed on the consideration or value less liens or encumbrances remaining at the time of sale.

GRANT DEED

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

Cal-Clark Farms, Inc., a California Corporation,

hereby GRANT(S) to the City of Hanford, a municipal corporation

the real property in the City of Hanford, County of Kings, State of California, described as

See Exhibit "A" attached.

A.P.N. 009-030-136

Dated

MAY 19, 2010

State of California)

County of Monterey)

On May 19, 2010, before me,

Cheri M. Castillo, Notary Public,
personally appeared STUART A. CLARK,

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

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

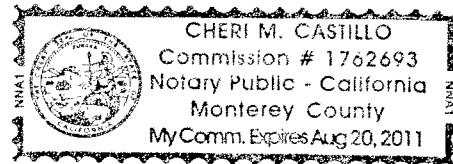
WITNESS my hand and official seal.

Signature

Cheri M. Castillo

CAL-CLARK FARMS, INC.

Stuart A. Clark
STUART A. CLARK, President



Place Notary Seal Above

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2010 from CAL-CLARK FARMS, INC., to the CITY OF HANFORD, a municipal corporation, is hereby accepted by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2010

CITY OF HANFORD,
a municipal corporation

By: _____
Hilary M. Strauss, City Manager

Attest: _____
City Clerk

EXHIBIT "A"

That portion of Parcel 1 of Parcel Map recorded in Book 6 at Page 47 of Parcel Maps, Kings County Records, said parcel lying within the East Half of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base & Meridian, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter;
Thence N 0°04'26" E, along the East line of said Southwest Quarter, a distance of 30.00 feet to the Southeast corner of a Right-of-Way Dedication described in Document Number 0204474, Recorded on 03/01/2002, Kings County Records;
Thence S 89°59'32" W, along the South line of said Dedication, said line also being parallel with and 30.00 feet North of the South line of said Southwest Quarter, a distance of 21.00 feet to the Southwest corner of said Dedication, said point being the TRUE POINT OF BEGINNING;

Thence N 0°04'26" E, along the West line of said Dedication, said line also being parallel with and 21.00 feet West of the East line of said Southwest Quarter, a distance of 270.03 feet;

Thence N 89°55'34" W, a distance of 4.00 feet;

Thence S 0°04'26" W, parallel with and 25.00 feet West of said East line, a distance of 100.00 feet;

Thence S 8°28'32" W, a distance of 116.35 feet, to a point that is 42.00 feet West of said East line, and 84.96 feet North of the South line of said Southwest Quarter;

Thence Southwesterly along a non-tangent curve to the right, having a radius of 30.00 feet, through a central angle of 89°55'06", an arc distance of 47.08 feet, to a point that is 55.00 feet North of said South line and 71.96 feet West of said East line;

Thence S 78°57'04" W, a distance of 130.54 feet, to a point on the North Right-of-Way line of Grangeville Blvd.;

Thence N 89°59'32" E, along said North Right-of-Way line, said line being parallel with and 30.00 feet North of the South line of said Southwest Quarter, a distance of 179.04 feet to the TRUE POINT OF BEGINNING.

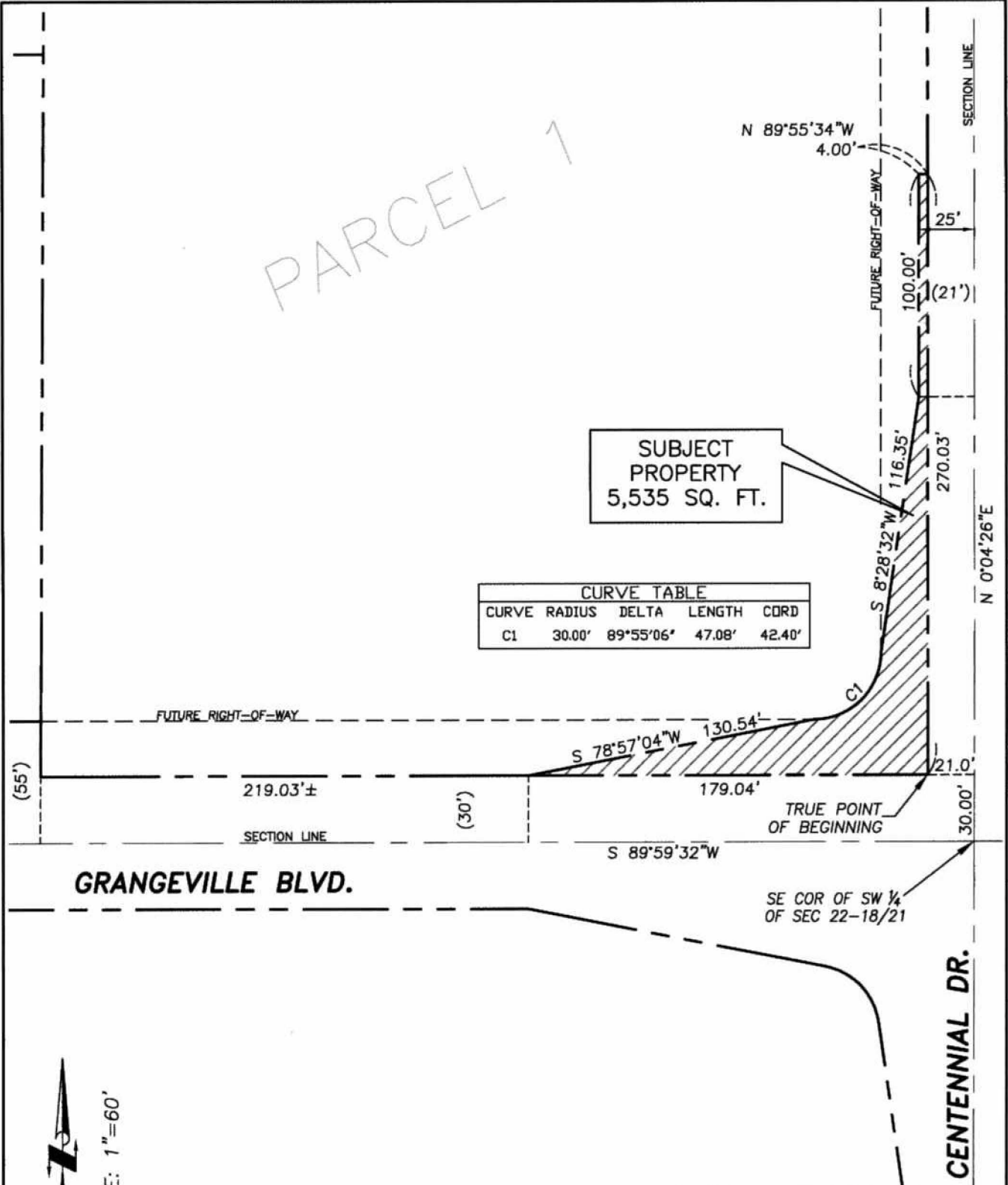
Containing 5,535 square feet or 0.13 acres, more or less.

APN: 009-030-136

PARCEL 1

SUBJECT
PROPERTY
5,535 SQ. FT.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CORD
C1	30.00'	89°55'06"	47.08'	42.40'



SCALE: 1"=60'

APN: 009-030-136	
APPROVED BY:	
DRAWN BY: CPK	
DATE: 1-11-10	
JOB No.: 808612-ROW.dwg	

CITY OF HANFORD

Two Year Budget

Fiscal Years 2008 and 2009

CAPITAL IMPROVEMENT PROJECT

STREETS - GRANGEVILLE BLVD. WIDENING AT 12TH AVENUE AND	181	808612
TRAFFIC SIGNAL INSTALLATION AT CENTENNIAL DRIVE	055	809612

	2007-08 PROPOSED	2008-09 PROPOSED	2009-10 PROJECTED
<u>PROJECT COSTS</u>			
Engineering	35,000	5,000	
Inspection	0	13,000	
Land Acquisition	50,000	0	
Construction	0	465,000	
Equipment	0	150,000	
Department Overhead	0	10,000	
City Overhead	0	12,000	
Contingency	0	60,000	
Total Costs	<u>85,000</u>	<u>715,000</u>	<u>NA</u>

SOURCE OF FUNDING

055 CMAQ	0	291,000	
181 Transportation Impact Fees	85,000	424,000	
Total	<u>85,000</u>	<u>715,000</u>	<u>NA</u>

PROJECT DESCRIPTION/JUSTIFICATION

These funds will be used to widen Grangeville Blvd. at the intersection of 12th Avenue (NW corner) to eliminate a transportation bottleneck, and at Centennial Drive to facilitate the installation of a traffic signal system. The widening of Grangeville Blvd. will include installation of curb, gutter, sidewalk and additional street width to facilitate additional turning lanes and an expanded bike route.

Fiscal Year 2007-08 - Design and Right-of-Way Acquisition.

Fiscal Year 2008-09 - Construction, Centennial Drive to 12th Avenue.

CHECK REGISTER

City of Hanford
Department of Finance

	Issue Date	Check Numbers	Amount
CHECKS	05/14/10 - 5/27/10	83110 to 83363	851,172.97
			851,172.97

SPI
DATE: 05/27/2010
TIME: 10:04:55

CITY OF HANFORD
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
ACCTPA21

SELECTION CRITERIA: transact.check_no between '83110' and '83363'
ACCOUNTING PERIOD: 11/10

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	DIVISION	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	83110	05/14/10	00001492 FRAZEE PAINT & WALLCOVER	1714	PAINT FOR PLUNGE WALLS	0.00	80.15
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010	0.00	1,708.90
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010 SAFETY LTS	0.00	42.13
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010 STREET LAMP	0.00	296.91
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010 TR CONT SG	0.00	98.15
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010 TRAF SIGNALS	0.00	3,063.77
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010 VINTAGE EST	0.00	30,138.02
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010 PARKING LOTS	0.00	229.22
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2011	APR 2010 XMAS	0.00	61.14
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2012	APR 2010	0.00	1,715.62
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2061	APR 2010	0.00	3,776.50
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2072	APR 2010	0.00	1,650.77
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2081	APR 2010	0.00	55,163.45
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	244	APR 2010	0.00	105.55
1001	83111	05/14/10	70950 SOUTHERN CALIF EDISON CO	2071	APR 2010	0.00	32,004.63
TOTAL CHECK						0.00	130,054.76
1001	83112	05/18/10	01460 WILLIAM KORETOFF DBA	2040	JUL 09-JUN 10 BLANKET	0.00	1,846.28
1001	83113	05/18/10	14819 D S WATERS OF AMERICA, I	2071	JUL 09- JUN 10 BLANKET	0.00	7.10
1001	83114	05/18/10	03043 AMERIPRIDE UNIFORM SERVI	1610	LINEN	0.00	75.86
1001	83114	05/18/10	03043 AMERIPRIDE UNIFORM SERVI	1610	LINEN	0.00	75.86
1001	83114	05/18/10	03043 AMERIPRIDE UNIFORM SERVI	1610	LINEN	0.00	61.58
1001	83114	05/18/10	03043 AMERIPRIDE UNIFORM SERVI	1610	LINEN	0.00	61.58
TOTAL CHECK						0.00	274.88
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2081	JUL 09-JUN 10 BLANKET	0.00	52.85
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2081	JUL 09-JUN 10 BLANKET	0.00	52.85
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2081	JUL 09-JUN 10 BLANKET	0.00	52.85
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2081	JUL 09-JUN 10 BLANKET	0.00	55.15
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2071	JUL 09-JUN 10 BLANKET	0.00	104.70
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2071	JUL 09-JUN 10 BLANKET	0.00	91.71
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2040	JUL 09-JUN 10 BLANKET	0.00	97.35
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2040	JUL 09-JUN 10 BLANKET	0.00	97.35
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2040	JUL 09-JUN 10 BLANKET	0.00	97.35
1001	83115	05/18/10	00280 ARAMARK UNIFORM SERVICES	2040	JUL 09-JUN 10 BLANKET	0.00	97.35
TOTAL CHECK						0.00	799.51
1001	83116	05/18/10	00000573 BATTERY SYSTEMS	2040	JUL 09-JUN 10 BLANKET	0.00	140.15
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	25.24
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	92.51
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	78.18
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	51.11
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	-123.91
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	-81.17
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	81.17
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	123.91
1001	83117	05/18/10	15070 BURTON'S FIRE, INC	2040	JUL 09-JUN 10 BLANKET	0.00	19.95
TOTAL CHECK						0.00	266.99

SPI
DATE: 05/27/2010
TIME: 10:04:55

CITY OF HANFORD
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
ACCTPA21

SELECTION CRITERIA: transact.check_no between '83110' and '83363'
ACCOUNTING PERIOD: 11/10

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DIVISION	DESCRIPTION	SALES TAX	AMOUNT
1001	83118	05/18/10	00001408 CALIF DIVISION OF STATE	2104	PLAN REVIEW HANDICAP	0.00	884.84
1001	83119	05/18/10	21565 CEN CAL MACHINERY	2040	JUL 09-JUN 10 BLANKET	0.00	395.08
1001	83120	05/18/10	21621 CENTRAL VALLEY TRUCK CEN	2040	JUL 09-JUN 10 BLANKET	0.00	654.37
1001	83120	05/18/10	21621 CENTRAL VALLEY TRUCK CEN	2040	JUL 09-JUN 10 BLANKET	0.00	44.10
1001	83120	05/18/10	21621 CENTRAL VALLEY TRUCK CEN	2040	JUL 09-JUN 10 BLANKET	0.00	-44.10
1001	83120	05/18/10	21621 CENTRAL VALLEY TRUCK CEN	2040	JUL 09-JUN 10 BLANKET	0.00	114.69
1001	83120	05/18/10	21621 CENTRAL VALLEY TRUCK CEN	2040	JUL 09-JUN 10 BLANKET	0.00	255.28
TOTAL CHECK						0.00	1,024.34
1001	83121	05/18/10	00001072 CLEAN SOURCE	2131	ENTRANCE RUGS FOR OLD	0.00	292.06
1001	83121	05/18/10	00001072 CLEAN SOURCE	2100	JUL 09-JUN 10 BLANKET	0.00	448.97
1001	83121	05/18/10	00001072 CLEAN SOURCE	2100	JUL 09-JUN 10 BLANKET	0.00	438.09
1001	83121	05/18/10	00001072 CLEAN SOURCE	2100	JUL 09-JUN 10 BLANKET	0.00	1,007.17
1001	83121	05/18/10	00001072 CLEAN SOURCE	1610	JUL 09-JUN 10 BLANKET	0.00	227.15
1001	83121	05/18/10	00001072 CLEAN SOURCE	2040	JUL 09-JUN 10 BLANKET	0.00	349.18
1001	83121	05/18/10	00001072 CLEAN SOURCE	2012	JUL 09-JUN 10 BLANKET	0.00	55.00
1001	83121	05/18/10	00001072 CLEAN SOURCE	2012	JUL 09-JUN 10 BLANKET	0.00	336.69
1001	83121	05/18/10	00001072 CLEAN SOURCE	1711	JUL 09-JUN 10 BLANKET	0.00	68.96
1001	83121	05/18/10	00001072 CLEAN SOURCE	1711	JUL 09-JUN 10 BLANKET	0.00	117.99
TOTAL CHECK						0.00	3,341.26
1001	83122	05/18/10	14784 COMCAST	1315	INTERNET CHG 05/10	0.00	199.90
1001	83123	05/18/10	81700 CROP PRODUCTION SERVICES	2012	JUL 09-JUN 10 BLANKET	0.00	150.20
1001	83124	05/18/10	29001 DASSEL'S PETROLEUM, INC	2011	JUL 09-JUN 10 BLANKET	0.00	46.44
1001	83124	05/18/10	29001 DASSEL'S PETROLEUM, INC	2011	JUL 09-JUN 10 BLANKET	0.00	40.28
1001	83124	05/18/10	29001 DASSEL'S PETROLEUM, INC	2011	JUL 09-JUN 10 BLANKET	0.00	49.12
TOTAL CHECK						0.00	135.84
1001	83125	05/18/10	00000117 DAVE'S UPHOLSTERY	2040	JUL 09-JUN 10 BLANKET	0.00	375.00
1001	83126	05/18/10	29960 DELL MARKETING LP	1315	LATITUDE E6510, GENUIN	0.00	200.46
1001	83126	05/18/10	29960 DELL MARKETING LP	1315	LATITUDE E6510, GENUIN	0.00	1,558.37
TOTAL CHECK						0.00	1,758.83
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	46.02
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	62.00
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	386.21
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	560.36
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	522.23
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	170.18
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	652.78
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	340.37
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	46.02
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	230.83
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	46.02
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	1,790.29
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	46.02

SPI
DATE: 05/27/2010
TIME: 10:04:55

CITY OF HANFORD
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
ACCTPA21

SELECTION CRITERIA: transact.check_no between '83110' and '83363'
ACCOUNTING PERIOD: 11/10

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	DIVISION	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	131.02
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	100.26
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	107.85
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	461.65
1001	83127	05/18/10	29583 DELRAY TIRE & RETREADING	2040	JUL 09-JUN 10 BLANKET	0.00	230.83
TOTAL CHECK						0.00	5,930.94
1001	83128	05/18/10	33245 F G L ENVIRONMENTAL, INC	2071	JUL 09-JUN 10 BLANKET	0.00	255.00
1001	83128	05/18/10	33245 F G L ENVIRONMENTAL, INC	2071	JUL 09-JUN 10 BLANKET	0.00	125.00
1001	83128	05/18/10	33245 F G L ENVIRONMENTAL, INC	2071	JUL 09-JUN 10 BLANKET	0.00	1,094.00
1001	83128	05/18/10	33245 F G L ENVIRONMENTAL, INC	2071	JUL 09-JUN 10 BLANKET	0.00	260.00
1001	83128	05/18/10	33245 F G L ENVIRONMENTAL, INC	2071	JUL 09-JUN 10 BLANKET	0.00	1,641.00
TOTAL CHECK						0.00	3,375.00
1001	83129	05/18/10	00001492 FRAZEE PAINT & WALLCOVER	2100	JUL 09-JUN 10 BLANKET	0.00	3.56
1001	83129	05/18/10	00001492 FRAZEE PAINT & WALLCOVER	2100	JUL 09-JUN 10 BLANKET	0.00	65.98
1001	83129	05/18/10	00001492 FRAZEE PAINT & WALLCOVER	1483	JUL 09-JUN 10 BLANKET	0.00	223.41
1001	83129	05/18/10	00001492 FRAZEE PAINT & WALLCOVER	1483	JUL 09-JUN 10 BLANKET	0.00	64.95
1001	83129	05/18/10	00001492 FRAZEE PAINT & WALLCOVER	1483	JUL 09-JUN 10 BLANKET	0.00	13.65
1001	83129	05/18/10	00001492 FRAZEE PAINT & WALLCOVER	1483	JUL 09-JUN 10 BLANKET	0.00	13.65
TOTAL CHECK						0.00	385.20
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	179.73
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	20.51
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	49.39
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	-15.74
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	15.04
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	292.10
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	-35.17
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	428.94
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	104.62
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	452.49
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	-417.31
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	25.21
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	348.50
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	723.33
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	173.20
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	287.70
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	18.26
1001	83130	05/18/10	36895 GOLDEN STATE PETERBILT	2040	JUL 09-JUN 10 BLANKET	0.00	103.84
TOTAL CHECK						0.00	2,754.64
1001	83131	05/18/10	38565 HAAKER EQUIP CO	2040	JUL 09-JUN 10 BLANKET	0.00	574.87
1001	83131	05/18/10	38565 HAAKER EQUIP CO	2040	JUL 09-JUN 10 BLANKET	0.00	937.43
1001	83131	05/18/10	38565 HAAKER EQUIP CO	2040	JUL 09-JUN 10 BLANKET	0.00	84.65
TOTAL CHECK						0.00	1,596.95
1001	83132	05/18/10	38800 ALFRED GOMEZ DBA	2040	JUL 09-JUN 10 BLANKET	0.00	359.50
1001	83132	05/18/10	38800 ALFRED GOMEZ DBA	2040	JUL 09-JUN 10 BLANKET	0.00	59.00
1001	83132	05/18/10	38800 ALFRED GOMEZ DBA	2040	JUL 09-JUN 10 BLANKET	0.00	188.90
TOTAL CHECK						0.00	607.40

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FUND - 001 - GENERAL FUND							
CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	DIVISION	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	83133	05/18/10	39005 HANFORD AUTO & TRUCK PAR	2040	UPDATE FOR GENYSIS-DIA	0.00	891.98
1001	83133	05/18/10	39005 HANFORD AUTO & TRUCK PAR	2040	JUL 09-JUN 10 BLANKET	0.00	1,382.70
TOTAL CHECK						0.00	2,274.68
1001	83134	05/18/10	00001346 HARBOR FREIGHT TOOLS	2031	JUL 09-JUN 10 BLANKET	0.00	60.95
1001	83135	05/18/10	44475 HOFMAN'S NURSERY	2012	JUL 09-JUN 10 BLANKET	0.00	51.96
1001	83136	05/18/10	44660 HOLT LUMBER INC	1711	8 BAGS OF 100 11" ZIP	0.00	82.27
1001	83136	05/18/10	44660 HOLT LUMBER INC	1610	WOOD, 4' X 8' X 15/32"	0.00	109.12
1001	83136	05/18/10	44660 HOLT LUMBER INC	2104	CONSTRUCTION MATERIALS	0.00	22.86
1001	83136	05/18/10	44660 HOLT LUMBER INC	2100	JUL 09-JUN 10 BLANKET	0.00	13.53
1001	83136	05/18/10	44660 HOLT LUMBER INC	2100	JUL 09-JUN 10 BLANKET	0.00	28.40
1001	83136	05/18/10	44660 HOLT LUMBER INC	2011	JUL 09-JUN 10 BLANKET	0.00	38.45
1001	83136	05/18/10	44660 HOLT LUMBER INC	2072	JUL 09-JUN 10 BLANKET	0.00	6.43
1001	83136	05/18/10	44660 HOLT LUMBER INC	2072	JUL 09-JUN 10 BLANKET	0.00	3.67
1001	83136	05/18/10	44660 HOLT LUMBER INC	2131	JUL 09-JUN 10 BLANKET	0.00	15.05
1001	83136	05/18/10	44660 HOLT LUMBER INC	2131	JUL 09-JUN 10 BLANKET	0.00	46.67
TOTAL CHECK						0.00	366.45
1001	83137	05/18/10	45470 INTERSTATE BATTERY SYS	2040	JUL 09-JUN 10 BLANKET	0.00	334.33
1001	83137	05/18/10	45470 INTERSTATE BATTERY SYS	2040	JUL 09-JUN 10 BLANKET	0.00	166.60
1001	83137	05/18/10	45470 INTERSTATE BATTERY SYS	2040	JUL 09-JUN 10 BLANKET	0.00	85.46
TOTAL CHECK						0.00	586.39
1001	83138	05/18/10	51350 J C LANSLOWNE DIST INC	2040	JUL 09-JUN 10 BLANKET	0.00	2,154.18
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	2.57
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	43.25
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	20.75
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	2.70
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	359.13
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	19.99
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	64.19
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	1.55
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	129.79
1001	83139	05/18/10	00000166 JEFF'S AUTO SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	26.17
TOTAL CHECK						0.00	670.09
1001	83140	05/18/10	47450 KINGS ELECTRICAL SUPPLY	1610	JUL 09-JUN 10 BLANKET	0.00	12.96
1001	83140	05/18/10	47450 KINGS ELECTRICAL SUPPLY	2071	JUL 09-JUN 10 BLANKET	0.00	258.89
1001	83140	05/18/10	47450 KINGS ELECTRICAL SUPPLY	2011	JUL 09-JUN 10 BLANKET	0.00	13.93
1001	83140	05/18/10	47450 KINGS ELECTRICAL SUPPLY	2072	JUL 09-JUN 10 BLANKET	0.00	31.22
TOTAL CHECK						0.00	317.00
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	75.45
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	147.70
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	-147.70
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	13.21
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	525.07
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	147.70
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	208.08

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1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	57.40
1001	83141	05/18/10	00000939 KELLER MOTORS OF HANFORD	2040	JUL 09-JUN 10 BLANKET	0.00	101.11
TOTAL CHECK						0.00	1,128.02
1001	83142	05/18/10	48417 KINGS CO GLASS	2040	JUL 09-JUN 10 BLANKET	0.00	50.00
1001	83143	05/18/10	48411 KINGS CO MOBILE LOCKSMIT	2040	JUL 09-JUN 10 BLANKET	0.00	20.30
1001	83143	05/18/10	48411 KINGS CO MOBILE LOCKSMIT	2040	JUL 09-JUN 10 BLANKET	0.00	5.39
1001	83143	05/18/10	48411 KINGS CO MOBILE LOCKSMIT	2100	JUL 09-JUN 10 BLANKET	0.00	3.59
1001	83143	05/18/10	48411 KINGS CO MOBILE LOCKSMIT	2100	JUL 09-JUN 10 BLANKET	0.00	104.80
1001	83143	05/18/10	48411 KINGS CO MOBILE LOCKSMIT	2100	JUL 09-JUN 10 BLANKET	0.00	21.65
1001	83143	05/18/10	48411 KINGS CO MOBILE LOCKSMIT	2012	JUL 09-JUN 10 BLANKET	0.00	20.52
TOTAL CHECK						0.00	176.25
1001	83144	05/18/10	00001014 KINGS CO PIPE & SUPPLY (	2100	JUL 09-JUN 10 BLANKET	0.00	37.69
1001	83144	05/18/10	00001014 KINGS CO PIPE & SUPPLY (	2100	JUL 09-JUN 10 BLANKET	0.00	94.22
TOTAL CHECK						0.00	131.91
1001	83145	05/18/10	50805 KROEGER EQUIP & SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	135.53
1001	83145	05/18/10	50805 KROEGER EQUIP & SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	62.50
1001	83145	05/18/10	50805 KROEGER EQUIP & SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	120.83
1001	83145	05/18/10	50805 KROEGER EQUIP & SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	325.07
1001	83145	05/18/10	50805 KROEGER EQUIP & SUPPLY	2040	JUL 09-JUN 10 BLANKET	0.00	23.65
TOTAL CHECK						0.00	667.58
1001	83146	05/18/10	28400 L N CURTIS & SONS	1610	JUL 09-JUN 10 BLANKET	0.00	151.55
1001	83147	05/18/10	00000271 THE LAWNMOWER MAN	2012	JUL 09-JUN 10 BLANKET	0.00	684.90
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	12.09
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	42.67
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	83.72
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	18.63
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	-22.51
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	110.57
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	28.58
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	42.63
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	104.63
1001	83148	05/18/10	51575 LAWRENCE TRACTOR CO	2040	JUL 09-JUN 10 BLANKET	0.00	28.81
TOTAL CHECK						0.00	449.82
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	35.00
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	35.00
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	15.00
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	15.00
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	35.00
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	35.00
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	53.48
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	52.12
1001	83149	05/18/10	83200 LITTLE WORLEY'S AUTO ELE	2040	JUL 09-JUN 10 BLANKET	0.00	53.48
TOTAL CHECK						0.00	329.08

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1001	83150	05/18/10	52979 MARK WANKIER DBA	2040	JUL 09-JUN 10 BLANKET	0.00	2,305.00
1001	83151	05/18/10	54280 MEDALLION SUPPLY INC	2012	JUL 09-JUN 10 BLANKET	0.00	119.68
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	40.97
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	-19.38
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	15.05
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	19.43
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	144.06
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2081	JUL 09-JUN 10 BLANKET	0.00	26.23
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2012	JUL 09-JUN 10 BLANKET	0.00	52.07
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2012	JUL 09-JUN 10 BLANKET	0.00	2.68
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2100	JUL 09-JUN 10 BLANKET	0.00	128.86
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2100	JUL 09-JUN 10 BLANKET	0.00	2.44
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2100	JUL 09-JUN 10 BLANKET	0.00	33.37
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	207.14
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	35.13
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	76.29
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	63.81
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	1.60
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	119.13
1001	83152	05/18/10	54470 MICHAEL'S PLUMBING SUPPL	2071	JUL 09-JUN 10 BLANKET	0.00	225.12
TOTAL CHECK						0.00	1,174.00
1001	83153	05/18/10	55787 MORGAN & SLATES	2031	43224 H R SHEET 14 GA	0.00	328.08
1001	83153	05/18/10	55787 MORGAN & SLATES	2071	JUL 09-JUN 10 BLANKET	0.00	22.49
1001	83153	05/18/10	55787 MORGAN & SLATES	2071	JUL 09-JUN 10 BLANKET	0.00	11.39
1001	83153	05/18/10	55787 MORGAN & SLATES	2040	JUL 09-JUN 10 BLANKET	0.00	207.36
1001	83153	05/18/10	55787 MORGAN & SLATES	2040	JUL 09-JUN 10 BLANKET	0.00	142.55
1001	83153	05/18/10	55787 MORGAN & SLATES	2040	JUL 09-JUN 10 BLANKET	0.00	58.55
1001	83153	05/18/10	55787 MORGAN & SLATES	2031	JUL 09-JUN 10 BLANKET	0.00	29.01
1001	83153	05/18/10	55787 MORGAN & SLATES	2012	JUL 09-JUN 10 BLANKET	0.00	120.30
1001	83153	05/18/10	55787 MORGAN & SLATES	2012	JUL 09-JUN 10 BLANKET	0.00	343.09
1001	83153	05/18/10	55787 MORGAN & SLATES	2012	JUL 09-JUN 10 BLANKET	0.00	33.75
1001	83153	05/18/10	55787 MORGAN & SLATES	2081	JUL 09-JUN 10 BLANKET	0.00	5.88
TOTAL CHECK						0.00	1,302.45
1001	83154	05/18/10	14392 NEWEGG, INC	1315	VIEWSONIC PJL7211 1024	0.00	487.11
1001	83154	05/18/10	14392 NEWEGG, INC	1315	ESTIMATED SHIPPING/HAN	0.00	17.26
1001	83154	05/18/10	14392 NEWEGG, INC	1315	BROTHER TN360 BLACK HI	0.00	49.08
TOTAL CHECK						0.00	553.45
1001	83155	05/18/10	00000866 NEXTEL COMMUNICATIONS	1210	364405327 4/10	0.00	88.15
1001	83156	05/18/10	21860 NICK CHAMPI ENTERPRISES	2012	JUL 09-JUN 10 BLANKET	0.00	60.94
1001	83157	05/18/10	62910 PRAXAIR DIST INC	2040	JUL 09-JUN 10 BLANKET	0.00	61.84
1001	83157	05/18/10	62910 PRAXAIR DIST INC	2040	JUL 09-JUN 10 BLANKET	0.00	90.18
1001	83157	05/18/10	62910 PRAXAIR DIST INC	2040	JUL 09-JUN 10 BLANKET	0.00	8.72
1001	83157	05/18/10	62910 PRAXAIR DIST INC	2040	JUL 09-JUN 10 BLANKET	0.00	49.95
1001	83157	05/18/10	62910 PRAXAIR DIST INC	2040	JUL 09-JUN 10 BLANKET	0.00	37.50
1001	83157	05/18/10	62910 PRAXAIR DIST INC	2040	JUL 09-JUN 10 BLANKET	0.00	7.10

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CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	DIVISION	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CHECK						0.00	255.29
1001	83158	05/18/10	63790 QUINN COMPANY, INC	2040	JUL 09-JUN 10 BLANKET	0.00	55.33
1001	83158	05/18/10	63790 QUINN COMPANY, INC	2040	JUL 09-JUN 10 BLANKET	0.00	10.00
TOTAL CHECK						0.00	65.33
1001	83159	05/18/10	65950 RUCKSTELL CALIF SALES CO	2040	JUL 09-JUN 10 BLANKET	0.00	497.77
1001	83159	05/18/10	65950 RUCKSTELL CALIF SALES CO	2040	JUL 09-JUN 10 BLANKET	0.00	358.52
1001	83159	05/18/10	65950 RUCKSTELL CALIF SALES CO	2040	JUL 09-JUN 10 BLANKET	0.00	210.51
1001	83159	05/18/10	65950 RUCKSTELL CALIF SALES CO	2040	JUL 09-JUN 10 BLANKET	0.00	167.82
1001	83159	05/18/10	65950 RUCKSTELL CALIF SALES CO	2040	JUL 09-JUN 10 BLANKET	0.00	213.16
TOTAL CHECK						0.00	1,447.78
1001	83160	05/18/10	66490 SANCHEZ BROS FARMING	2071	EFFLUENT DISPOSAL FOR	0.00	180.00
1001	83161	05/18/10	00000721 SIERRA CHEMICAL CO	2071	JUL 09-JUN 10 BLANKET	0.00	3,013.57
1001	83161	05/18/10	00000721 SIERRA CHEMICAL CO	2071	JUL 09-JUN 10 BLANKET	0.00	3,013.57
1001	83161	05/18/10	00000721 SIERRA CHEMICAL CO	2071	JUL 09-JUN 10 BLANKET	0.00	3,013.57
TOTAL CHECK						0.00	9,040.71
1001	83162	05/18/10	73000 STAPLES	1111	CARD STOCK PAPER - CAN	0.00	50.83
1001	83162	05/18/10	73000 STAPLES	1111	NOTE PADS - MGMT EVAL	0.00	50.04
1001	83162	05/18/10	73000 STAPLES	1721	PROMOTIONAL POSTERS	0.00	122.28
1001	83162	05/18/10	73000 STAPLES	1610	JUL 09-JUN 10 BLANKET	0.00	207.82
TOTAL CHECK						0.00	430.97
1001	83163	05/18/10	14248 SURROZ MOTORS INC	2040	JUL 09-JUN 10 BLANKET	0.00	77.52
1001	83163	05/18/10	14248 SURROZ MOTORS INC	2040	JUL 09-JUN 10 BLANKET	0.00	544.30
1001	83163	05/18/10	14248 SURROZ MOTORS INC	2040	JUL 09-JUN 10 BLANKET	0.00	-69.85
1001	83163	05/18/10	14248 SURROZ MOTORS INC	2040	JUL 09-JUN 10 BLANKET	0.00	38.02
TOTAL CHECK						0.00	589.99
1001	83164	05/18/10	74472 TELSTAR INSTRUMENTS, INC	2071	JUL 09-JUN 10 BLANKET	0.00	5,912.38
1001	83165	05/18/10	00001337 TURF STAR, INC	2040	JUL 09-JUN 10 BLANKET	0.00	62.30
1001	83165	05/18/10	00001337 TURF STAR, INC	2040	JUL 09-JUN 10 BLANKET	0.00	341.51
TOTAL CHECK						0.00	403.81
1001	83166	05/18/10	77740 VALLEY FORD LINCOLN MECR	2040	JUL 09-JUN 10 BLANKET	0.00	57.30
1001	83166	05/18/10	77740 VALLEY FORD LINCOLN MECR	2040	JUL 09-JUN 10 BLANKET	0.00	340.21
1001	83166	05/18/10	77740 VALLEY FORD LINCOLN MECR	2040	JUL 09-JUN 10 BLANKET	0.00	9.18
1001	83166	05/18/10	77740 VALLEY FORD LINCOLN MECR	2040	JUL 09-JUN 10 BLANKET	0.00	21.28
TOTAL CHECK						0.00	427.97
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	240	IRRITROL LOCK	0.00	13.34
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	1481-001	SUPPLIES	0.00	10.39
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	260	RPK SOL ASSY	0.00	90.80
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	260	RPK SOL ASSY	0.00	90.80
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	259	REPAIR MC-24 PLUS	0.00	365.00
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	3940-003	2" SCHED 40 PVC PIPE	0.00	462.23
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	3940-003	11/2" SCHED 40 PVC PIP	0.00	100.46
1001	83167	05/18/10	81530 WEST VALLEY SUPPLY INC	3940-003	HUNTER PGP-ADJUSTABLE	0.00	59.43

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1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	HUNTER P/C SS RISER &	0.00	725.28
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	RB 3/4 X /3/4 / 12 SWI	0.00	7.69
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	RAINBIRD 1" SWING JOIN	0.00	310.03
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2" SSS TEE	0.00	7.92
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2 X 2 11/2" SSS TEE	0.00	5.67
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2 X 2 X 1" SST TEE	0.00	30.92
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2" SS EL	0.00	6.43
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2 X 1" ST RB	0.00	6.82
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	11/2" SS EL	0.00	3.41
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2 X 3/4" ST RB	0.00	5.68
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	12" STANDARD VALVE BOX	0.00	61.15
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	1" ELECTRIC GLOVE VALV	0.00	57.51
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	1" ELECTRIC GLOVE VALV	0.00	-57.31
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2 X 11/2" SS RB	0.00	4.81
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	2" SS EL	0.00	6.43
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	MISC. FITTINGS	0.00	98.41
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	QT RED HOT BLUE GLUE P	0.00	28.60
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	3940-003	QT P-70 PURPLE PRIMER	0.00	13.43
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	1481-001	ITRITROL P-2B PEDESTAL	0.00	246.49
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	2012	JUL 09-JUN 10 BLANKET	0.00	53.67
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	2012	JUL 09-JUN 10 BLANKET	0.00	20.39
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	2012	JUL 09-JUN 10 BLANKET	0.00	129.25
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	2012	JUL 09-JUN 10 BLANKET	0.00	165.29
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	2012	JUL 09-JUN 10 BLANKET	0.00	134.57
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	2012	JUL 09-JUN 10 BLANKET	0.00	19.83
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	1481-001	MISC MATERIALS	0.00	246.18
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	241	DIAPHRAGM ASSY 200PGA	0.00	71.16
1001		83167	05/18/10	81530	WEST VALLEY SUPPLY INC	241	RAINBIRD 150PEB DIA	0.00	97.19
TOTAL CHECK							0.00	3,699.35	
1001		83168	05/19/10	42000	HANFORD SENTINEL-LEGAL	1201	NTC-SURPLUS LAND FOR S	0.00	385.77
1001		83169	05/19/10	42885	HEDGES PEST CONTROL, INC	2100	PEST CONTROL CORP YD	0.00	36.00
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	251	REISSUE CK 83031	0.00	112.69
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	251	REISSUE CK 83031	0.00	246.14
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	258	REISSUE CK 83031	0.00	97.38
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	258	REISSUE CK 83031	0.00	199.79
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	259	REISSUE CK 83031	0.00	215.22
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	264	REISSUE CK 83031	0.00	353.70
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	264	REISSUE CK 83031	0.00	138.35
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	243	REISSUE CK 83031	0.00	30.74
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	244	REISSUE CK 83031	0.00	225.53
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	248	REISSUE CK 83031	0.00	148.63
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	248	REISSUE CK 83031	0.00	76.87
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	252	REISSUE CK 83031	0.00	107.63
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	254	REISSUE CK 83031	0.00	625.44
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	256	REISSUE CK 83031	0.00	302.42
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	261	REISSUE CK 83031	0.00	748.42
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	263	REISSUE CK 83031	0.00	215.27
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	243	REISSUE CK 83031	0.00	30.74
1001		83171	05/19/10	13177	J & H LANDSCAPE GARDENIN	244	REISSUE CK 83031	0.00	225.53

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1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 248	REISSUE CK 83031	0.00	148.63
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 248	REISSUE CK 83031	0.00	76.87
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 252	REISSUE CK 83031	0.00	107.63
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 254	REISSUE CK 83031	0.00	625.44
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 256	REISSUE CK 83031	0.00	302.42
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 261	REISSUE CK 83031	0.00	748.42
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 263	REISSUE CK 83031	0.00	215.27
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 241	REISSUE CK 83031	0.00	148.64
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 242	REISSUE CK 83031	0.00	220.37
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 250	REISSUE CK 83031	0.00	1,414.62
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 250	REISSUE CK 83031	0.00	287.22
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 250	REISSUE CK 83031	0.00	333.11
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 251	REISSUE CK 83031	0.00	112.69
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 251	REISSUE CK 83031	0.00	246.14
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 258	REISSUE CK 83031	0.00	97.38
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 258	REISSUE CK 83031	0.00	199.79
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 259	REISSUE CK 83031	0.00	215.22
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 264	REISSUE CK 83031	0.00	353.70
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 264	REISSUE CK 83031	0.00	138.35
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 264	UPDATE TO NEW HUNTER P	0.00	2,380.00
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 261	ASHTON PARK LAD IMPROV	0.00	9,245.00
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 241	REISSUE CK 83031	0.00	148.64
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 242	REISSUE CK 83031	0.00	220.37
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 250	REISSUE CK 83031	0.00	1,414.62
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 250	REISSUE CK 83031	0.00	287.22
1001	83171	05/19/10	13177	J & H LANDSCAPE GARDENIN 250	REISSUE CK 83031	0.00	333.11
TOTAL CHECK						0.00	24,121.36
1001	83172	05/19/10	14993	PORT OF SUBS 1111	25 LUNCHE WORKSHOP	0.00	187.50
1001	83173	05/20/10	13932	CENTRAL VALLEY CABINET, 2104	COUNCIL CHAMBERS DIAS	0.00	19,551.22
1001	83174	05/20/10	10816	COMMERCE TITLE COMPANY 1450-001	1112 WHITNEY DR/RIOS	0.00	54,500.00
1001	83175	05/20/10	00000866	NEXTEL COMMUNICATIONS 2010	MAY 2010	0.00	95.31
1001	83175	05/20/10	00000866	NEXTEL COMMUNICATIONS 2011	MAY 2010	0.00	180.54
1001	83175	05/20/10	00000866	NEXTEL COMMUNICATIONS 2012	MAY 2010	0.00	93.96
1001	83175	05/20/10	00000866	NEXTEL COMMUNICATIONS 2100	MAY 2010	0.00	124.17
1001	83175	05/20/10	00000866	NEXTEL COMMUNICATIONS 2071	MAY 2010	0.00	169.41
1001	83175	05/20/10	00000866	NEXTEL COMMUNICATIONS 2072	MAY 2010	0.00	121.70
1001	83175	05/20/10	00000866	NEXTEL COMMUNICATIONS 2081	MAY 2010	0.00	115.54
TOTAL CHECK						0.00	900.63
1001	83176	05/20/10	14993	PORT OF SUBS 1111	WRKSHP LNCH 7@\$7.50	0.00	52.50
1001	83177	05/21/10	13049	CLEARINGHOUSE, ATLAS# 00 400	G BARRERA PP10 5/10	0.00	281.13
1001	83178	05/21/10	13885	CONEXIS, CONEXIS BENEFIT 1111	CONEXIS 4/01-4/30/10	0.00	192.30
1001	83179	05/21/10	00001881	FRANCHISE TAX BOARD 400	T ALVARADO PP10 5/10	0.00	166.01
1001	83180	05/21/10	14533	FRANCHISE TAX BOARD 400	G HERRERA PP10 5/10	0.00	351.92

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1001	83181	05/21/10	34622 FRANCHISE TAX BOARD	400	C GOMEZ PP10 5/10	0.00	55.00
1001	83181	05/21/10	34622 FRANCHISE TAX BOARD	400	J ADAMS PP10 5/10	0.00	83.10
TOTAL CHECK						0.00	138.10
1001	83182	05/21/10	00001707 MANUEL GALLEGOS	400	REFUND/GALLEGOS #10	0.00	504.92
1001	83183	05/21/10	00001188 H M E A	400	HMEA DED PP10 5/10	0.00	33.00
1001	83184	05/21/10	38623 H P O A	400	HPOA PP10 5/10	0.00	2,250.00
1001	83185	05/21/10	45304 I C M A RETIREMENT TRUST	400	ROTH#705196 P10 5/10	0.00	385.00
1001	83186	05/21/10	00000832 I.A.F.F., LOCAL 3898	400	I.A.F.F. PP10 5/10	0.00	900.00
1001	83187	05/21/10	48800 KINGS CO SHERIFF	400	C GOMEZ PP10 5/10	0.00	100.00
1001	83187	05/21/10	48800 KINGS CO SHERIFF	400	B SCANDURA PP10 5/10	0.00	306.40
1001	83187	05/21/10	48800 KINGS CO SHERIFF	400	N OROSCO PP10 5/10	0.00	294.69
1001	83187	05/21/10	48800 KINGS CO SHERIFF	400	L SILVESTRE PP10 5/10	0.00	87.74
1001	83187	05/21/10	48800 KINGS CO SHERIFF	400	R CARRILLO PP10 5/10	0.00	326.81
TOTAL CHECK						0.00	1,115.64
1001	83188	05/21/10	11977 SEIU LOCAL 521	400	MISC PP10 5/10	0.00	2,434.38
1001	83189	05/24/10	15004 BEEMUS, ASHLEE	390	UB REFUND	0.00	19.73
1001	83190	05/24/10	15001 BELLO, EUGENE	390	UB REFUND	0.00	12.82
1001	83191	05/24/10	14998 BUENO, JESUS & YESENIA	390	UB REFUND	0.00	29.37
1001	83192	05/24/10	15007 COOK, CARL	390	UB REFUND	0.00	550.00
1001	83193	05/24/10	14999 DOHERTY, ANNA	390	UB REFUND	0.00	84.84
1001	83194	05/24/10	15002 GUAJARDO, ALICIA M	390	UB REFUND	0.00	35.86
1001	83195	05/24/10	15000 HAWN, DEBRA A	390	UB REFUND	0.00	27.26
1001	83196	05/24/10	15011 HERITAGE REALTORS	390	UB REFUND	0.00	42.24
1001	83197	05/24/10	15015 HERITAGE REALTORS	390	UB REFUND	0.00	42.12
1001	83198	05/24/10	15016 HERITAGE REALTORS	390	UB REFUND	0.00	39.53
1001	83199	05/24/10	15005 HOTCHKISS, VICTORIA M	390	UB REFUND	0.00	6.67
1001	83200	05/24/10	15014 LEE, STEPHEN P	390	UB REFUND	0.00	67.48
1001	83201	05/24/10	15012 MERINO, ARCELIA	390	UB REFUND	0.00	31.03
1001	83202	05/24/10	15009 ORAL E MICHAM, INC	390	UB REFUND	0.00	80.00

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1001	83203	05/24/10	15010 ORAL E MICHAM, INC	390	UB REFUND	0.00	77.92
1001	83204	05/24/10	15013 OWENS, MONIQUE R	390	UB REFUND	0.00	24.53
1001	83205	05/24/10	58485 P G & E	2072	5401477022-3 4/10	0.00	26.99
1001	83205	05/24/10	58485 P G & E	2012	6276476966-7 4/10	0.00	8.57
1001	83205	05/24/10	58485 P G & E	2072	6359810294-3 4/10	0.00	224.46
1001	83205	05/24/10	58485 P G & E	2081	6401476958-8 4/10	0.00	26.48
1001	83205	05/24/10	58485 P G & E	2011	6899346425-1 4/10	0.00	146.06
TOTAL CHECK						0.00	432.56
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	1511	1847156191 APR 2010	0.00	33.24
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	1610	0260155100 STA#1 4/10	0.00	77.87
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	1610	0711175100 STA#2 4/10	0.00	84.97
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	2020	1052157816 APR 2010	0.00	15.32
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	2071	0732175100 APR 2010	0.00	3,538.46
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	2081	0860155100 APR 2010	0.00	14.30
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	2091	1826156000 APR 2010	0.00	18.45
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	2100	1742156100 APR 2010	0.00	57.39
1001	83206	05/24/10	71200 SOUTHERN CALIF GAS CO	2100	1805156100 APR 2010	0.00	486.58
TOTAL CHECK						0.00	4,326.58
1001	83207	05/24/10	15006 TRAY-LOR, LINDA	390	UB REFUND	0.00	75.00
1001	83208	05/24/10	15008 VAN DER GRAAF, HENDRIKA	390	UB REFUND	0.00	42.04
1001	83209	05/24/10	15003 VILLANUEVA, MICHAELA M	390	UB REFUND	0.00	32.95
1001	83210	05/25/10	81452 WELLS FARGO BANK	1451	PURCH 917 S PHILLIPS	0.00	90,000.00
1001	83211	05/26/10	22210 CHICAGO TITLE CO	1459-005	1348 BUTTERNUT DOWN/C	0.00	75,000.00
1001	83212	05/26/10	00000081 FIRST AMERICAN TITLE COM	1459-005	883 EUCLID DOWN/CLOSE	0.00	57,777.70
1001	83213	05/26/10	70950 SOUTHERN CALIF EDISON CO	267	APRIL 2010	0.00	20.38
1001	83213	05/26/10	70950 SOUTHERN CALIF EDISON CO	266	APRIL 2010	0.00	70.31
1001	83213	05/26/10	70950 SOUTHERN CALIF EDISON CO	254	APRIL 2010	0.00	64.55
1001	83213	05/26/10	70950 SOUTHERN CALIF EDISON CO	249	APRIL 2010	0.00	41.69
1001	83213	05/26/10	70950 SOUTHERN CALIF EDISON CO	2020	APRIL 2010	0.00	945.49
TOTAL CHECK						0.00	1,142.42
1001	83215	05/27/10	13982 A T & T	1201	582-1152 FAX 04/10	0.00	7.79
1001	83215	05/27/10	13982 A T & T	1110	APR 2010	0.00	55.91
1001	83215	05/27/10	13982 A T & T	2020	APR 2010	0.00	20.86
1001	83215	05/27/10	13982 A T & T	2131	APR 2010	0.00	16.90
1001	83215	05/27/10	13982 A T & T	1411	APR 2010	0.00	93.50
1001	83215	05/27/10	13982 A T & T	1412	APR 2010	0.00	303.23
1001	83215	05/27/10	13982 A T & T	1480	APR 2010	0.00	18.84
1001	83215	05/27/10	13982 A T & T	1482	APR 2010	0.00	43.79
1001	83215	05/27/10	13982 A T & T	1201	APR 2010	0.00	192.69
1001	83215	05/27/10	13982 A T & T	1210	APR 2010	0.00	109.44
1001	83215	05/27/10	13982 A T & T	1610	APR 2010	0.00	183.89

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1001	83215	05/27/10	13982 A T & T	1511	APR 2010	0.00	445.29
1001	83215	05/27/10	13982 A T & T	1111	APR 2010	0.00	137.13
1001	83215	05/27/10	13982 A T & T	1315	APR 2010	0.00	34.77
1001	83215	05/27/10	13982 A T & T	2010	APR 2010	0.00	417.35
1001	83215	05/27/10	13982 A T & T	2011	APR 2010	0.00	36.36
1001	83215	05/27/10	13982 A T & T	2012	APR 2010	0.00	36.77
1001	83215	05/27/10	13982 A T & T	2031	APR 2010	0.00	19.81
1001	83215	05/27/10	13982 A T & T	2040	APR 2010	0.00	43.36
1001	83215	05/27/10	13982 A T & T	2071	APR 2010	0.00	72.71
1001	83215	05/27/10	13982 A T & T	2072	APR 2010	0.00	20.70
1001	83215	05/27/10	13982 A T & T	2081	APR 2010	0.00	37.05
1001	83215	05/27/10	13982 A T & T	2100	APR 2010	0.00	64.87
1001	83215	05/27/10	13982 A T & T	1710	APR 2010	0.00	74.86
1001	83215	05/27/10	13982 A T & T	1711	APR 2010	0.00	40.88
1001	83215	05/27/10	13982 A T & T	1713	APR 2010	0.00	38.47
1001	83215	05/27/10	13982 A T & T	1714	APR 2010	0.00	34.13
1001	83215	05/27/10	13982 A T & T	1719	APR 2010	0.00	64.56
1001	83215	05/27/10	13982 A T & T	1720	APR 2010	0.00	34.74
1001	83215	05/27/10	13982 A T & T	2091	04/10 AMTRAK/ALARM PH	0.00	29.06
1001	83215	05/27/10	13982 A T & T	2100	4/10 SR BLDG ELEV	0.00	15.84
1001	83215	05/27/10	13982 A T & T	2131	4/10 CRTHSE ELEV PH	0.00	16.32
1001	83215	05/27/10	13982 A T & T	2010	4/10 583-1529 FAX SVC	0.00	25.46
1001	83215	05/27/10	13982 A T & T	1100	APR 2010	0.00	33.83
1001	83215	05/27/10	13982 A T & T	2061	04/10 LS23 ADS	0.00	15.84
1001	83215	05/27/10	13982 A T & T	2081	04/10 SCADA ADS	0.00	14.82
1001	83215	05/27/10	13982 A T & T	1710	04/10 582-1152 FAX SV	0.00	7.79
1001	83215	05/27/10	13982 A T & T	2020	04/10 DSL-AIRPORT	0.00	67.89
1001	83215	05/27/10	13982 A T & T	1412	583-1633 FAX 4/10	0.00	5.16
1001	83215	05/27/10	13982 A T & T	1480	583-1633 FAX 4/10	0.00	5.16
1001	83215	05/27/10	13982 A T & T	1482	583-1633 FAX 4/10	0.00	5.16
1001	83215	05/27/10	13982 A T & T	1711	PHONE COE PRK 5/10	0.00	16.53
1001	83215	05/27/10	13982 A T & T	2071	584-8633 FAX 4/10	0.00	15.97
1001	83215	05/27/10	13982 A T & T	1411	583-1633 FAX 4/10	0.00	5.16
1001	83215	05/27/10	13982 A T & T	1511	582-2144 INTERNET	0.00	442.41
1001	83215	05/27/10	13982 A T & T	1511	585-0665 242 INV FAX	0.00	16.15
1001	83215	05/27/10	13982 A T & T	1511	924-5333 141 LEMOORE L	0.00	42.80
1001	83215	05/27/10	13982 A T & T	1511	583-1308	0.00	554.05
1001	83215	05/27/10	13982 A T & T	1511	585-4977 4/10-5/10/10	0.00	22.70
1001	83215	05/27/10	13982 A T & T	1511	585-4700 4/10-5/10/10	0.00	138.31
1001	83215	05/27/10	13982 A T & T	1511	2343438506007	0.00	177.99
1001	83215	05/27/10	13982 A T & T	1511	585-8176 MTCE LINES/MO	0.00	30.35
1001	83215	05/27/10	13982 A T & T	1719	TEEN CENTER 05/10	0.00	15.53
TOTAL CHECK						0.00	4,420.93
1001	83216	05/27/10	00001775 A T & T MOBILITY	1210	04/10 287016385983	0.00	675.68
1001	83216	05/27/10	00001775 A T & T MOBILITY	1610	ACCT NO. 992440810 CEL	0.00	290.97
1001	83216	05/27/10	00001775 A T & T MOBILITY	1610	287016691831	0.00	394.81
1001	83216	05/27/10	00001775 A T & T MOBILITY	1511	837696956 DATACARDS	0.00	16.58
1001	83216	05/27/10	00001775 A T & T MOBILITY	1511	8378000409 4/6/10	0.00	1,601.55
1001	83216	05/27/10	00001775 A T & T MOBILITY	1511	994078529 04/06/10	0.00	1,545.55
TOTAL CHECK						0.00	4,525.14

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1001	83217	05/27/10	15024 ADAIR & EVANS, ACCOUNTAN	1431	4-6/10 BUS LIC PNLT	0.00	13.25
1001	83217	05/27/10	15024 ADAIR & EVANS, ACCOUNTAN	1431	4-6/10 BUS LIC PNLT	0.00	13.25
TOTAL CHECK						0.00	26.50
1001	83218	05/27/10	01780 ADAMSON INDUSTRIES INC	1513	VEHICLE CODE	0.00	336.65
1001	83218	05/27/10	01780 ADAMSON INDUSTRIES INC	1513	PENAL CODE	0.00	405.67
1001	83218	05/27/10	01780 ADAMSON INDUSTRIES INC	1513	FORENSICS SOURCE PTINI	0.00	459.53
TOTAL CHECK						0.00	1,201.85
1001	83219	05/27/10	03015 ALL VALLEY PRINTING	2100	BUS CARDS/DAVIS	0.00	37.83
1001	83219	05/27/10	03015 ALL VALLEY PRINTING	2081	PADS-PROJECT MATERIAL	0.00	185.43
1001	83219	05/27/10	03015 ALL VALLEY PRINTING	2012	BUS CARDS/DIAS	0.00	37.83
TOTAL CHECK						0.00	261.09
1001	83220	05/27/10	13700 ALLIED AFFILIATED FUNDIN	3940-004	2 HANDHELD UNITS	0.00	7,849.32
1001	83221	05/27/10	11657 ALLIED STORAGE CONTAINER	1610	STORAGE CONTAINER STAN	0.00	2,884.86
1001	83221	05/27/10	11657 ALLIED STORAGE CONTAINER	1610	ESTIMATED SHIPPING/HAN	0.00	75.00
TOTAL CHECK						0.00	2,959.86
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	2100	REPAIR A/C CORP YD	0.00	107.50
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	2100	REPAIR A/C'S & COOLERS	0.00	859.33
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	2100	REPAIR A/C'S & COOLERS	0.00	660.00
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	2081	WELL #45 SPRING PM	0.00	107.50
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	2081	WELL # 46 SPRING PM	0.00	107.50
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	2081	WELL #47 SPRING PM	0.00	107.50
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	2081	TANK #5 SPRING PM	0.00	649.00
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	1714	REPAIR PLUNGE FREEZER	0.00	237.50
1001	83222	05/27/10	00001061 AMERICAN INCORPORATED	1714	REPAIR PLUNGE FREEZER	0.00	218.73
TOTAL CHECK						0.00	3,054.56
1001	83223	05/27/10	T0000026 AMERICAN RED CROSS	002	CPR 8 EMPL 4/21/10	0.00	68.00
1001	83223	05/27/10	T0000026 AMERICAN RED CROSS	002	CPR 9 EMPL 3/17/10	0.00	76.50
TOTAL CHECK						0.00	144.50
1001	83224	05/27/10	03040 AMERIGAS - FRESNO	2081	TANK RENTAL WELL 32	0.00	63.87
1001	83225	05/27/10	03043 AMERIPRIDE UNIFORM SERVI	1511	RUG RENTAL FOR 05/12/1	0.00	45.15
1001	83226	05/27/10	07785 CITY OF AVENAL	520	04/10 AVENAL	0.00	68.89
1001	83227	05/27/10	08234 B S K ANALYTICAL LAB	2081	ASBESTOS, DISTRIBUTION	0.00	135.00
1001	83227	05/27/10	08234 B S K ANALYTICAL LAB	2081	JUL 09-JUN 10 BLANKET	0.00	12.00
TOTAL CHECK						0.00	147.00
1001	83228	05/27/10	14090 JEAN BIDEGARAY	514	GAS/CITY VEH/SAN FRAN	0.00	55.00
1001	83229	05/27/10	00000944 BOGIE'S PUMP SYSTEMS, IN	2071	GOULDS GT20 2HP PUMP	0.00	648.08
1001	83230	05/27/10	00001101 JARED EUGENE BRACY	1610	EXP/AVENAL 5/5-5/7	0.00	30.00
1001	83231	05/27/10	14631 LAWRENCE BRIENO III	1610	VOL FIRFGHTR MET 5/19	0.00	30.00

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1001	83232	05/27/10	12672 SCOTT F BROSEAU	1610	VOL FIRFGHTR MET 5/19	0.00	30.00
1001	83233	05/27/10	17220 CALIF DEPT OF HEALTH SER	2071	2010 ELAP CERT RENEW	0.00	1,907.00
1001	83234	05/27/10	15026 CALIF HOMEBUILDING FOUND	1412	REG/CLOVIS 6/25/10	0.00	150.00
1001	83235	05/27/10	13332 CALIF STATE DISBURSEMENT	1711	LEON-GUERRERO 3/10	0.00	98.00
1001	83235	05/27/10	13332 CALIF STATE DISBURSEMENT	1720	LEON-GUERRERO 3/10	0.00	73.50
TOTAL CHECK						0.00	171.50
1001	83236	05/27/10	12709 HECTOR CAVAZOS	1514	EXP/SACTO 4/24-25	0.00	331.69
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1210	20,000 #10 BLUE ENV	0.00	830.28
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1201	10,000 #10 WIN ENV	0.00	416.76
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1201	10,000 #9 GREEN ENV	0.00	409.19
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1210	05/10 DELINQ	0.00	623.04
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1210	05/10 FINALS	0.00	142.49
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1210	05/10 PRINTING	0.00	199.31
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1210	05/10-05/14/10	0.00	13.19
1001	83237	05/27/10	10010 CENTRAL VALLEY PRESORT I	1210	05/17-05/21-10	0.00	12.92
TOTAL CHECK						0.00	2,647.18
1001	83238	05/27/10	21861 HARRY CHAMPLIN DBA	1610	REPROGRAM 4 TELEPHONES	0.00	160.00
1001	83239	05/27/10	00001303 KENWIN CHARLES	1711	VOLLYBALL 5/1-5/12	0.00	60.00
1001	83240	05/27/10	21921 SUSAN CHAVEZ	511	PIZZA CLUBLIVE	0.00	42.88
1001	83241	05/27/10	14764 PIXELPUSHERS, INC DBA	2104	WEBSITE REDESIGN	0.00	9,296.00
1001	83242	05/27/10	23600 CLARK PEST CONTROL, INC	1482	PEST REPORT 940 MANOR	0.00	50.00
1001	83243	05/27/10	14994 CLASSIC PEST CONTROL INC	1511	HONEY BEES 5/20/10	0.00	125.00
1001	83244	05/27/10	26618 GEORGE R WATSON DBA	1512-1	JUL 09-JUN 10 BLANKET	0.00	7.43
1001	83245	05/27/10	26785 CITY OF CORCORAN	520	04/10 CORCORAN	0.00	95.33
1001	83246	05/27/10	10940 DUSTIN COSTA	1610	EXP/AVENAL 5/5-5/7	0.00	30.00
1001	83247	05/27/10	00001090 SHAWN DAILEY	1610	VOL FIRFGHTR MET 5/19	0.00	30.00
1001	83248	05/27/10	15035 CHRISTINA DELACRUZ	511	CENTENNIAL PRK RFD	0.00	25.00
1001	83249	05/27/10	29960 DELL MARKETING LP	1511	COMPUTER,	0.00	2,394.13
1001	83249	05/27/10	29960 DELL MARKETING LP	1314	DELL OPTIPLEX 780 SMAL	0.00	11,797.54
TOTAL CHECK						0.00	14,191.67
1001	83250	05/27/10	14633 CRAIG DODD	1610	VOL FIRFGHTR MET 5/19	0.00	30.00
1001	83251	05/27/10	15023 DUNN ENGINEERING	1431	4-6/10 BUS LIC PNLTY	0.00	3.75

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1001	83251	05/27/10	15023 DUNN ENGINEERING	1431	4-6/10 BUS LIC PNLTY	0.00	3.75
TOTAL CHECK						0.00	7.50
1001	83252	05/27/10	00000829 GLORIA DURAN	1720	AEROBICS MAY 2010	0.00	156.00
1001	83253	05/27/10	31795 E & B BULK TRANSPORTATIO	2185	OVERSIDE REIMBURSE	0.00	7,217.33
1001	83254	05/27/10	32075 ECONOLITE PRODUCTS INC	2011	MODEL 810 FLASHERS PN	0.00	220.83
1001	83254	05/27/10	32075 ECONOLITE PRODUCTS INC	2011	CONFLICT MONITORS: CMU	0.00	300.00
1001	83254	05/27/10	32075 ECONOLITE PRODUCTS INC	2011	ESTIMATED SHIPPING/HAN	0.00	19.00
TOTAL CHECK						0.00	539.83
1001	83255	05/27/10	12602 EDDIE BRIENO	511	RFD LACEY PRK #1701	0.00	30.00
1001	83256	05/27/10	32620 EMBASSY SUITES - SAN LUI	1511	LDG/SLO 6/2-6/4	0.00	188.28
1001	83257	05/27/10	32682 EMPLOYMENT DEVELOPMENT D	400	JAN-MARCH 2010	0.00	22,636.00
1001	83258	05/27/10	53180 ENSEMBLE CARE & MAINTENA	1610	REPAIRS TO TURNOUT COA	0.00	126.11
1001	83258	05/27/10	53180 ENSEMBLE CARE & MAINTENA	1610	ESTIMATED SHIPPING/HAN	0.00	12.50
TOTAL CHECK						0.00	138.61
1001	83259	05/27/10	33440 BRAD FARR	1111	TUITION POST	0.00	104.00
1001	83260	05/27/10	00000315 FIRST STRING SPORTS	1711	2 DOZ INCREDIBALL BASE	0.00	54.02
1001	83260	05/27/10	00000315 FIRST STRING SPORTS	1711	6 BASE ANCHORS	0.00	21.10
1001	83260	05/27/10	00000315 FIRST STRING SPORTS	1711	6 BASE PLUGS	0.00	43.84
1001	83260	05/27/10	00000315 FIRST STRING SPORTS	1711	2 DIGOUT TOOLS	0.00	10.72
TOTAL CHECK						0.00	129.68
1001	83261	05/27/10	34622 FRANCHISE TAX BOARD	1711	TAX W/H LEON-GUERRERO	0.00	49.00
1001	83261	05/27/10	34622 FRANCHISE TAX BOARD	1720	TAX W/H LEON-GUERRERO	0.00	36.75
TOTAL CHECK						0.00	85.75
1001	83262	05/27/10	81952 FRANK WILBER CO	1210	12-MICR RIBBONS	0.00	263.40
1001	83262	05/27/10	81952 FRANK WILBER CO	1210	SHIPPING AND TAX	0.00	27.40
TOTAL CHECK						0.00	290.80
1001	83263	05/27/10	00000197 TODD FREDRICKSON	1610	EXP/AVENAL 5/5-5/7	0.00	30.00
1001	83264	05/27/10	36015 GALL'S INC	1517	BINOCULARS	0.00	368.04
1001	83264	05/27/10	36015 GALL'S INC	1517	DIGITAL NIGHT VISION R	0.00	432.45
1001	83264	05/27/10	36015 GALL'S INC	1517	VEST, TACT OMEGA ELITE	0.00	379.07
1001	83264	05/27/10	36015 GALL'S INC	1517	ESTIMATED SHIPPING/HAN	0.00	50.90
1001	83264	05/27/10	36015 GALL'S INC	1517	ESTIMATED SHIPPING/HAN	0.00	24.10
TOTAL CHECK						0.00	1,254.56
1001	83265	05/27/10	00000740 JANET GIBBS	1512-2	EXP/RIPON 5/10	0.00	20.00
1001	83266	05/27/10	00001751 ERIC DODD DBA	2100	INSTALL NEW RECEPTABLE	0.00	240.00
1001	83266	05/27/10	00001751 ERIC DODD DBA	2100	INSTALL NEW RECEPTABLE	0.00	103.76
1001	83266	05/27/10	00001751 ERIC DODD DBA	2100	SWITCH PHONE LINES @ C	0.00	150.00

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1001	83266	05/27/10	00001751 ERIC DODD DBA	2100	RELOCATE THERMOSTAT @	0.00	285.00
TOTAL CHECK						0.00	778.76
1001	83267	05/27/10	15022 JENNIFER LEE GIULANI	1431	4-6/10 BUS LIC PENLTY	0.00	4.25
1001	83267	05/27/10	15022 JENNIFER LEE GIULANI	1431	4-6/10 BUS LIC PENLTY	0.00	4.25
TOTAL CHECK						0.00	8.50
1001	83268	05/27/10	00000385 GOLDEN STATE OVERNIGHT	1412	BLDG SHIPPING	0.00	13.04
1001	83268	05/27/10	00000385 GOLDEN STATE OVERNIGHT	1482	HOUSING SHIPPING	0.00	5.43
1001	83268	05/27/10	00000385 GOLDEN STATE OVERNIGHT	1412	BLDG SHIPPING	0.00	14.20
1001	83268	05/27/10	00000385 GOLDEN STATE OVERNIGHT	1411	PLANNING SHIPPING	0.00	7.69
TOTAL CHECK						0.00	40.36
1001	83269	05/27/10	36895 GOLDEN STATE PETERBILT	2040	KIT-PRINTED CIRCUIT BO	0.00	1,090.61
1001	83269	05/27/10	36895 GOLDEN STATE PETERBILT	2040	PURCHASE & INSTALLATIO	0.00	8,594.86
TOTAL CHECK						0.00	9,685.47
1001	83270	05/27/10	37130 GRAPHIC CONTROLS LLC	2081	BRISTOL CHART #BR55691	0.00	173.90
1001	83270	05/27/10	37130 GRAPHIC CONTROLS LLC	2081	BRISTOL CHART #BR55439	0.00	173.90
1001	83270	05/27/10	37130 GRAPHIC CONTROLS LLC	2081	ESTIMATED SHIPPING/HAN	0.00	10.53
1001	83270	05/27/10	37130 GRAPHIC CONTROLS LLC	2081	ESTIMATED SHIPPING/HAN	0.00	10.53
TOTAL CHECK						0.00	368.86
1001	83271	05/27/10	00000741 DEBORAH GREGORY	1512-1	EXP/RIPON 5/10	0.00	20.00
1001	83272	05/27/10	T0000423 GRISWOLD, LASALLE, COBB,	1431	4-6/10 BUS LIC PNALTY	0.00	50.75
1001	83272	05/27/10	T0000423 GRISWOLD, LASALLE, COBB,	1431	4-6/10 BUS LIC PNALTY	0.00	50.75
TOTAL CHECK						0.00	101.50
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" ANGLE METER STOP	0.00	1,569.63
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" METER COUPLINGS (	0.00	389.70
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" COUPLINGS - CTS X	0.00	361.28
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" ELL 90 DEGREE - C	0.00	474.95
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" ANGLE METER STOP -	0.00	1,799.12
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" METER COUPLING (LOW	0.00	403.75
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" COUPLING - CTS X CT	0.00	826.49
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" ELL 90 DEGREE - CTS	0.00	527.74
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" TEE - CTS (LOW LEAD	0.00	74.84
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" X 3/4" X 1" TEE -	0.00	372.60
1001	83274	05/27/10	37630 GROENIGER & CO	2081	2" ELL 90 DEGREE - CTS	0.00	623.26
1001	83274	05/27/10	37630 GROENIGER & CO	2081	2" METER FLANGE (LOW L	0.00	920.56
1001	83274	05/27/10	37630 GROENIGER & CO	2081	2" STRAINER (LOW LEAD)	0.00	1,082.50
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" METER GASKETS	0.00	108.25
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1-1/2" METER FLANGE (L	0.00	175.91
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" TEE - CTS (LOW LE	0.00	174.82
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" COUPLING - FLEX (	0.00	415.53
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" X 12" NIPPLE - GALV	0.00	17.21
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" X 3/4" MALE ADAPTER	0.00	42.22
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" ELL 90 DEGREE SCH.	0.00	31.39
1001	83274	05/27/10	37630 GROENIGER & CO	2081	2" REPAIR CLAMP 2" STD	0.00	35.51
1001	83274	05/27/10	37630 GROENIGER & CO	2081	2" REPAIR CLAMP 2" STD	0.00	53.48
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" CORP STOP - CC X CT	0.00	191.39

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1001	83274	05/27/10	37630 GROENIGER & CO	2081	1-1/2" X 2" CORP STOP	0.00	402.69
1001	83274	05/27/10	37630 GROENIGER & CO	2081	2" CORP STOP - CC X CT	0.00	729.91
1001	83274	05/27/10	37630 GROENIGER & CO	2081	B-40 CONCRETE METER BO	0.00	300.17
1001	83274	05/27/10	37630 GROENIGER & CO	2081	B40 MP COVER FOR B-40	0.00	422.48
1001	83274	05/27/10	37630 GROENIGER & CO	2081	COVER 10" X 16" OVAL C	0.00	386.06
1001	83274	05/27/10	37630 GROENIGER & CO	2081	1" X 3" REPAIR CLAMP -	0.00	45.34
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3/4" X 3" REPAIR CLAMP	0.00	59.00
1001	83274	05/27/10	37630 GROENIGER & CO	2081	B-36 CONCRETE COVER W/	0.00	435.60
1001	83274	05/27/10	37630 GROENIGER & CO	2081	ADAPTER 3" MIP X 2-1/2	0.00	220.83
1001	83274	05/27/10	37630 GROENIGER & CO	2081	ADAPTER 2-1/2" MIP X 2	0.00	220.83
1001	83274	05/27/10	37630 GROENIGER & CO	2081	B-16 CONCRETE METER BO	0.00	461.15
1001	83274	05/27/10	37630 GROENIGER & CO	2081	3" DROP IN GASKET	0.00	5.98
1001	83274	05/27/10	37630 GROENIGER & CO	2081	4" DROP IN GASKET	0.00	8.14
1001	83274	05/27/10	37630 GROENIGER & CO	2081	8" DROP IN GASKET	0.00	8.49
1001	83274	05/27/10	37630 GROENIGER & CO	2081	10" DROP IN GASKET	0.00	15.50
TOTAL CHECK						0.00	14,394.30
1001	83275	05/27/10	38570 HACH COMPANY	2071	HQ40D DUAL INPUT MULTI	0.00	920.13
1001	83275	05/27/10	38570 HACH COMPANY	2071	ITELLICAL LDO PROIBE R	0.00	844.35
1001	83275	05/27/10	38570 HACH COMPANY	2071	HQ40D METER PROTAECTIV	0.00	33.45
1001	83275	05/27/10	38570 HACH COMPANY	2071	REPLACEMENT SHROUD KIT	0.00	44.60
1001	83275	05/27/10	38570 HACH COMPANY	2071	REPLACEMENT LDO SENSOR	0.00	100.67
1001	83275	05/27/10	38570 HACH COMPANY	2071	USB/DC POWER ADAPTER #	0.00	146.14
1001	83275	05/27/10	38570 HACH COMPANY	2071	PROBE CABLE DEPTH MARK	0.00	33.45
1001	83275	05/27/10	38570 HACH COMPANY	2071	A/C POWER ADAPTER #582	0.00	94.77
1001	83275	05/27/10	38570 HACH COMPANY	2071	ESTIMATED SHIPPING/HAN	0.00	59.95
TOTAL CHECK						0.00	2,277.51
1001	83276	05/27/10	00001460 HANFORD COMMUNITY MEDICA	2011	6TH AVE PAVING	0.00	4,734.33
1001	83277	05/27/10	15021 HANFORD FAMILY OPTOMETRY	1431	4-6/10 BUS LIC PNALTY	0.00	4.75
1001	83277	05/27/10	15021 HANFORD FAMILY OPTOMETRY	1431	4-6/10 BUS LIC PNALTY	0.00	4.75
TOTAL CHECK						0.00	9.50
1001	83278	05/27/10	40400 HANFORD GLASS, INC	001	REPAIR BROKEN WINDOWS	0.00	325.84
1001	83279	05/27/10	40655 BERNADETTE THOMPSON DBA	2091	AMTRAK MAY 2010	0.00	385.00
1001	83279	05/27/10	40655 BERNADETTE THOMPSON DBA	2131	CRTHOUSE MAY 2010	0.00	450.00
TOTAL CHECK						0.00	835.00
1001	83280	05/27/10	42000 HANFORD SENTINEL-LEGAL	1450-001	NOPH FAIR HOUSING	0.00	96.54
1001	83280	05/27/10	42000 HANFORD SENTINEL-LEGAL	1450-007	NOPH COMM DEV/HOUSING	0.00	217.21
1001	83280	05/27/10	42000 HANFORD SENTINEL-LEGAL	1450-007	NOPH CDBG ACTION PLN	0.00	232.56
1001	83280	05/27/10	42000 HANFORD SENTINEL-LEGAL	1450-001	NOPH FAIR HOUSING	0.00	204.04
1001	83280	05/27/10	42000 HANFORD SENTINEL-LEGAL	2074	ADVERTISE NOTICE TO CO	0.00	225.74
TOTAL CHECK						0.00	976.09
1001	83281	05/27/10	12018 HARTZOG & CRABILL INC	2669	PROGRESS PMT #5	0.00	4,875.00
1001	83281	05/27/10	12018 HARTZOG & CRABILL INC	2669	INTERSECTION PLANS	0.00	3,750.00
TOTAL CHECK						0.00	8,625.00
1001	83282	05/27/10	44475 HOFMAN'S NURSERY	1481-001	PLANT MATERIAL	0.00	633.78

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1001	83282	05/27/10	44475 HOFMAN'S NURSERY	519	24" BOX CAMPHOR TREE	0.00	216.50
1001	83282	05/27/10	44475 HOFMAN'S NURSERY	519	24" BOX CHINESE HUCKLE	0.00	189.43
TOTAL CHECK						0.00	1,039.71
1001	83283	05/27/10	11270 ITERIS INC	2669	CONTRACT FOR INSTALLAT	0.00	65,722.26
1001	83284	05/27/10	00001333 JAM SERVICES INC	2011	TP-1-T LED HAND/LED MA	0.00	1,196.16
1001	83285	05/27/10	14113 JERRY MATOS DBA	1611	DISC W 10TH/CAMERON	0.00	250.00
1001	83285	05/27/10	14113 JERRY MATOS DBA	1611	DISC N-W 9TH/10TH AVE	0.00	150.00
1001	83285	05/27/10	14113 JERRY MATOS DBA	1611	DISC N/E 9TH & WHITE	0.00	200.00
1001	83285	05/27/10	14113 JERRY MATOS DBA	1611	DISC N/EWHITE&VISALIA	0.00	200.00
1001	83285	05/27/10	14113 JERRY MATOS DBA	1611	DISC S/W 11TH/WHITE	0.00	200.00
TOTAL CHECK						0.00	1,000.00
1001	83286	05/27/10	14914 JESUS P LERMA DBA	1482	1132 RODGER RD	0.00	500.00
1001	83287	05/27/10	64848 JOSEPH M ROBINSON DBA	2062	CURB & GUTTER REPAIR (	0.00	100.00
1001	83287	05/27/10	64848 JOSEPH M ROBINSON DBA	1450-001	ALLEY APPROACH - ALLEY	0.00	840.00
1001	83287	05/27/10	64848 JOSEPH M ROBINSON DBA	1450-001	SIDEWALK - ALLEY WEST	0.00	168.00
1001	83287	05/27/10	64848 JOSEPH M ROBINSON DBA	1450-001	CURB FACE - ALLEY WEST	0.00	140.00
1001	83287	05/27/10	64848 JOSEPH M ROBINSON DBA	1450-001	CURB & GUTTER - ALLEY	0.00	518.00
1001	83287	05/27/10	64848 JOSEPH M ROBINSON DBA	2674	INSTALLATION OF 180 LF	0.00	2,520.00
TOTAL CHECK						0.00	4,286.00
1001	83288	05/27/10	00001793 AMBER JONES	1720	LN DANCE MAR, APR,MAY	0.00	254.80
1001	83289	05/27/10	14995 KEITH KIMBERLY	2020	REFUND CREDIT ON ACCT	0.00	19.00
1001	83290	05/27/10	10952 KINGS CO DHIA	511	RFD DEP CIVIC #110	0.00	1,000.00
1001	83291	05/27/10	28091 KINGS CO ECON DEVLPMNT C	1100	MAY 2010	0.00	6,429.67
1001	83292	05/27/10	28091 KINGS CO ECON DEVLPMNT C	511	RFD DEP CIVIC #1701	0.00	1,000.00
1001	83293	05/27/10	48213 KINGS CO INFO TECHNOLOGY	1719	CAMPS/TEEN CTR FLIER	0.00	701.59
1001	83293	05/27/10	48213 KINGS CO INFO TECHNOLOGY	1720	COMMUNICATOR 4/10	0.00	25.20
1001	83293	05/27/10	48213 KINGS CO INFO TECHNOLOGY	1721	MOVIES IN PARK FLIER	0.00	119.51
TOTAL CHECK						0.00	846.30
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	04/10 CTHS/JAIL FDS	0.00	76.00
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	04/10 CTHS/JAIL FDS	0.00	19.00
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	04/10 CTHS/JAIL FDS	0.00	90.50
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	04/10 CTHS/JAIL FDS	0.00	2,503.50
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	04/10 PENALTY EQ/REG	0.00	87.50
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	04/10 PENALTY EQ/REG	0.00	137.50
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	04/10 PENALTY EQ/REG	0.00	157.00
1001	83294	05/27/10	49200 KINGS CO TREASURER	520	KINGS CO (SHORTAGE)	0.00	-1.39
TOTAL CHECK						0.00	3,069.61
1001	83295	05/27/10	49240 BRANDON K AINSWORTH DBA	1711	ADULT BASKETBALL PLAQU	0.00	16.81
1001	83295	05/27/10	49240 BRANDON K AINSWORTH DBA	1711	ADULT VOLLEYBALL	0.00	268.97

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1001	83295	05/27/10	49240 BRANDON K AINSWORTH DBA	511	MEDALS FUN RUN	0.00	146.14
1001	83295	05/27/10	49240 BRANDON K AINSWORTH DBA	1411	GWFF TROPHY JADE WATERF	0.00	75.78
TOTAL CHECK						0.00	507.70
1001	83296	05/27/10	49940 KINGS RIVER HARDWICK SCH	511	RFD CIVIC KITCHN 2414	0.00	250.00
1001	83297	05/27/10	15020 KLIEVER LAW GROUP, LLP	1431	4-6/10 BUS LIC PNALTY	0.00	8.50
1001	83297	05/27/10	15020 KLIEVER LAW GROUP, LLP	1431	4-6/10 BUS LIC PNALTY	0.00	8.50
TOTAL CHECK						0.00	17.00
1001	83298	05/27/10	50830 LAB SAFETY SUPPLY INC	2071	XS MICROFLEX MIDNIGHT	0.00	292.28
1001	83298	05/27/10	50830 LAB SAFETY SUPPLY INC	2071	L MICROFLEX MIDNIGHT N	0.00	292.28
1001	83298	05/27/10	50830 LAB SAFETY SUPPLY INC	2071	ESTIMATED SHIPPING/HAN	0.00	36.10
TOTAL CHECK						0.00	620.66
1001	83299	05/27/10	51285 LANE ENGINEERS, INC	2181	PROF SVC 04/1-4/30/10	0.00	5,096.00
1001	83300	05/27/10	00000271 THE LAWNMOWER MAN	1610	REPAIRS TO EDGER	0.00	76.07
1001	83301	05/27/10	00000274 RODNEY LAWRENCE	1711	FLD PREP 03/12-3/31	0.00	420.00
1001	83301	05/27/10	00000274 RODNEY LAWRENCE	1711	FIELD PREP MAY 2010	0.00	760.00
TOTAL CHECK						0.00	1,180.00
1001	83302	05/27/10	52461 CITY OF LEMOORE	520	04/10 LEMOORE	0.00	124.56
1001	83303	05/27/10	00001390 FRANK T LEON-GUERRERO	1711	MAR 2010	0.00	196.00
1001	83303	05/27/10	00001390 FRANK T LEON-GUERRERO	1711	CA ST DISBURSEMENT	0.00	-98.00
1001	83303	05/27/10	00001390 FRANK T LEON-GUERRERO	1711	FRANCHISE TAX BOARD	0.00	-49.00
1001	83303	05/27/10	00001390 FRANK T LEON-GUERRERO	1720	MAR 2010	0.00	147.00
1001	83303	05/27/10	00001390 FRANK T LEON-GUERRERO	1720	CA ST DISBURSEMENT	0.00	-73.50
1001	83303	05/27/10	00001390 FRANK T LEON-GUERRERO	1720	FRANCHISE TAX BOARD	0.00	-36.75
TOTAL CHECK						0.00	85.75
1001	83304	05/27/10	52670 MARY R LINDSAY	1111	MLG FRESNO 5/13	0.00	40.50
1001	83305	05/27/10	52923 ROBERT OLIVEIRA DBA	1511	HAM, COP UNIFORM	0.00	118.97
1001	83305	05/27/10	52923 ROBERT OLIVEIRA DBA	1511	NORBERT, EXPLORER UNF	0.00	121.02
TOTAL CHECK						0.00	239.99
1001	83306	05/27/10	52979 MARK WANKIER DBA	511	REMOTE SPEAKER MIC	0.00	481.71
1001	83307	05/27/10	15025 MADDELEIN & ASSOCIATES	1431	4-6/10 BUS LIC PNALTY	0.00	7.50
1001	83307	05/27/10	15025 MADDELEIN & ASSOCIATES	1431	4-6/10 BUS LIC PNALTY	0.00	7.50
TOTAL CHECK						0.00	15.00
1001	83308	05/27/10	53296 MAINTENANCE SUPERINTENDE	2012	MBRSHJ JOHNS 2010	0.00	50.00
1001	83308	05/27/10	53296 MAINTENANCE SUPERINTENDE	2040	MBRSHJ LOBOA 2010	0.00	50.00
1001	83308	05/27/10	53296 MAINTENANCE SUPERINTENDE	2040	MBRSHJ BETTENCRT 2010	0.00	50.00
TOTAL CHECK						0.00	150.00
1001	83309	05/27/10	00001395 GABRIEL C MARTINEZ	1610	EXP/AVENAL 5/5-5/7	0.00	30.00

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1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2071	MAY 2010	0.00	24.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	1714	MAY 2010	0.00	24.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2091	MAY 2010	0.00	49.00
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2131	MAY 2010	0.00	101.00
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2020	MAY 2010	0.00	30.00
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 CIVIC	0.00	71.00
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 LONGFIELD	0.00	24.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 VETS/SR CTR	0.00	34.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 COE PARK	0.00	32.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 CITY OFF	0.00	110.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 POLICE	0.00	48.00
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 PD INVESTGTN	0.00	30.00
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 CORP YRD	0.00	24.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2100	MAY 2010 PD RECORDS	0.00	32.50
1001	83310	05/27/10	00000041 MATSON ALARM COMPANY, IN	2104	UPGRADE ALARM SYSTEM I	0.00	1,295.00
TOTAL CHECK						0.00	1,932.00
1001	83311	05/27/10	52970 DANNY MEDRANO DBA	1611	LOT DISCING	0.00	1,770.00
1001	83312	05/27/10	00001348 CARLOS A MESTAS	1511	ADV/SLO 6/2-6/4	0.00	125.00
1001	83313	05/27/10	00001348 CARLOS A MESTAS	1514	EXP/SACTO 4/24-25	0.00	191.50
1001	83314	05/27/10	54961 MILLER'S RENTALAND	3940-003	TRENCHER RENTAL	0.00	143.75
1001	83315	05/27/10	00000156 SUSAN MORELOCK	1720	BALLROOMS APRIL 2010	0.00	600.60
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	SETTEABLE SOLIDS PEI-1	0.00	47.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	SETTEABLE SOLIDS QCI-	0.00	45.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	DEMAND PEI - 026	0.00	48.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	DEMAND PEI-026	0.00	35.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	RESIDUE PEI-079	0.00	55.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	RESIDUE QCI - 079	0.00	39.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	TOTAL CHLORINE RESIDUA	0.00	42.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	TOTAL CHLORINE RESIDUA	0.00	38.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	PH PEI-035	0.00	40.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	PH QCI - 035	0.00	35.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	MINERALS PEI-136	0.00	67.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	MINERALS QCI-136	0.00	60.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	COLIFORMS MIC-003	0.00	111.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	COLIFORMS MIC-QC2	0.00	105.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	OVERNIGHT CHARGE MICRO	0.00	40.00
1001	83316	05/27/10	00000436 N S I SOLUTIONS, INC	2071	ESTIMATED SHIPPING/HAN	0.00	28.50
TOTAL CHECK						0.00	835.50
1001	83317	05/27/10	00000995 NAFFA INTERNATIONAL INC	1611	PLAN REVIEW SERVICES	0.00	950.00
1001	83317	05/27/10	00000995 NAFFA INTERNATIONAL INC	1412	PL CK 10567,FY10-0704	0.00	992.11
1001	83317	05/27/10	00000995 NAFFA INTERNATIONAL INC	1412	PL CK 10588,FY10-0748	0.00	444.75
1001	83317	05/27/10	00000995 NAFFA INTERNATIONAL INC	1412	PL CK 10605,FY10-0719	0.00	420.70
TOTAL CHECK						0.00	2,807.56
1001	83318	05/27/10	14392 NEWEGG, INC	1315	CISCO SMALL BUSINESS S	0.00	70.36

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1001	83318	05/27/10	14392 NEWEGG, INC	1315	FELLOWES 99026 6 OUTLE	0.00	28.12
1001	83318	05/27/10	14392 NEWEGG, INC	1315	ESTIMATED SHIPPING/HAN	0.00	16.34
1001	83318	05/27/10	14392 NEWEGG, INC	2071	CISCO, APC, TRIPP LN	0.00	243.42
TOTAL CHECK						0.00	358.24
1001	83319	05/27/10	00000866 NEXTEL COMMUNICATIONS	1412	4/4-5/3/10 WIRELESS	0.00	274.01
1001	83320	05/27/10	21860 NICK CHAMPI ENTERPRISES	1610	MULTI-CODE 4120	0.00	32.46
1001	83320	05/27/10	21860 NICK CHAMPI ENTERPRISES	1610	STINGER 300,	0.00	32.47
TOTAL CHECK						0.00	64.93
1001	83321	05/27/10	21860 NICK CHAMPI ENTERPRISES	2074	PMT #2 3/2/10-5/19/10	0.00	20,113.20
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	EPOXY ATC PROBE #O-927	0.00	212.40
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	ORION ROSS SURE-FLOW P	0.00	790.20
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	DO PROBE MEMBRANE KIT	0.00	216.00
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	ELECTRODE STORAGE BOTT	0.00	36.80
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	METAL ELECTRODE SUPPOR	0.00	168.00
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	CIMAREC STIRRING HOTE	0.00	401.85
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	ESTIMATED SHIPPING/HAN	0.00	46.39
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	PH 10.00 BUFFER SOLUTI	0.00	29.10
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	PH 7.00 BUFFER Solutio	0.00	29.10
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	PH 4.00 BUFFER Solutio	0.00	29.10
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	CHLORINE STANDARD #C-9	0.00	68.70
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	SULFURIC ACID 0.02N 1L	0.00	40.50
1001	83322	05/27/10	00001068 NORTH CENTRAL LABORATORI	2071	ESTIMATED SHIPPING/HAN	0.00	22.01
TOTAL CHECK						0.00	2,090.15
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	FROG-SHAPED DOORKNOB H	0.00	4.76
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	INFLATABLE ALLIGATOR R	0.00	7.18
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	PIN THE TAIL ON THE DO	0.00	3.99
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	CANDY-FILLED BUG EGGS	0.00	3.99
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	SPRING ALLIGATOR TREAT	0.00	15.96
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	GATOR SNAPS GUMMY TREA	0.00	11.17
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	SPRING ALLIGATOR TATTO	0.00	3.99
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	CROCODILE CLACKER CRAF	0.00	12.77
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	FARM ANIMAL VISORS	0.00	6.38
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	MAKE YOUR OWN FARM ANI	0.00	3.19
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	JUMBO BASEBALL	0.00	11.98
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	BIG TOP TREAT BOXES	0.00	12.75
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	PLUSH HAPPY KIDS HAND	0.00	23.96
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	CAMOUFLAGE ARMY SUNGLA	0.00	9.57
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	FUN FLAMINGO SUNGLASSE	0.00	9.57
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	UNDER-THE-BIG-TOP PHOT	0.00	14.36
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	DOZ. DESIGN YOUR OWN M	0.00	8.78
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	SEE THEM SHAKE MARACAS	0.00	9.58
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	DOZ DESIGN YOUR OWN RA	0.00	7.18
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	DOZ. DESIGN YOUR OWN O	0.00	7.18
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	LIFECYCLES LEARNING CH	0.00	4.79
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	WATCH IT GROW PLANT VI	0.00	7.18
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	GARDEN BULLETIN BOARD	0.00	7.98
1001	83323	05/27/10	58096 ORIENTAL TRADING CO	1719	MINI INSECT BUBBLE	0.00	4.79

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CITY OF HANFORD
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 22
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SELECTION CRITERIA: transact.check_no between '83110' and '83363'
ACCOUNTING PERIOD: 11/10

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	DIVISION	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	SPRING BUG RINGS	0.00 9.57
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	SPRING BUG DOG TAG NEC	0.00 3.99
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	DESIGN YOUR OWN 2-D BU	0.00 14.36
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	FABULOUS FOAM GOING BU	0.00 20.75
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	PAPER PLATE DINOSAURS	0.00 12.77
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	GIANT PANDA PHOTO FRAM	0.00 11.17
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	FAMULOUS FOAM NEON MON	0.00 11.17
1001	83323	05/27/10	58096	ORIENTAL TRADING CO	1719	ESTIMATED SHIPPING/HAN	0.00 15.98
TOTAL CHECK						0.00	312.79
1001	83324	05/27/10	14321	NIVA ORTEGA	511	FREEDOM PRK RFD #2722	0.00 30.00
1001	83325	05/27/10	10926	PACIFIC MUNICIPAL CONSUL	1450-005	AI DEV 3/27-4/30/10	0.00 9,552.50
1001	83326	05/27/10	14630	JOHN A PEREZ, JR	1610	VOL FIRFGHTR MET 5/19	0.00 30.00
1001	83327	05/27/10	12346	PERSONNEL SOLUTIONS UNLI	1412	TEMP SVC 05/09-05/15	0.00 241.92
1001	83327	05/27/10	12346	PERSONNEL SOLUTIONS UNLI	1412	TEMP SVC 05/02-05/08	0.00 302.40
TOTAL CHECK						0.00	544.32
1001	83328	05/27/10	61617	TAMIE PICK DBA	1720	ADULT PAINT APR/MAY	0.00 35.00
1001	83328	05/27/10	61617	TAMIE PICK DBA	1719	KIDS PAINT MAY 2010	0.00 14.00
TOTAL CHECK						0.00	49.00
1001	83329	05/27/10	11664	JONES BOYS LLC DBA	2050	POLICE GRAPHICS KITS P	0.00 1,569.63
1001	83329	05/27/10	11664	JONES BOYS LLC DBA	2050	POLICE GRAPHICS KITS P	0.00 59.54
TOTAL CHECK						0.00	1,629.17
1001	83330	05/27/10	15036	JODI POLMAN	1711	REFUND LITTLE KICKER	0.00 35.00
1001	83331	05/27/10	00000245	RICHARD PONTECORVO	1511	EXP/SEATTLE 5/9-10	0.00 77.61
1001	83332	05/27/10	00000961	TAYLOR BROTHERS, INC DBA	1610	PEST CONTROL/STA#1 AND	0.00 45.00
1001	83332	05/27/10	00000961	TAYLOR BROTHERS, INC DBA	1610	PEST CONTROL/STA#1 AND	0.00 35.00
TOTAL CHECK						0.00	80.00
1001	83333	05/27/10	15031	R L HASTINGS DBA	1469-003	HANFORD FAMILY APTS	0.00 5,000.00
1001	83333	05/27/10	15031	R L HASTINGS DBA	1469-003	HFD FAM SDM SUB SVC	0.00 15,000.00
TOTAL CHECK						0.00	20,000.00
1001	83334	05/27/10	13450	REMOTE AUTOMATION SOLUTI	2910	BIP CABLE, P/N 621529-	0.00 107.42
1001	83335	05/27/10	14991	DENISE ROBSON	514	EXPLORERS DEP 9/23-26	0.00 500.00
1001	83336	05/27/10	14869	ROKICI E BOXING CLUB	1713	BOXING CLASS MAY 2010	0.00 17.50
1001	83337	05/27/10	65950	RUCKSTELL CALIF SALES CO	2040	UPPER & LOWER 5000 REA	0.00 1,307.70
1001	83338	05/27/10	00001892	SAN JOAQUIN FILTER RECYC	2040	REMOVE NON-RCRA HAZARD	0.00 432.35
1001	83339	05/27/10	14112	SAN JOAQUIN PEST CONTROL	2012	BEE HIVE REMOVAL	0.00 200.00

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CITY OF HANFORD
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 23
ACCTPA21

SELECTION CRITERIA: transact.check_no between '83110' and '83363'
ACCOUNTING PERIOD: 11/10

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	DIVISION	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	83340	05/27/10	67223 SAN JOAQUIN VALLEY AIR P	2104	PERMITS TO CONSTRUCT-	0.00	259.00
1001	83341	05/27/10	69530 SHRED-IT FRESNO INC	1110	DESTRUCTION CITY DOCS	0.00	427.00
1001	83341	05/27/10	69530 SHRED-IT FRESNO INC	2010	05/6/10 SERVICE	0.00	40.00
1001	83341	05/27/10	69530 SHRED-IT FRESNO INC	1201	SHREDDING 5/20/10	0.00	40.00
TOTAL CHECK						0.00	507.00
1001	83342	05/27/10	15028 BILL OR CLARICE SON	520	HA072675 REFUND	0.00	21.00
1001	83343	05/27/10	70953 SOUTHERN CALIF EDISON CO	2081	EFFICIENCY TESTING	0.00	4,065.00
1001	83344	05/27/10	13339 MARIBEL V STINSON	1512-1	EXP/RIPON/5/10/10	0.00	10.00
1001	83345	05/27/10	14661 HILARY STRAUS	1110	EXP/WASH DC 5/11-13	0.00	59.00
1001	83345	05/27/10	14661 HILARY STRAUS	1110	MLGE SAN JOAQUIN 5/19	0.00	53.30
TOTAL CHECK						0.00	112.30
1001	83346	05/27/10	60566 SUNGARD PUBLIC SECTOR PE	1210	SIDE BY SIDE DOORHANGE	0.00	337.50
1001	83347	05/27/10	55103 SUPERIOR SOIL SUPPLEMENT	1481-001	WALK ON BARK 15 CU YD	0.00	828.11
1001	83348	05/27/10	00000517 T P G CONSULTING, INC	2181	MODIFY PLN4/12-5/9/10	0.00	3,990.00
1001	83349	05/27/10	15027 TECHDEPOT BY OFFICE DEPO	1210	USB12MBPS-SERIAL RS23	0.00	42.13
1001	83350	05/27/10	15029 TECHIE JAMES DAY SPA	1411	OP 10-0136 REFUND	0.00	174.00
1001	83351	05/27/10	12670 PETER A TORRES	1610	VOL FIRFGHTR MET 5/19	0.00	30.00
1001	83352	05/27/10	76440 TURBO DATA SYS INC	520	04/10	0.00	77.61
1001	83352	05/27/10	76440 TURBO DATA SYS INC	520	04/10	0.00	2.51
1001	83352	05/27/10	76440 TURBO DATA SYS INC	520	04/10	0.00	1.39
1001	83352	05/27/10	76440 TURBO DATA SYS INC	520	04/10	0.00	17.44
1001	83352	05/27/10	76440 TURBO DATA SYS INC	1513	04/10	0.00	569.98
TOTAL CHECK						0.00	668.93
1001	83353	05/27/10	00000432 UNITED PARCEL SERVICE	1315	CIVICA CD/DVD WEB	0.00	6.87
1001	83353	05/27/10	00000432 UNITED PARCEL SERVICE	1315	INGRAM SHIP CORRCTN	0.00	8.51
TOTAL CHECK						0.00	15.38
1001	83354	05/27/10	77590 URBAN FUTURES INC	1480	REDEVLPMNT PLN 4/10	0.00	6,868.68
1001	83355	05/27/10	77830 VALLEY OFFICIALS	1711	SFTBLL OFFCLS 4/10	0.00	5,879.00
1001	83356	05/27/10	12200 VALLEY PROTECTIVE SERVIC	1720	SECURITY DANCE 2/13	0.00	180.00
1001	83357	05/27/10	11329 VULCAN MATERIALS COMPANY	2011	BA9 SHEET MIX PG64-10	0.00	479.10
1001	83357	05/27/10	11329 VULCAN MATERIALS COMPANY	2011	BA9 SHEET MIX PG64-10	0.00	948.03
TOTAL CHECK						0.00	1,427.13
1001	83358	05/27/10	78970 WAL MART	1721	FAMILY FUN DAY SUPPLIE	0.00	35.45

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CITY OF HANFORD
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 24
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SELECTION CRITERIA: transact.check_no between '83110' and '83363'
ACCOUNTING PERIOD: 11/10

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	DIVISION	-----DESCRIPTION-----	SALES TAX	AMOUNT
1001	83359	05/27/10	T0000926 RANDLE WATKINS	511	HIDDEN VALLY PRK RFD	0.00	25.00
1001	83360	05/27/10	15019 STEVE A WEE	1431	4-6/10 BUS LIC PNALTY	0.00	4.75
1001	83360	05/27/10	15019 STEVE A WEE	1431	4-6/10 BUS LIC PNALTY	0.00	4.75
TOTAL CHECK						0.00	9.50
1001	83361	05/27/10	00000968 CHRIS L WILHITE	1610	VOL FIRFGHTR MET 5/19	0.00	30.00
1001	83362	05/27/10	15018 YOST & MAYER, OPTOMETRIS	1431	4-6/10 BUS LIC PNALTY	0.00	13.75
1001	83362	05/27/10	15018 YOST & MAYER, OPTOMETRIS	1431	4-6/10 BUS LIC PNALTY	0.00	13.75
TOTAL CHECK						0.00	27.50
1001	83363	05/27/10	84680 ZUMWALT HANSEN, INC	1431	4-6/10 BUS LIC PNALTY	0.00	18.50
1001	83363	05/27/10	84680 ZUMWALT HANSEN, INC	1431	4-6/10 BUS LIC PNALTY	0.00	18.50
TOTAL CHECK						0.00	37.00
TOTAL CASH ACCOUNT						0.00	851,172.97
TOTAL FUND						0.00	851,172.97
TOTAL REPORT						0.00	851,172.97

City of **H A N F O R D**

CALIFORNIA 93230
CITY OFFICES 315 NORTH DOUTY STREET



MAYOR
DAN CHIN
VICEMAYOR
SUE SORENSEN
COUNCIL MEMBERS
DAVID G. AYERS
DAVE THOMAS
CATHERINE WILLIS
CITY MANAGER
HILARY M. STRAUS

May 14, 2010

TO: City Manager/City Council
FROM: Tom Dibble, Finance Director
SUBJECT: Treasurer's Report of Investments and Cash as of April 2010

RECOMMENDATION

That the City Council, by motion, accept and file the Treasurer's Report of Investments and Cash as of April 30, 2010.

DISCUSSION

During the month of April 2010, the total investment and cash portfolio increased by \$139,354 from the March 2010 balance. The average rate of earnings decreased by 0.05%. The total investment earnings received year to date is \$302,426 compared to the annual budget of \$726,500.

The investment portfolio is in compliance with the City of Hanford's investment policy.

The Treasurer's cash management program provides sufficient liquidity to meet estimated expenditures for the next six months.

Market prices of securities are obtained from Gilford Securities, Wells Fargo Advisors, Union Bank, Great Pacific Securities, Inc., U. S. Bank, Wells Fargo Securities and Mischler Financial Group, and trade journals.

Respectfully submitted,

Tom Dibble
Finance Director

TD/drc

CITY OF HANFORD

Treasurer's Report of Investments and Cash as of:

April 30, 2010

ISSUER	INVESTMENT		DATE PURCHASED	MATURITY DATE	COUPON		FACE VALUE	ESTIMATED MARKET VALUE
	No.	Type			INTEREST RATE	ADJUSTED COST		
Local Agency Investment Fund		LAIF	Varies	Varies	0.59%	39,415,125	39,415,125	39,415,125
AG Edwards & Sons	275-2008	CD	04/11/08 -	10/11/10	3.650%	99,000	99,000	101,102
AG Edwards & Sons	276-2008	CD	04/09/08 -	10/12/10	3.600%	98,000	98,000	100,048
AG Edwards & Sons	278-2008	FHLB	04/14/08 -	10/14/11	3.400%	350,000	350,000	350,000
AG Edwards & Sons	279-2008	FHLB	04/15/08 -	10/15/10	3.050%	105,000	105,000	105,000
Wachovia Securities	307-2009	CD	12/30/08 -	12/30/11	3.000%	100,000	100,000	100,778
Wachovia Securities	308-2009	CD	12/30/08 -	12/30/11	3.000%	100,000	100,000	100,778
Wachovia Securities	309-2009	CD	12/31/08 -	12/30/11	3.000%	100,000	100,000	100,778
Wachovia Securities	326-2009	FNMA	04/29/09 -	10/29/12	2.250%	400,000	400,000	399,250
Wells Fargo	330-2009	FHLMC	05/23/08 -	06/28/10	2.875%	1,538,925	1,538,925	1,535,070
Wells Fargo	331-2009	FFCB	12/23/05 -	12/23/10	4.800%	1,591,800	1,591,800	1,585,320
Gilford Securities	334-2010	FHLMC	07/02/09 -	07/02/14	3.400%	499,000	499,000	499,000
Wells Fargo	339-2010	CA RANS	09/29/09 -	06/23/10	3.000%	5,054,250	5,054,250	5,000,000
Gilford Securities	341-2010	FHLB	10/28/09 -	10/28/14	3.030%	300,000	300,000	300,000
Mischler Financial	342-2010	FFCB	12/01/09 -	12/01/14	2.970%	400,000	400,000	400,000
Wachovia Securities	343-2010	FFCB	12/01/09 -	12/01/14	2.970%	400,000	400,000	400,000
Gilford Securities	346-2010	FHLB	12/17/09 -	12/17/13	2.420%	250,000	250,000	400,000
Mischler Financial	347-2010	FNMA	12/17/09 -	12/17/14	2.000%	400,000	400,000	400,000
Mischler Financial	348-2010	FHLB	12/18/09 -	06/18/14	2.625%	400,000	400,000	400,000
Great Pacific Securities	349-2010	FFCB	02/03/10 -	02/03/15	2.950%	800,000	800,000	800,000
Wells Fargo Advisors	350-2010	FNMA	02/17/10 -	08/17/15	3.000%	500,000	500,000	500,000
Wells Fargo Advisors	351-2010	FHLB	02/19/10 -	08/19/15	2.000%	710,000	710,000	710,000
Great Pacific Securities	352-2010	FHLMC	02/24/10 -	02/24/15	3.050%	400,000	400,000	400,000
Gilford Securities	353-2010	FNMA	02/25/10 -	02/25/15	3.050%	250,000	250,000	250,000
Mischler Financial	354-2010	FHLB	02/26/10 -	08/26/14	1.250%	400,000	400,000	400,000
Wells Fargo Advisors	355-2010	FHLB	03/04/10 -	09/15/15	3.000%	398,000	398,000	398,000
Gilford Securities	356-2010	FHLMC	03/16/10 -	03/16/15	3.125%	500,000	500,000	500,000
Mischler Financial	357-2010	FHLB	03/30/10 -	03/30/15	2.000%	400,000	400,000	400,000
Wells Fargo Advisors	358-2010	FHLMC	04/22/10 -	10/15/15	3.000%	400,000	400,000	400,000
Gilford Securities	359-2010	FNMA	04/28/10 -	04/28/15	3.000%	200,000	200,000	200,000
*LAIF-CSCDA 02 Bond	LAIF		Daily	Daily	0.000%	0	0	0
*First American Treasury Obligation.....	MM		Daily	Daily	0.010%	622,304	622,304	622,304
*Provident T. Fund	MM		Daily	Daily	0.010%	595,566	595,566	595,566
*Safekeeping	MM		Daily	Daily	0.020%	498,969	498,969	498,969
Total Investments					84.505%	58,275,939	58,275,939	58,367,088
Cash - Wells Fargo Checking/Sweep						7,038,371	7,038,371	7,038,371
* Cash - With Fiscal Agents						0	0	0
Cash - Miscellaneous						1,265	1,265	1,265
Total Cash and Investments						65,315,574	65,315,574	65,406,723

* With Fiscal Agents

RETURN ON INVESTMENTS / ASSETS

	Month of Year-to-Date	
	Apr	FY10
Avg Rate of Earnings	1.31%	1.45%
Total Earnings	3,926	302,426

COMPARATIVE MARKET RATES

As of	April 30, 2010
Prime Rate	3.25%
Three Month Treasury Bills	0.15%
Six Month Treasury Bills	0.23%
One Year Treasury Bills	0.42%
Five Year Treasury Notes	2.41%
Average Federal Funds Rate	0.13%
Money Mkt-Tax Fee National Avg	0.03%

KEY - INVESTMENT TYPE

Local Agency Investment Fund	-LAIF	Federal Home Loan Bank	-FHLB
United States Treasury Notes	-USTN	Federal National Mortgage Association	-FNMA
Passbook Savings Accounts	-SAVINGS	Federal Farm Credit Bank	-FFCB
Government National Mortgage Association	-GNMA	Guaranteed Investment Contract	-GIC
Federal Home Loan Mortgage Corporation	-FHLMC	Money Market Accounts	-MM
		Certificate of Deposit	-CD

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
DAN CHIN

VICE MAYOR
SUE SORESEN

COUNCIL MEMBERS
DAVID G. AYERS
DAVE THOMAS
CATHERINE WILLIS

CITY MANAGER
HILARY M. STRAUS

May 26, 2010

TO: City Council/City Manager
FROM: Karen Madruga, City Clerk
SUBJECT: Municipal Election, November 2, 2010

RECOMMENDATION

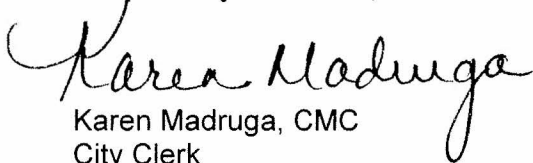
That the city council, by motion, adopt the Resolution requesting the Board of Supervisors of the County of Kings to Consolidate a General Municipal Election with the Statewide General Election.

DISCUSSION

In conjunction with the Municipal Election to be held on November 2, 2010, it is necessary that a resolution of request for consolidation be approved by the Board of Supervisors no later than June 30, 2010. The resolution has been prepared and includes guidelines for the filing of candidates' statement.

The nomination period for the November 2, 2010, General Municipal Election will begin on July 12 and close on August 6, 2010. The election will be for three (3) council member seats; one (1) council member from District A; one (1) council member from District D; and one (1) council member from District E.

Respectfully submitted,


Karen Madruga, CMC
City Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA,
REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF KINGS TO
CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY,
NOVEMBER 2, 2010, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT
DATE PURSUANT TO §10403 OF THE ELECTIONS CODE**

At a Regular Meeting of the City Council of the City of Hanford duly called and held on the 1st day of June, 2010, of said day, it was moved by Council Member _____, seconded by Council Member _____ and duly carried, that the following Resolution be adopted:

WHEREAS, the next Statewide General Election will take place on November 2, 2010; and

WHEREAS, the City Council of the City of Hanford called a General Municipal Election to be held on Tuesday, November 2, 2010, for the purpose of the election of three (3) members of the City Council (Districts A, D and E), each for a four-year term:

<u>INCUMBANT</u>	<u>DISTRICT</u>	<u>ELECTED/APPOINTED</u>
David G. Ayers	A	Elected 11/2005
David Thomas	E	Elected 11/205
Catherine Willis	D	Appointed 2/2010

WHEREAS, whenever two or more elections are called to be held on the same day, in the same territory, in part of the same territory, or with a statewide election, in resident voting districts only, such elections should be consolidated; and

WHEREAS, it is the desire of the City Council of the City of Hanford to adopt a Resolution requesting the Board of Supervisors of the County of Kings to consolidate said election with the Statewide General Election as provided in the State of California Elections Codes 10400, 10402 and 10403; and

WHEREAS, the State of California Elections Code Section 10520 requires the City of Hanford to reimburse the County of Kings in full for the services performed upon presentation of a bill to the City of Hanford.

NOW, THEREFORE, BE IT RESOLVED that the City of Hanford hereby requests the Board of Supervisors of the County of Kings to consolidate the Municipal Election and the Statewide General Election on November 2, 2010 which may be held in whole or in part of the territory of the City of Hanford as

provided in Elections Code Sections 10400, 10402 and 10403; and

BE IT FURTHER RESOLVED that all candidates are to pay for the publication of the Candidate's Statement, pursuant to Elections Code Section 13307. The limitation on the number of words that a candidate may use in his/her Candidate's Statement of Qualifications is 200 words; and

BE IT FURTHER RESOLVED that the City of Hanford agrees to reimburse the County of Kings for the actual costs incurred by the County Elections Official of the County of Kings in conducting the General Municipal Election for the City of Hanford pursuant to Elections Code Section 10520.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 1ST day of June 2010, by the following vote:

AYES:	Council Members	_____

NOES:	Council Members	_____
ABSTAIN:	Council Members	_____
ABSENT:	Council Members	_____
	APPROVED	_____
		Dan Chin, Mayor

ATTEST: _____
Karen Madruga, City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

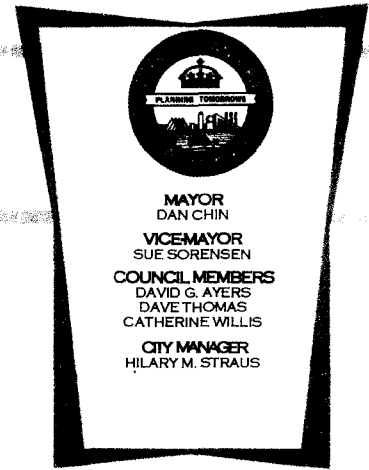
I, **KAREN MADRUGA**, City Clerk of the city of Hanford do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the city council of the city of Hanford, duly called and held on the 1st day of June, 2010.

DATED: _____

Karen Madruga, City Clerk

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



June 1, 2010

TO: City Council/City Manager
FROM: Community Development Department
SUBJECT: Appeal of Conditional Use Permit No. 2009-03.

RECOMMENDATION:

That the City Council hold a public hearing and, by motion, make a decision on the appeal (Roll call vote).

DISCUSSION/BACKGROUND:

At their April 27, 2010 meeting, the Hanford Planning Commission by a 3-2 vote (Commissioners Irwin and Beard voting no; Commissioners Droker and Jennings being absent) denied Conditional Use Permit No. 2009-03. The application was filed by Seth Merewitz, proposing to sell beer and wine at the existing Walgreens store. The property is located at 710 W. Grangeville Blvd (APN: 008-450-027) in a Community Commercial zone district.

The Planning Commission's decision to deny Walgreens application for the selling of beer and wine was based upon their concern about the number of alcohol licenses in Hanford. The majority of Commissioners were opposed to approving any more alcohol licenses. The Commissioners in favor of the use permit indicated that the Walgreens site is different from Robin's Mini Market because it is surrounded by mostly retail and office, is not near a school, and the display area for alcohol was less than 2% of the store area.

APPEAL

On May 6, 2010, Seth Merewitz, on Walgreen's behalf, filed an appeal of the Planning Commission's denial of the project. The appeal application is attached for Council review and states the reason for the appeal is that Walgreen's local competitors who sell pharmaceuticals, CVS Pharmacy, Rite-Aid, Target and Wal-Mart, also have the ability to sell beer, wine, and liquor. The applicant will not be selling liquor nor will they be selling single-serving alcohol items.

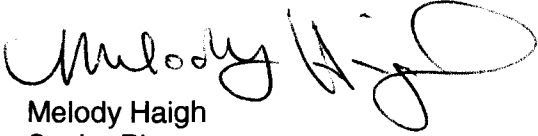
ENVIRONMENTAL:

The approval of a liquor license is considered categorically exempt from the requirements of the California Environmental Quality Act by CEQA Guidelines Section 15301, Existing Facilities.

STAFF CONCLUSION:

The applicant indicated in the letter accompanying the appeal application that Walgreens is willing to work with the City of Hanford to address any concerns and is willing to accept any additional conditions of approval, if needed. The Council has options in making a final decision. One, deny the appeal. This means that the Conditional Use Permit would be denied and no alcohol would be sold at Walgreens. The second option is to approve the appeal, allowing the sale of beer and wine, with a resolution to include any conditions of approval and/or any restrictions that Council wishes to impose. Findings in the affirmative will also need to be made in the resolution of approval.

Respectfully submitted,



Melody Haigh
Senior Planner



Cathy Cain
Interim Community Development Director

Attachments

Appeal application and letter
Notice of Exemption
Council Resolution to Deny Appeal
Council Resolution to Approve Appeal
Conditional Use Permit No. 2009-03 Planning Commission staff report and site map
Planning Commission Resolution denying Conditional Use Permit No. 2009-03
April 27, 2010 Planning Commission minutes

RECEIVED
MAY - 6 2010

CITY OF HANFORD

Application for:

APPEAL NO. 2010-02 / 517-0034

CUP 09-03
508-0167

City of Hanford
Community Development Department
317 N. Douty Street
Hanford CA 93230
(209) 585-2580 FAX: (209) 582-1152

Application Fee: \$1000.⁰⁰
Environmental Review Fee: _____
Other Fees: _____
Total Fees: _____
Env. Rev. No. _____ File No. 508-0167

RECEIPT NO. 06000014563

PART A: GENERAL INFORMATION

APPLICANT

NAME Seth Merewitz for Walgreens ADDRESS 500 Capitol Mall, 18th Fl CITY Sacramento, CA 95814
PHONE 916.444.3900

In accordance with the provisions of the Hanford Municipal Code, I hereby appeal the decision of the (Community Development Department, Planning Commission, or Historic Resources Commission) pertaining to:

Application No. 2009-03 Decision Made On April 27, 2010, 19

Briefly describe what the appeal is concerning, whether it be the entire decision made by the Department or Commission or a particular condition(s) of approval.

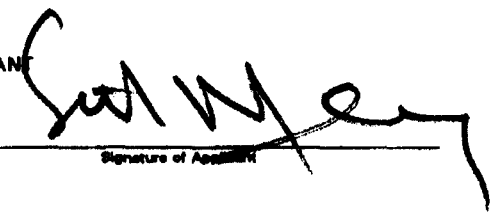
Please see Notice of Appeal Letter attached.

Are you or were you a party in the original application? Yes

If not, please state the basis of your interest: _____

PART B: CERTIFICATION

APPLICANT


Signature of Applicant



McDonough Holland & Allen PC
Attorneys at Law

Seth Merewitz
Attorney at Law

Sacramento Office
916.444.3900 tel
916.444.3826 fax
smerewitz@mhalaw.com

May 4, 2010

VIA OVERNIGHT MAIL

City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

**Re: NOTICE OF APPEAL - PLANNING COMMISSION'S DENIAL OF
REQUEST FOR A CONDITIONAL USE PERMIT AND PUBLIC
CONVENIENCE OR NECESSITY FOR TYPE 20 PERMIT; BEER
AND WINE SALES AT WALGREENS, 710 W. GRANGEVILLE
BOULEVARD, HANFORD, CA**

Dear Community Development Department:

We are in receipt of the City of Hanford's denial of Walgreens request for a conditional use permit (CUP) and public convenience or necessity letter (PCN) for a Type 20 Beer and Wine Sales permit dated April 27, 2010 for the above referenced Walgreen's store.

Walgreens hereby appeals the decision by the Planning Commission. Please schedule a public hearing before the City Council within 60 days of this appeal. Enclosed a check in the amount of \$1,000 that represents the appeal fees.

Walgreens very much appreciates the concerns expressed by the Planning Commission and wishes for the City Council to consider our appeal. Walgreens wants to work with the City to address all concerns and is willing to accept additional conditions of approval for the CUP or PCN, if needed

Walgreens goal is to respond to our customer's desire and expectation for "one-stop" shopping. Our customers are choosing Walgreens for the service and selection that are offered in both pharmacy and other products not offered by our competitors.

Our local competitors that also sell pharmaceuticals, CVS Pharmacy, Rite-Aid, Target, and Wal-Mart, have the ability to sell beer, wine and liquor. We wish to be on an equal footing with them, however our request is limited to beer and wine only, no liquor. No singles will be sold, only 6-packs and larger. Enclosed is an informational page on the history behind the nationwide beer and wine initiative Walgreens has undertaken.

Sacramento
500 Capitol Mall
18th Floor
Sacramento, CA
95814
tel 916.444.3900
toll free 800.403.3900
fax 916.444.8334

Oakland
1901 Harrison Street
9th Floor
Oakland, CA
94612
tel 510.273.8780
toll free 800.339.3030
fax 510.839.9104

www.mhalaw.com

1312653v1 37451/0038



McDonough Holland & Allen PC
Attorneys at Law

City of Hanford
City Council
May 4, 2010
Page 2

If you have any questions or I can provide further documentation relating to this appeal, please feel free to give me a call.

We thank you for your consideration of our appeal.

Again, thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Seth Merewitz'.

Seth Merewitz

Enclosures

NOTICE OF EXEMPTION

TO: ☐ Office of Planning Research
400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

FROM: ☒ City of Hanford
317 N. Douty Street
Hanford, CA 93230

Project Title: Conditional Use Permit No. 2009-03

Project Location: 710 W. Grangeville Blvd; City of Hanford, County of Kings

Description of Project: Proposing to sell beer and wine at a retail pharmacy store (Walgreens) in a Community Commercial zone district.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Seth Merewitz for Walgreens; 500 Capitol Mall, 18th Floor; Sacramento, CA 95814

Exempt Status (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a);
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
- ☒ Categorical Exemption. State type and section number: Section 15301, Existing Facilities
- ☐ Statutory Exemptions. State code number:
- ☐ General Exemption (Sec. 15061(b) (3))

Reasons why project is exempt: Sale of alcohol within an existing facility

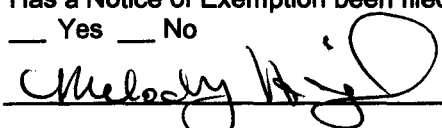
Lead Agency

Contact Person: Melody Haigh, Planner

Area Code./Telephone/ext (559) 585-2583

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐ Yes ☐ No

Signature:  **Date:** 4/27/10 **Title:** Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: N/A

RESOLUTION NO. _____
Appeal No. 2010-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
DENYING APPEAL NO. 2010-02 OF CONDITIONAL USE PERMIT NO. 2009-03
SETH MEREWITZ, FOR WALGREENS**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on **JUNE 1, 2010**, at 7:30 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried that the following resolution be approved:

WHEREAS, Conditional Use Permit 2009-03, filed by Seth Merewitz for Walgreens, proposing to sell beer and wine at the existing Walgreens location in a Community Commercial zone district located at 710 W. Grangeville Blvd; APN: 008-450-027; was presented to the City of Hanford Planning Commission; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on April 27, 2010, held a public hearing and received testimony and evidence for and against the proposed Conditional Use Permit. After closing the public hearing, the City of Hanford Planning Commission, by resolution, denied Conditional Use Permit No. 2009-03; and

WHEREAS, based on Section 15301(n) of the California Environmental Quality Act Guidelines, the project is exempt from further environmental review; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on June 1, 2010, held a public hearing and received testimony and evidence regarding the proposed Appeal No. 2010-02 for Conditional Use Permit No. 2009-03; and

WHEREAS, on the basis of the application for Appeal No. 2010-02 and Conditional Use Permit No. 2009-03, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, the City Council of the City of Hanford hereby makes the following findings:

1. The proposed use will not impair the integrity and character of the zoning district in which it is to be located.

2. The proposed use will be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
3. The proposed use is consistent with the general plan.
4. There will not be significant effects upon the quality of the environment and natural resources.
5. The proposed location, size, design, and operating characteristics of the proposed use will be detrimental to the public interests, health, safety, convenience or welfare of the city.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby denies Conditional Use Permit No. 2009-03.

Passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 1st day of June, 2010 by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____
ABSTAIN:	Council Member	_____
ABSENT:	Council Member	_____
	APPROVED:	_____
		MAYOR

Attest: _____
City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, KAREN MADRUGA, City Clerk of the City Council of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of June, 2010.

Dated: _____

City Clerk

RESOLUTION NO. _____
Appeal No. 2010-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING APPEAL NO. 2010-02 OF CONDITIONAL USE PERMIT NO. 2009-03
SETH MEREWITZ, FOR WALGREENS**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on **JUNE 1, 2010**, at 7:30 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried that the following resolution be approved:

WHEREAS, Conditional Use Permit 2009-03, filed by Seth Merewitz, for Walgreens, proposing to sell beer and wine at the existing Walgreens location in a Community Commercial zone district located at 710 W. Grangeville Blvd; APN: 008-450-027; was presented to the City of Hanford Planning Commission; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on April 27, 2010, held a public hearing and received testimony and evidence for and against the proposed Conditional Use Permit. After closing the public hearing, the City of Hanford Planning Commission, by resolution, denied Conditional Use Permit No. 2009-03; and

WHEREAS, based on Section 15301(n) of the California Environmental Quality Act Guidelines, the project is exempt from further environmental review; and

WHEREAS, on May 6, 2010, an appeal was filed by Seth Merewitz on behalf of Walgreens, appealing the Planning Commission decision to deny Conditional Use Permit No. 2009-03; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting held on June 1, 2010, held a public hearing and received testimony and evidence regarding the proposed Appeal No. 2010-02 for Conditional Use Permit No. 2009-03; and

WHEREAS, on the basis of the application for Appeal No. 2010-02 and Conditional Use Permit No. 2009-03, the documentation and information provided in the staff report and the

evidence and testimony submitted at the public hearing, the City Council of the City of Hanford hereby makes the following findings:

1. The proposed use will not impair the integrity and character of the zoning district in which it is to be located.
2. The proposed use will be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
3. The proposed use is consistent with the general plan.
4. There will not be significant effects upon the quality of the environment and natural resources.
5. The proposed location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interests, health, safety, convenience or welfare of the city.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Conditional Use Permit No. 2009-03, subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the Planning Division: (559) 585-2580

Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the

environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

General:

1. That approval of this application does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That the applicants hereby agree to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
3. That all approved proposals of the applicant be conditions of development if not mentioned herein.
4. That five (5) working days prior to any use of the project site, or business activity being conducted, or finalization of a building permit, a Zoning and Safety occupancy application is to be submitted to determine that all conditions of approval contained herein are completed to the satisfaction of the City.
5. That sale of beer and wine will be displayed and sold as proposed by the applicant, as follows:
 - a. Beer and wine merchandise will comprise, at most, a 10-foot wide cooler and 18 feet (width) beverage aisle. The selection of these products will occupy no more than two percent (2%) of the total shelf space.
 - b. The beer selection will consist of 6-packs, 12-packs, 18-packs and cases only. There will be no single servings or any other variation that would be considered conducive to alcohol abuse.
 - c. Any beverage containing alcohol will be sold in a responsible and appropriate manner. Detailed policies and procedures, already in place at Walgreens, will be strictly enforced without exception.
 - d. Employees must undergo extensive training prior to beer and wine availability at each store.
 - i. Every day, as part of the cash register log-on process, employees will review and sign off on the policies for alcohol sales – a daily reminder of Walgreens' policies and procedures and the penalties for noncompliance.
 - ii. Walgreens' policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40.

There are register prompts that ensure compliance before proceeding with the transaction.

- e. Underage employees will not handle the selling or stocking of alcohol products.
- 6. That if all conditions are not followed as specified in the conditions of approval, the City of Hanford may institute proceedings to revoke the conditional use permit, which will eliminate the selling of beer and wine at Walgreens.
- 7. That the applicant shall comply with all Alcoholic Beverage Control (ABC) regulations for the sale of beer and wine.

FIRE DEPARTMENT

Contact Battalion Chief/Fire Marshal: David D. Sumaya (559) 585-2545
Concerning questions that you may have on the conditions listed below:

General:

- 1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances. All Fire Code requirements will be adhered to at all times.

POLICE DEPARTMENT

Contact City of Hanford Police Department (559) 585-2540
Concerning questions that you may have on the conditions listed below:

- 1. Since Walgreens is a 24 hour business, the applicant is to provide the means to secure the alcohol during hours when it is not allowed to be sold by ABC regulations.

EXPIRATION

The Conditional Use Permit shall become null and void one (1) year after the effective date of approval unless a building permit is obtained and construction diligently pursued. If a building permit is not required, a Zoning and Safety occupancy application must be completed within one (1) year of the effective date of approval. The Commission may grant a one-year time extension if an application and fee is received from the applicant before the expiration date.

Passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 1st day of June, 2010 by the following vote:

AYES:

Council Member

NOES:

Council Member

ABSTAIN:

Council Member

ABSENT:

Council Member

APPROVED:

MAYOR

Attest: _____
City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, KAREN MADRUGA, City Clerk of the City Council of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of June, 2010.

Dated: _____

City Clerk

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT PERTAINING TO
CONDITIONAL USE APPLICATION NO. 2009-03
April 27, 2010**

APPLICANT

Seth Merewitz, for Walgreens
500 Capitol Mall, 18th Floor
Sacramento, CA 95814

OWNER

BDC Hanford LP
1556 Parkside Drive
Walnut Creek, CA 94596

PROPOSAL

The applicant is proposing to sell beer and wine at the existing Walgreens location in a Community Commercial zone district.

LOCATION

The property is located at 710 W. Grangeville Blvd; APN: 008-450-027.

PROPERTY CHARACTERISTICS

Existing Land Use: The existing structure is 30,240 sq. ft.; however, only 15,120 sq. ft is currently used for retail and pharmaceutical purposes. The remaining 15,120 sq. ft. is vacant or used for storage. The project is not located in a flood plain per Flood Insurance Rate Map 06031C0185C, dated June 16, 2009.

General Plan Designation/Zoning: The General Plan designates the property for Community Commercial uses and the property is zoned "CC" Community Commercial.

ADJACENT LAND USE AND ZONING

North:	Donut Shop/Businesses	"CC" Community Commercial
South:	Chevron & Car Wash	"CC" Community Commercial
East:	Shopping Center/Offices	"CC" Community Commercial
West:	McDonalds/Health Store/Residential	"CC" Community Commercial/ "RM-3" Multi-family Residential

BACKGROUND

This property is currently being used as pharmacy/retail. In addition to its current use, the owner is proposing to sell beer and wine. A conditional use permit is required due to the residential zoning within 300 feet, west of the project site.

STAFF COMMENTS

The area designated for sale of beer and wine merchandise will comprise a 10 foot wide cooler and 18 feet in width of a beverage aisle. This will be no more than 2% of the total shelf space in the store. The beer selection will consist of 6-packs, 12-packs, 18-packs and cases only. There will be no single servings or any other variation that would be considered conducive to alcohol

abuse. The applicant has stated that employees undergo extensive training and request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. There are register prompts that ensure compliance before proceeding with the transaction. Underage employees will not handle the selling or stocking of alcohol products.

Walgreens is located in census tract 6.01. The Department of Alcoholic Beverage Control (ABC) indicated that a total of three (3) licenses within the census tract would be considered acceptable. Currently there are no licenses within this census tract. In the past, Walgreens stores sold beer and wine throughout the country but discontinued those sales in the majority of stores in the early 1990s. Walgreens has scaled back the offerings and, with new inventory technology, believes they now have the increased ability to safely and efficiently resume beer and wine sales while maintaining high standards for responsible retailing. The zoning ordinance allows the selling of alcohol as a permitted use in the CC zone district unless there is a residential zone within 300 ft. of the project site.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on April 16, 2010 and mailed to property owners within 500 ft. of the project site on April 15, 2010. The Community Development Department has not received comments as of the preparation of this report.

REQUIRED CONDITIONAL USE FINDINGS

Pursuant to Section 17.58.060(A) of the Hanford Municipal Code, the Planning Commission may grant an application for a conditional use permit if, from the application and the evidence submitted, the Commission makes all of the following five findings:

1. **The proposed use will not impair the integrity and character of the zoning district in which it is to be located.** This finding can be made based on the following:
 - a. The site and existing structure are physically suitable for the proposed use because the "CC" zone district allows retail sales.
 - b. No more than 2% of the total shelf space in the store will be allocated to the display/sale of beer and wine.

Evidence: Staff Report; Planning Commission Resolution, Applicant Fact Sheet.

2. **The proposed use will be compatible with existing land uses and future permitted uses in the zoning district.** This finding can be made based on the following:
 - a. The grocery store (Save Mart) and other nearby stores also sell alcohol, so the sale of beer and wine at this location will be compatible.
 - b. The area in which the proposed use is located is mostly a retail and office area and sale of alcohol for off-site consumption is compatible with those uses.

Evidence: Site Plan, Staff Report, Planning Commission Resolution, Hanford General Plan and Zoning Ordinance.

3. The proposed use is consistent with the general plan. This finding can be made based on the following:

- a. The General Plan designates the property as Community Commercial and it is zoned "CC". The sale of alcohol is allowed in the CC zone district, but approval of a conditional use permit is required when the project location is within 300 ft. of a residentially-zoned site. If there were not residentially-zoned property within 300 ft. of the site, this would be a permitted use.

Evidence: Hanford General Plan and Zoning Ordinance.

4. There will not be significant effects upon the quality of the environment and natural resources. This finding can be made based on the following:

- a. The sale of beer and wine will be within an existing retail establishment, so there will be no exterior changes and no impact to natural resources.
- b. Walgreens has extensive experience managing the sale of regulated products, such as pharmaceuticals, with strict controls. They have successfully merchandised and sold alcoholic beverages in the past.

Evidence: Conditional Use Application; Staff Report, Planning Commission Resolution, Applicant Fact Sheet.

5. The location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval. This finding can be made based on the following:

- a. This application has been reviewed by the various city departments. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2009-03 as conditions of approval.
- b. The sale of beer and wine will be within an existing retail establishment and will comprise no more than 2% of the shelf space.

Evidence: Conditional Use Application; Planning Commission Resolution, Applicant Fact Sheet.

ENVIRONMENTAL ASSESSMENT

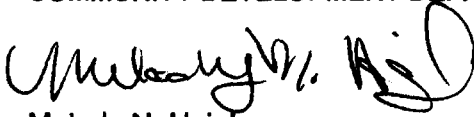
The sale of beer and wine at a retail pharmacy (Walgreens) is considered categorically exempt from the requirements of the California Environmental Quality Act by Section 15301, Existing Facilities, of the CEQA Guidelines.

RECOMMENDATION

Staff recommends that Conditional Use Application No. 2009-03 be approved subject to the findings and conditions in the attached resolution.

Respectfully submitted,

COMMUNITY DEVELOPMENT DEPARTMENT



Melody N. Haigh
Senior Planner

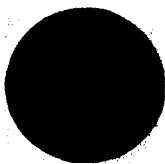
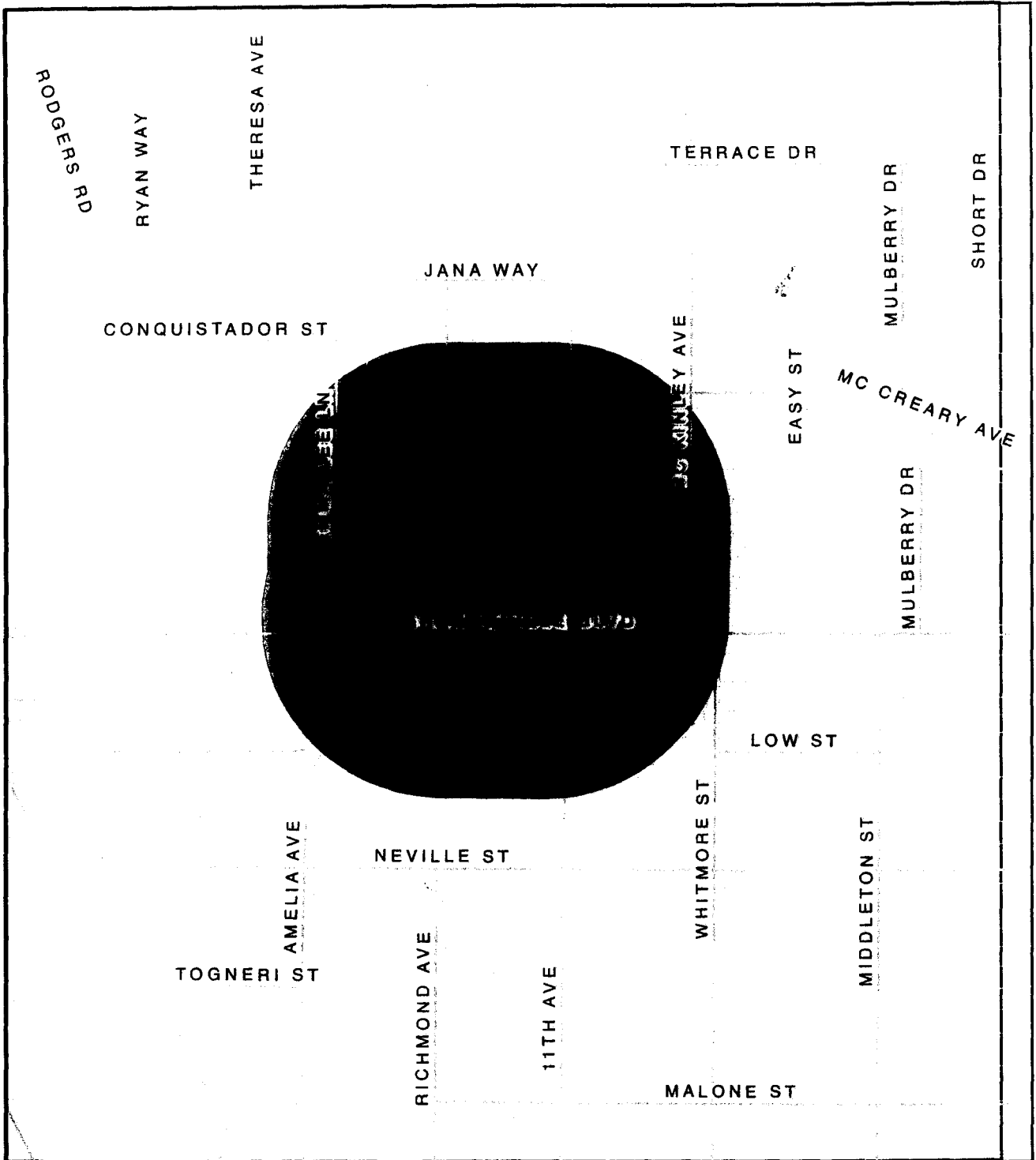


Cathy Cain
Planning Manager



Hilary M. Straus,
Deputy City Manager/Community Development Director

Project Location & Mapping Map
APN : 008-450-027



Map prepared by
City of Hanford
Community Development Department
April 15, 2010

317 N. Douty Street, Hanford, CA 93230 (559) 585-2580

Legend

Properties within 500 foot radius

Projected Site (Walgreens)



**HANFORD CITY PLANNING COMMISSION RESOLUTION NO. 2010-07
PERTAINING TO
CONDITIONAL USE APPLICATION NO. 2009-03
SETH MEREWITZ FOR WALGREENS**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 27, 2010, on motion of Commissioner **ESCOBAR**, seconded by Commissioner **DAWSON**, and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.58.050, of the Hanford Municipal Code pertaining to Conditional Use Application No. 2009-03, filed by Seth Merewitz, proposing to sell beer and wine at the existing Walgreens location at 710 W. Grangeville Blvd; APN: 008-450-027; and

WHEREAS, all affected public utility companies, various governmental department/agencies and the Planning Commission staff have given careful consideration to this Conditional Use Application No. 2009-03 and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered the staff report, recommendations and testimony presented at the public hearing of April 27, 2010; and

WHEREAS, the proposed use is exempt from environmental review under Section 15301 of the California Environment Quality Act; and

WHEREAS, based on the application, evidence in the staff report, and information obtained at the public hearing, the Commission hereby makes all the following findings as required by Section 17.58.060 of the Hanford Municipal Code:

1. The proposed use will not impair the integrity and character of the zoning district in which it is to be located.
2. The proposed use will be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
3. The proposed use is consistent with the general plan.
4. There will not be significant effects upon the quality of the environment and natural resources.
5. The proposed location, size, design, and operating characteristics of the proposed use will be detrimental to the public interests, health, safety, convenience or welfare of the city.

THEREFORE, BE IT RESOLVED that Conditional Use Application No. 2009-03 is denied.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, HILARY M. STRAUS, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly approved by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 27th day of April, 2010.

A handwritten signature in black ink, appearing to read 'Hilary M. Straus', with a stylized flourish at the end.

Hilary M. Straus, Secretary

MINUTES
City of Hanford Planning Commission
Tuesday, April 27, 2010

The regular meeting of the Hanford City Planning Commission was called to order by Chairperson **HAM** in the Training Room, City Hall, 319 North Douty Street, Hanford, California, at 7:01 p.m.

COMMISSIONERS PRESENT

Appointed Members: **DAWSON, IRWIN, HAM, BEARD, ESCOBAR,**
Advisory Members: **STRAUS, MIZOTE. SORENSEN**

COMMISSIONERS ABSENT

Appointed Members: **DROKER, JENNINGS**

Advisory Members: **NONE**

STAFF PRESENT

Planning Manager Cain, Senior Engineer Froberg, Community Development Department Secretary Black

PRESS

Eiji Yamashita

MINUTES

1. **Approve Minutes of April 13, 2010**

Motion was made by Commissioner **ESCOBAR**, seconded by Commissioner **BEARD**, to approve the minutes of April 13, 2010.

AYES: Commissioners **ESCOBAR, BEARD, DAWSON, IRWIN, HAM**
NOES: Commissioner **NONE**
ABSTAIN: Commissioner **NONE**
ABSENT: Commissioner **DROKER, JENNINGS**

UNSCHEDULED ORAL PRESENTATIONS

2. Any person may directly address the Commission at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Commission. A maximum of five minutes is allowed for each speaker.

None.

APPEALS TO CITY COUNCIL

3. Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

PUBLIC HEARING

4. **Conditional Use Application No. 2009-03**, filed by **Seth Merewitz**, proposing the sale of beer and wine at the existing Walgreen's, located at 710 W. Grangeville Blvd.

Chairperson **HAM** opened the public hearing and called for the staff report.

Planning Manager Cain presented the staff report and made the following recommendation:

1. That Conditional Use Application No. 2009-03 be approved, subject to the conditions and findings of the resolution.

Chairperson **HAM** opened the matter for questions to staff.

There were questions regarding the number of businesses currently selling beer and wine in and around the intersection of Grangeville Boulevard and 11th Avenue and how ABC determines the number of licenses allowed. Planning Manager Cain stated that there are at least four business in or around this intersection that sell beer and wine. She also stated that ABC determines the number of businesses allowed to sell beer and wine within a certain area based on the population within the particular census tract. There are no other stores selling beer and wine within the census tract being considered.

Chairperson **HAM** opened the public comment portion of the meeting.

FAVOR

Seth Merewitz (with McDonough, Holland, and Allen, Attorneys at Law) representing Walgreen's, spoke in favor of the project and encouraged its approval. Mr. Merewitz clarified that ABC allows one off-sale license to sell beer and wine for each 2,500 in population.

OPPOSED

None.

Chairperson **HAM** closed the public comment portion of the meeting and opened the Commission discussion.

Commissioners **ESCOBAR** and **DAWSON** felt that the City has enough businesses selling beer and wine and that another one is not needed.

Commissioners **BEARD** and **IRWIN** expressed approval of the application, stating Walgreen's is surrounded by commercial uses, they are proposing a small percentage of store area for the display of beer and wine and should be allowed to be competitive with other businesses.

Commissioner **ESCOBAR** stated he did not feel Finding No. 5 of the Staff Report, "The location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the City, and that any incompatible impacts of the proposed use are mitigated by conditions of approval," could be met. He made the motion, seconded by Commissioner **DAWSON**, to deny Conditional Use Application 2009-03.

AYES: Commissioners **ESCOBAR, DAWSON, HAM**

NOES: Commissioner **IRWIN, BEARD**

ABSTAIN: Commissioner **NONE**

ABSENT: Commissioner **DROKER, JENNINGS**

5. **General Plan Amendment No. 2010-01 (2009-2014 Housing Element), filed by City of Hanford,** proposing to adopt the 2009-2014 Housing Element of the City's General Plan.

Chairperson **HAM** opened the public hearing and requested the staff report.

Planning Manager Cain introduced the consultant, John Douglas, from Conexus, who then presented the Housing Element and encouraged its approval.

Commissioner **DAWSON** felt he did not understand this project well enough to know what to ask or to make a decision. He, therefore, abstained from commenting on this project.

Planning Manager Cain clarified that the Commission's action would go to City Council for Council approval.

There was general discussion and questions for clarification.

Chairperson **HAM** opened the public comment portion of the hearing.

FAVOR

None

OPPOSED

None

Chairperson **HAM** closed the public comment portion of the hearing and opened the Commission discussion.

No additional discussion.

Chairperson **HAM** closed the public hearing and called for a decision.

Motion was made by Commissioner **ESCOBAR**, seconded by Commissioner **BEARD**, that Negative Declaration No. 2010-02 be recommended for approval and forwarded to City Council for final action.

AYES: Commissioners **ESCOBAR, BEARD, IRWIN, HAM**

NOES: Commissioner **NONE**

ABSTAIN: Commissioner **DAWSON**

ABSENT: Commissioner **DROKER, JENNINGS**

Motion was made by Commissioner **ESCOBAR**, seconded by Commissioner **BEARD**, that General Plan Amendment No. 2010-01 (2009-2014 Housing Element), be recommended for approval and forwarded to City Council for final action

AYES: Commissioners **ESCOBAR, BEARD, IRWIN, HAM**

NOES: Commissioner **NONE**

ABSTAIN: Commissioner **DAWSON**

ABSENT: Commissioner **DROKER, JENNINGS**

UNSCHEDULED ORAL PRESENTATIONS

6. Any person may directly address the Commission at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Commission. A maximum of five minutes is allowed for each speaker.

None.

DISCUSSION

A.) Council Action on Agenda Items.

Variance Application No. 2010-01, filed by ES & A Sign and Awning, was sent to City Council as an action memo. No appeal was filed.

B.) Items from Staff.

None.

C.) Items from Commission.

Commissioner **DAWSON** inquired as to the status of the automotive music store on Seventh Street, regarding color scheme and the large mural on the side of the building. City Attorney Mizote stated that his office is working with Code Compliance and has given the owners 30 days to take action. If they do not come into compliance within that time frame, the City attorney's office will pursue the matter.

Planning Manager Cain clarified that the color of the building is not in violation at this point, because the building has been purple for many years. If the owner decides to repaint the building, other than purple, it must come into compliance with the color palette.

Commissioner **DAWSON** also inquired about the liquor store on East Seventh selling adult material.

Planning Manager Cain stated that they are allowed to have a certain area of the store, out of view of the public, for adult materials. They are in compliance.

Commissioner **IRWIN** reported 12th Avenue, between Fargo and Grangeville Boulevard, has very tall weeds that are cracking the pavement. Staff will follow up on this.

Commissioner **BEARD** requested follow-up information regarding a complaint she had passed on to Planning Manager Cain about an odor emanating from the cheese factory. Planning Manager Cain reported that there was an equipment failure at the plant. Public Works sent someone out right away, and the plant was already aware of the problem and was working on it.

Commissioner **BEARD** reported the former Country Waffle restaurant has tall weeds.

Commissioner **ESCOBAR** asked about a house on the northeast corner of Fargo and Douty, facing west that has tall weeds. Planning Manager Cain stated that it is bank owned; however, they are required to maintain the property.

Planning Manager Cain had follow-up information for Commissioner **HAM** regarding 1424 Acres, which had been vandalized. That property is in bankruptcy. It is owned by investors who have withdrawn their funding. There is no one to contact. Code Compliance is looking into the cost to either fence the sites or demolish the structures to avoid future problems.

Commissioner **ESCOBAR** asked what could be done about flyers that are left at homes or on vehicles. Community Development Director Straus suggested the Commissioners bring any flyers they receive to the Community Development office for follow up.

Commissioner **ESCOBAR** asked what can be done about vacant houses and other buildings that have graffiti.

Community Development Director Straus stated that we do have a page on the Web site to fill in a form and send an email directly to the Police Department. He further stated that the action plan for the CDBG grant includes \$5,000 for graffiti abatement.

ADJOURNMENT

At 8:21 p.m., Chairperson **HAM** adjourned the Hanford City Planning Commission meeting.

Respectfully submitted,

Diana Black, Community Development Department Secretary

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAN CHIN

VICE MAYOR
SUE SORENSEN

COUNCIL MEMBERS
DAVID G. AYERS
DAVE THOMAS
CATHERINE WILLIS

CITY MANAGER
HILARY M. STRAUS

June 1, 2010

TO: City Manager/City Council

FROM: Economic Development Manager

SUBJECT: Adoption of the FY 2010-11 Community Development Block Grant (CDBG) Annual Action Plan

RECOMMENDATION:

Staff recommends that the City Council: 1) hold a public hearing to receive input on the CDBG annual Action Plan, and 2) by motion, approve the Action Plan and budget amendment for the new capital projects by adopting the accompanying resolution.

DISCUSSION:

The City of Hanford is an entitlement jurisdiction, which means it receives annual funding directly from the U.S. Department of Housing and Urban Development (HUD), as opposed to competing for the funds through an application process. The City will receive an allocation of approximately \$585,232.00 from HUD through the CDBG Entitlement Fund based on population and community need. The City's Finance Department has prepared a summary of the CDBG accounts which indicates that there is a \$468,288.50 deficit in program income. Cash balance has been an ongoing problem since the inception of the City's entitlement program, and staff is working diligently with CDBG staff and the City's Finance Department to resolve this issue. The cash balance program income deficit will be resolved in the following ways:

1. The \$194,340.00 in FY 2010-11 program income funds will be used to offset the deficit.
2. Cash balances in the amount of \$277,351.83 remain in several projects that have been fully completed will be used to offset the deficit.

There is a total of \$471,691.83 in program income and remaining cash balances. If the \$468,288.50 deficit is subtracted, this leaves a program income balance of \$3,403.33 to spend on FY 2010-11 projects and \$468,288.50 to offset the deficit. The current and previously allocated funds create a total annual budget of \$588,635.00.

In order to fund all of the proposed activities, staff proposes to: 1) claim the entire FY 2010-11 allocation of new CDBG Entitlement revenue; 2) allocate anticipated program income for FY 2010-

11, which will be allocated to the Action Plan with the approval of the FY 2010-11 budget; 3) amend the previous years' action plans to reallocate unexpended program funds to the deficit.

The CDBG Entitlement Program requires that the funds are used to meet at least one of the three national objectives which are to: 1) benefit low to moderate-income persons; 2) aid in the prevention or elimination of slum and blight; or 3) address an urgent community need.

Eligible activities include, but are not limited to, housing rehabilitation, homeownership assistance, neighborhood revitalization, code enforcement, business loans, and community development activities (e.g., the construction or rehabilitation of community infrastructure and facilities).

Staff has developed the FY 2010-11 Action Plan (Exhibit A) that specifies the use of the FY 2010-11 budget. The annual Action Plan allocates one year's funding (new entitlement, new program income, reallocated program income and reallocated entitlement dollars) to specific projects and activities for the CDBG program. The needs addressed each year are based on the priorities established in the FY 2010-2014 Consolidated Plan's five-year strategy.

A 30-day comment period (for review and commenting on the proposed Action Plan activities) was noticed in the newspaper. No comments were received by the public during the comment period.

Attached for council's approval is the resolution and final annual Action Plan that includes the following proposed projects:

Housing Rehabilitation and Emergency Repair	\$ 259,636
Lacey Park Refurbish Existing Wading Pool and Existing Basketball Courts	\$ 25,000
Hidden Valley Park Refurbish Existing Sand Volleyball Courts and Centennial Park Improvements	\$ 22,500
218 N. Douty St. (Rabobank lease)	\$ 73,772
Longfield Center Improvements	\$ 15,000
Code Compliance	\$ 70,000
Graffiti Abatement	\$ 5,000
<u>Allowable Administration Cost</u>	<u>\$ 117,727</u>
Total	\$ 588,635

All of the above projects are eligible CDBG activities, and can be considered for funding. Upon receiving input from the public, and adopting the resolution, the attached annual Action Plan will be forwarded to HUD for approval.

SUPPORT OF COUNCIL GOALS:

- Financially Sound City Providing Quality Services
- Quality Revitalization, Redevelopment and Development

IMPACT ON BUDGET:

The Action Plan is proposed to be a three step process: 1) the City will be receiving an allocation of \$585,232.00 in CDBG Entitlement funding; 2) the allocation of \$3,403.00 of new program income will be incorporated as part of the FY 2010 budget approval; and 3) reallocate \$277,351.83 of previously allocated entitlement and previously allocated program income to the deficit.

LINE ITEM	AMOUNT
CDBG allocation	\$ 585,232.00
Program Income	3,403.33
TOTAL ENTITLEMENT AND PROGRAM INCOME	\$ 588,635.33

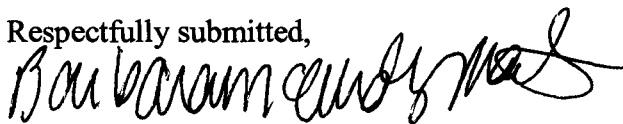
Note: The program income deficit is \$468,288.50. The projected FY 2010-2011 program income is \$194,340.00. Cash balances remaining in several unspent CDBG projects totals \$277,351.83. The program income and cash balances eliminate the deficit and leave total available program income of \$3,403.33.

This Action Plan requires a budget amendment. The projects at Lacey Park, Hidden Valley Park, 218 N. Douty Street, and Longfield Center are new capital projects, and as a result require a budget amendment (Exhibit B). This is shown in the following table:

PROJECT	CURRENT AMOUNT	PROJECTED AMOUNT	CIP PAGE	EXISTING FUND SOURCE	PROPOSED FUND SOURCE
Lacey Park	\$ 0.00	\$ 25,000.00	N/A	N/A	CDBG
Hidden Valley Park	\$ 0.00	\$ 22,500.00	N/A	N/A	CDBG
218 N. Douty Street	\$ 0.00	\$ 73,770.00	N/A	N/A	CDBG
Longfield Center	\$ 20,000.00	\$ 30,000.00	218	CDBG	CDBG

Failure to adopt the Action Plan will result in the City not receiving its allocation for FY 2010-2011.

Respectfully submitted,



Barbary McCurdy Marty
Economic Development Manager



Cathy Cain
Interim Community Development Director

Entitlement cdbg\fy 2010-11\action plan ph #2 cc mmo

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN
FOR FISCAL YEAR 2010-2011**

At a regular meeting of the City Council of the City of Hanford duly called and held June 1, 2010, upon motion of Council Member _____, and seconded by Council Member _____, and carried, the following resolution was adopted:

WHEREAS, the City of Hanford opted to become an Entitlement Community within the Community Development Block Grant (CDBG) Program in November 2003, allowing the City to receive an allocation directly from the U.S. Department of Housing and Urban Development (HUD) each year; and

WHEREAS, the \$585,232 in annual funds are to be used to benefit low to moderate-income households and neighborhoods in the elimination or prevention of slum and blight for such programs as housing rehabilitation, affordable homeownership assistance, neighborhood improvement, community services, as well as community development activities such as the construction or rehabilitation of community infrastructure and facilities and economic development; and

WHEREAS, pursuant to the provisions of the Housing and Community Development Act of 1974, as amended, the thirty day review period for the Action Plan for Fiscal Year 2010 to Fiscal Year 2011 has expired without public comment.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopt the Community Development Block Grant Action Plan for the period from Fiscal Year 2010 to Fiscal Year 2011 (Exhibit A).

BE IT FURTHER RESOLVED that the City Council approve the budget amendments for the new capital projects at Lacey Park, Hidden Valley Park, 218 N. Douty Street, and Longfield Center (Exhibit B).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford duly called and held on the 1st day of June, 2010, by the following votes:

AYES: COUNCIL MEMBER _____

NOES: COUNCIL MEMBER _____

ABSTAIN: COUNCIL MEMBER _____

ABSENT: COUNCIL MEMBER _____

APPROVED: _____

MAYOR

Attest: _____
City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, KAREN MADRUGA, City Clerk of the City of Hanford do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of June 2010.

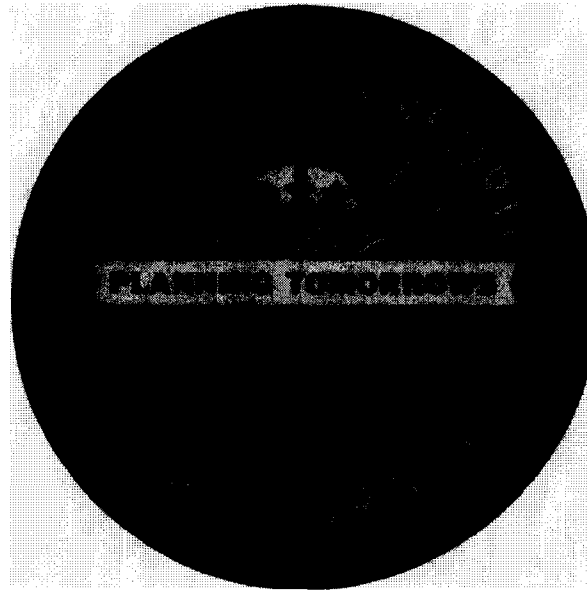
Date: _____

City Clerk

Exhibit A

CITY OF HANFORD

“Planning Tomorrows”



2010-2011 ANNUAL ACTION PLAN

**City of Hanford
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-2581**

City of Hanford

Fiscal Year 2010-2011 Action Plan

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ACTION PLAN

Through the Department of Housing and Urban Development (HUD), the City of Hanford receives Community Development Block Grant funds to carry out a wide range of activities directed toward revitalizing neighborhoods and developing viable communities by providing decent housing, a suitable living environment and expanding economic opportunities for low and moderate-income households.

The annual Action Plan outlines the programs and individual objectives for each year. The Action Plan serves as the implementing document for the strategies and goals identified in the City of Hanford's Five-Year Consolidated Plan. This Action Plan covers the final year of the 2010-2014 Consolidated Plan from period July 1, 2010 to June 30, 2011 (Fiscal Year 2010-2011).

EXECUTIVE SUMMARY

Objectives and Outcomes

Under the guidance of the Consolidated Plan, the City of Hanford developed a comprehensive list of priority housing and community development needs for the city. The priority of each project is based on several factors. First priority is given to projects that are identified in the Consolidated Plan. Second priority is given to eligible projects and/or activities that are recommended via public meetings and discussions that have been held to ascertain which projects the City Council and citizenry would prefer to fund. Other issues considered when determining project selection are as follows:

1. Meeting the national objectives
2. Readiness of project
3. Projects not provided by other sources
4. Projects supported by the public
5. Amount of project
6. Funding availability

The FY 2010-2011 Action Plan describes the activities planned for the upcoming year in relation to the strategies, objectives and goals outlined in the City of Hanford Consolidated Plan.

Evaluation of Past Performance

Past projects include funding a variety of housing activities, as well as improvements to public facilities.

The City's current housing programs remain popular with local residents, as evidenced by the amount of money expended thus far. The FY 2009-2010 Action Plan allocated \$300,000 to a first-time homebuyer program and \$285,000 to Emergency Repair Program.

Community development activities are necessary in promoting and developing a viable community. However, community development projects tend to take longer to carry out, as most depend on the availability of staff (if completed in house) and/or the completion of the procurement process and the availability of contractors (when contracted out).

The chart below illustrates the progress of the activities identified in the FY 2009-2010 Action Plan.

Table 1
FY 2009-2010 Action Plan Activities and Progress

Project	Allocation	Progress to date
First-time Homebuyer Acquisition Only	\$ 300,000	To date, a total of \$155,601 has been expended assisting three (3) new buyers.
Rehabilitation Program/ Emergency Repair	\$ 285,000	To date, a total of \$82,283 has been expended or will be expended, assisting 11 homeowners.
Park Improvements - Longfield Center Restroom Renovation	\$ 20,000	To date, the environmental has been completed. Funds will be expended by December 2010.
Code Compliance	\$ 70,000	Code compliance activities are ongoing, and \$35,000 has been expended on 247 cases. Funds will be expended by June 30, 2010.
Park Improvements - Hidden Valley Park Playground Renovation	\$ 95,000	To date, \$89,265.17 has been expended. Another \$2,000 will be expended by July 2010. It will be closed out at that time.
Courthouse Improvements - Metal Roof Refurbishing	\$ 85,000	To date, the environmental has been completed. This project should be completed by December 2010.
Air Quality Element	\$ 34,656	To date, the environmental has been completed. No funds have been expended. This project should be completed by June 2011.
City Wide Business Loan Fund	\$ 199,912	Loan is being processed and should close by June 2010.

Community Outreach and Citizen Participation

The City has developed the Citizen Participation Plan that details the specifics for citizen participation. In summary, the Citizen Participation Plan states, with regards to the adoption of the Consolidated Plan and Annual Action Plan, advanced public notice shall occur once a Consolidated Plan document is available for comment and review. There shall be advanced public notice of all public hearings and all public meetings such as the City Council, and other City committee and commission meetings relating to the funds or planning process covered by this Citizen Participation Plan. It also states as follows:

Public Comments, Views and Responses

City of Hanford staff will ensure adequate advance notice of all public hearings and meetings. Adequate noticing will include:

- Public display advertised notices in English and Spanish in the *Hanford Sentinel* at least ten (10) days prior to the public meetings for all Consolidated Plan documents. Notices will indicate that there is a thirty (30) day review period on the Consolidated Plan or Amendment, or a fifteen (15) day review period for the CAPER, in which to receive comments from citizens before submission of the plan or report to the City Council for approval.
- Posted notices at the City Offices, 315, 317 and 319 N. Douty Street.
- Posted notices on Hanford's website (www.ci.hanford.ca.us.)

Public hearings and meetings are necessary in order to obtain public input and to provide the public with the City's responses to public questions and proposals. The law requires a minimum of two (2) public hearings, one regarding community needs, and proposed uses of funds, and the second to assess how funds were spent during the previous program year.

Public hearings and meetings will be held at the City Council chambers, 400 N. Douty Street. The City complies with the Americans with Disabilities Act, and will make accommodations for persons with special needs. Public hearings and the review of Action Plan documents will be held at the City Council chambers, which is accessible to people with disabilities. Provisions will be made for people with disabilities when requests are made at least five (5) working days prior to a hearing. Translators will also be provided for Spanish-speaking residents. Public hearings have usually been held in the evening at a time convenient to most residents, especially those who might benefit from the use of funds. The City Council chambers are accessible by public transportation.

Copies of Action Plan documents will be provided to the public free of charge. These materials will be available in a form accessible to persons with disabilities, upon request. Action Plan documents will be available at the City of Hanford Community Development Department, 317 N. Douty Street, Hanford, and Telephone (559) 585-2582. The Action Plan will also be posted on the city's website www.ci.hanford.ca.us.

The City conducted the first of two public hearings on April 6, 2010 to solicit input from residents on the needs in Hanford. The City Council and audience supported the draft projects presented at the study session. The City staff provided input. The meeting was noticed in the *Hanford Sentinel* newspaper in English and Spanish. The meetings were held at 7:30 p.m. for maximum participation.

The City conducted a second public hearing on May 18, 2010, to receive input from residents and approve the Annual Action Plan.

The 30-day review period for the Action Plan was noticed by an advertisement in English and Spanish in the *Hanford Sentinel* on April 16, 2010.

See Appendix A of this plan for public comments received.

Hanford will continue to seek to broaden public participation through articles in newspapers and discussion at other forums.

OTHER AVAILABLE RESOURCES

The City of Hanford will use a number of funding sources to leverage and augment Community Development Block Grant (CDBG) funds to address the needs identified in our community and the goals in the Strategic Plan of the 2010-2014 Consolidated Plan.

- City General Fund
- Redevelopment Agency 20% Set Aside Fund
- HOME funds (when available)
- HCD funds (when available)
- CalHome funds (when available)
- Redevelopment Agency
- Downtown 2010 Revitalization Fund
- Transportation Fund
- Cigarette Tax
- Section 8 by the Kings County Housing Authority
- Low-Income Housing Tax Credits by private developers such as Self-Help Enterprises
- McKinney-Vento Homeless Assistance Act Funds

ANNUAL OBJECTIVES

The annual budget is that of the Community Development Block Grant allocation and program income on hand, totaling a projected budget of **\$588,635**. Table 2 below illustrates the proposed activities for the upcoming year.

Table 2
FY 2010-11 Proposed Projects

Funding Sources				Amount
CDBG Allocation				\$ 585,232
Program Income				\$ 3,403
TOTAL				\$ 588,635
Proposed Projects				
Program Name	Description	Objectives	Outcome Performance Measure	Proposed Project Cost

Housing				
Housing Rehabilitation	Provide loans and grants to very low to moderate income first-time homebuyers for home repairs and the emergency repairs.	Decent affordable housing	Affordability	\$ 259,636
Subtotal Housing				\$ 259,636
Economic Development, Public Facilities and Infrastructure				
Lacey Park Refurbish Existing Wading Pool and Existing Basketball Courts	Provide funds to install new fiberglass pool liner and safety upgrades and new basketball poles, backboards and resurface courts.	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$ 25,000
Hidden Valley Park Refurbish Existing Sand Volleyball Courts and Centennial Park Improvements	Provide funds to construct safety upgrades including new curbs, volleyball facilities, sand surfacing and ADA compliant pathway at both parks and provide funds to refurbish existing sand volleyball court at Centennial Park.	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$ 22,500
218 N. Douty St. (Rabobank lease)	Provide funds to repaint this City-Owned building exterior and replace rain gutters and repaint building exterior.	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$ 73,772
Longfield Center Improvements	Provide funds to refurbish bathroom facilities (install new flooring, lighting, counters, sinks, faucets and FRB walls) in conformance with ADA standards.	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$ 15,000
Code Compliance	Code compliance activities in low to moderate income	Creating a suitable living	Improving sustainability by promoting	\$ 70,000

	neighborhoods	environment	viable communities	
Graffiti Abatement	Graffiti abatement activities in low to moderate income neighborhoods	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$ 5,000
Subtotal Economic Development, Public Facilities and Infrastructure				\$ 211,272
Subtotal Projects				\$ 470,908
Planning and Administration (20% limit)				
Planning and Administration				\$ 117,727
Subtotal Planning and Administration				\$ 117,727
TOTAL BUDGET				\$ 588,635

HOUSING OBJECTIVES AND OUTCOME MEASUREMENTS

The City of Hanford is committed to increasing opportunities for affordable housing. In the past, the City has used available resources to support affordable housing and infill development, first-time homebuyer assistance and homeowner rehabilitation. This year's action plan allocates \$259,636 to rehabilitation activities.

Housing Rehabilitation

The City's Housing Rehabilitation Program provides financing to very low to moderate-income (at or below 80% of Kings County median income) Hanford homeowners for home repairs, with the emphasis being the elimination of health and safety hazards. This addresses the city's goal to provide decent housing to Hanford's very low to moderate-income homeowners; and maintaining and preserving Hanford's existing housing.

2010-11 Objectives: Provide loans/grants for five (3) qualifying Hanford homeowners through the Housing Rehabilitation Program and eight (8) through the Emergency Repair Program.

Funding: \$259,636

Milestones: Assist five (5) families in one (1) year

COMMUNITY DEVELOPMENT OBJECTIVES AND OUTCOME MEASUREMENTS

The community development activities outlined in this plan complement the city's ongoing efforts to promote economic development opportunities while promoting a

viable community. This year's action plan allocates \$470,908 to community development activities, and is consistent to the Community Development goals of the Consolidated Plan, which are as follows:

- Facilitate a successful business environment to retain the existing business base and attract new businesses and industries.
- Improve the infrastructure and physical environment of Hanford's target areas.
- Improve the public facilities of the City of Hanford.

Lacey Park Refurbish Existing Wading Pool and Refurbish Existing Basketball Courts

Improve the public facilities, infrastructure and physical environment of Hanford's target area. This addresses the impediment of providing services in this very-low to moderate income neighborhood.

2010-11 Objectives: Provide funds to install new fiberglass liner and safety upgrades and provide funds to install new basketball poles, backboards and resurface courts, a facility located in a very low to moderate-income area.

Funding: \$25,000

Milestones: Improvements by June 2011

Hidden Valley Park Refurbish Existing Sand Volleyball Courts and Centennial Park Improvements

Improve the public facilities, infrastructure and physical environment of Hanford's target area. This addresses the impediment of providing services in this moderate income neighborhood.

2010-11 Objectives: Provide funds to construct safety upgrades including new curbs, volleyball facilities, sand surfacing and ADA compliant pathway and provide funds to refurbish existing sand volleyball court and construct safety upgrades including new curbs, volleyball facilities, sand surfacing and ADA compliant pathway, a facility located in a moderate-income area.

Funding: \$22,500

Milestones: Improvements by June 2011

218 N. Douty St. (Rabobank lease)

Improve the public facilities, infrastructure and physical environment of Hanford's target area. This addresses the impediment of providing services in this very-low to moderate income neighborhood.

2010-11 Objectives: Provide funds to repaint this City-Owned building exterior and replace rain gutters and repaint building exterior, a facility located in a very low to moderate-income area.

Funding: \$73,772

Milestones: Improvements by June 2011

Longfield Center Improvements

Improve the public facilities, infrastructure and physical environment of Hanford's target area. This addresses the impediment of providing services in this very-low to moderate income neighborhood.

2010-11 Objectives: Provide funds to refurbish bathroom facilities (install new flooring, lighting, counters, sinks, faucets and FRB walls in conformance with ADA standards, a facility located in a very low to moderate-income area.

Funding: \$15,000

Milestones: Improvements by June 2011

Graffiti Abatement

Provide graffiti abatement activities in low to moderate income neighborhoods to improve the physical environment.

2010-11 Objectives: Provide graffiti abatement services

Funding: \$5,000

Milestones: Improvements by June 2011

Code Compliance

Provide code compliance activities in low to moderate income neighborhoods to improve the physical environment.

2010-11 Objectives: Conduct ongoing code compliance activities

Funding: \$70,000

Milestones:

Completed by June 2011

Planning and Administration

Provide efficient administration and oversight of the CDBG program and undertake planning efforts to address the needs of very-low to moderate income residents.

Funding for eligible administration costs for CDBG programs, include but are not limited to IDIS training, program set-up and monitoring of subrecipient activities as well as other Consolidated Plan administrative activities.

2010-11 Objectives:

Conduct administrative services

Funding:

\$117,727

Milestones:

Completed by June 2011

GEOGRAPHIC DISTRIBUTION

Projects are generally located within census block group areas that are at or below 80% of the Kings County median household income level. Housing activities especially are located within this low-income area. Economic development business loans are located throughout the City, but those not in the target area will have job-creation requirements as per HUD regulations. Infrastructure projects are also located in the low-income area to assist low to moderate-income persons and neighborhoods.

Figure 1
Low to Moderate Income Concentration Area Map

CITY OF HANFORD

*Low to Moderate Income
Concentration Area Map*

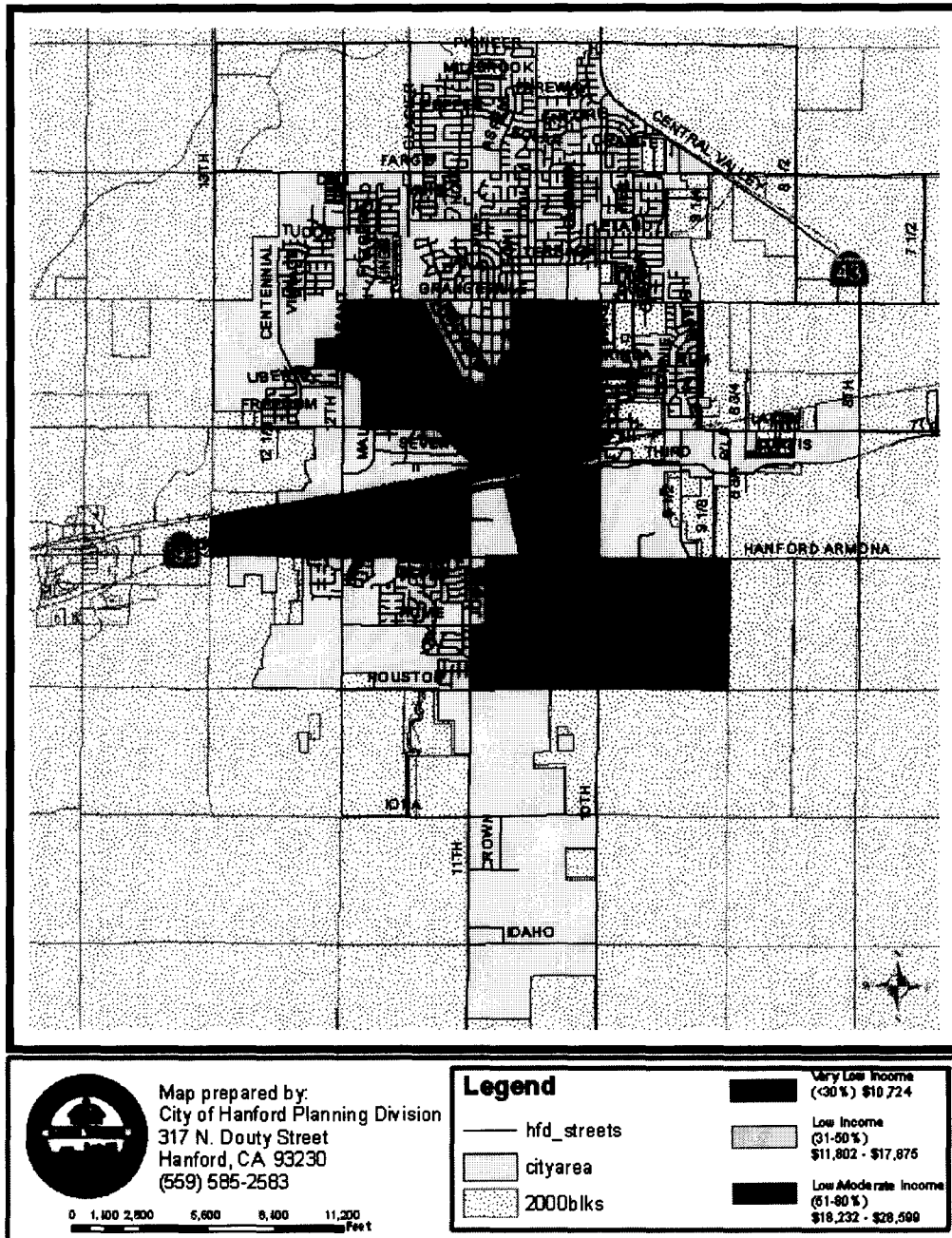


Table 3
Median Income Kings County

2000 Census Median Income Kings County					
Census Tract	Block Group	Median Income	Very Low Income (<30%) \$10,724	Low Income (31-50%) \$11,802 to \$17,875	Low/Moderate Income (51-80%) \$18,232 to \$28,599
5	3	\$24,063			X
9	1	\$27,500			X
9	4	\$22,568			X
9	5	\$20,127			X
9	6	\$26,964			X
9	7	\$24,435			X
10	1	\$19,412			X
10.02	1	\$23,534			X
11	1	\$16,250		X	
11	2	\$18,152			X
11	3	\$20,795			X
11	4	\$27,333			X
11	5	\$26,397			X
Notes: Targeted Income Group is 80% or less of median income.					

Figure 2
Minority Concentration Area Map

CITY OF HANFORD
Minority Concentration Area Map

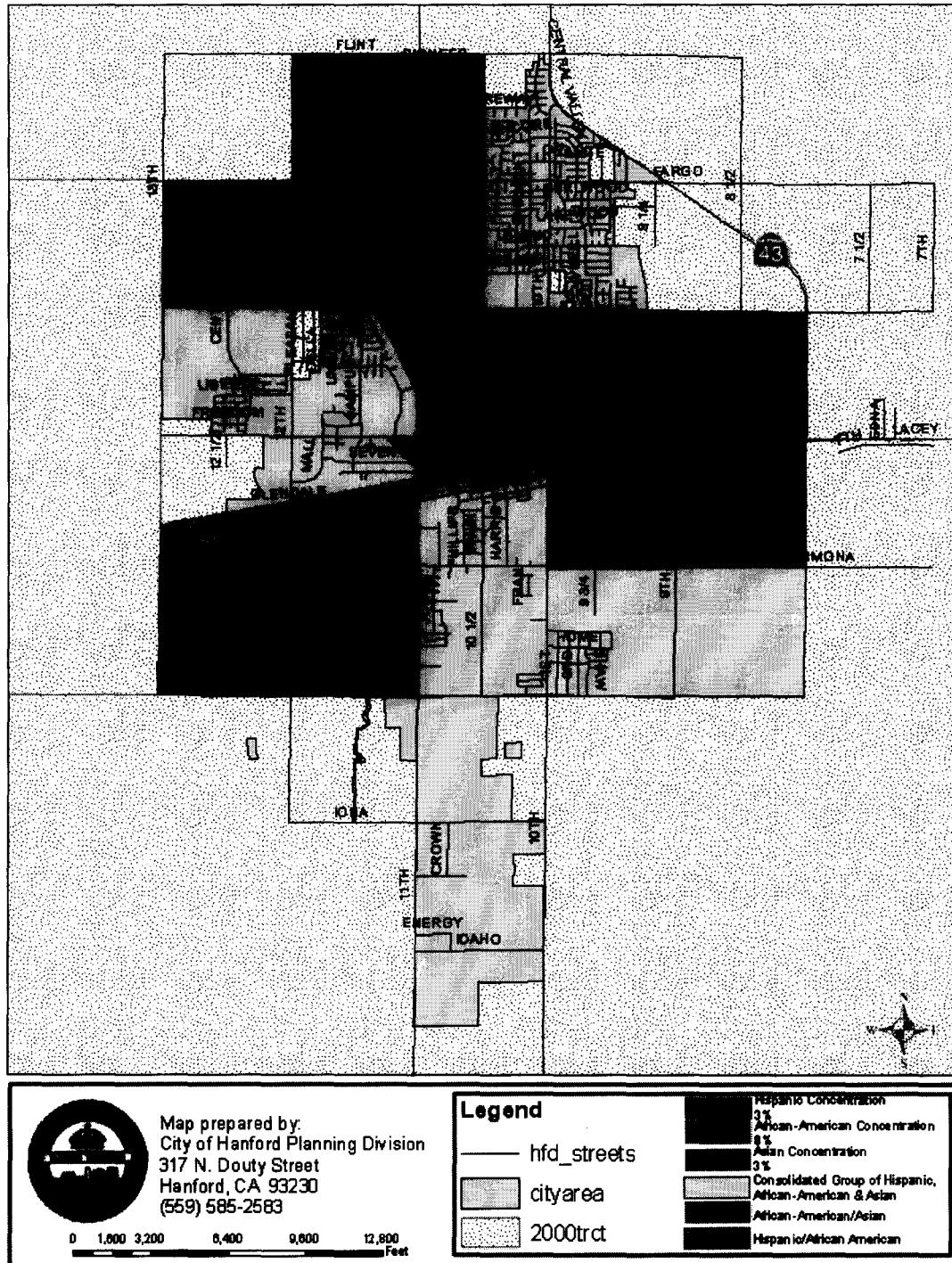


Table 4
2000 Census Minority Concentration

Higher Hispanic Concentration		
Located In:	KC Ave = 43%	City or County
Tract 5	42.8%	(Part County)
Tract 8	42.2%	(Part County)
Tract 9	48.4%	
Tract 10.02	56.7%	(Part County)
Tract 10.03	49.7%	(Part County)
Tract 11	64.7%	(Part County)

Higher Black Concentration		
Located In:	KC Ave = 8.3%	City or County
Tract 10.01	5.4%	(Part County)
Tract 10.02	7.0%	(Part County)
Tract 10.03	6.7%	(Part County)
Tract 11	10.8%	(Part County)

HOMELESS PROFILE AND STRATEGY

The City of Hanford will continue to support the efforts of the Kings Community Action Organization (KCAO), Salvation Army, and Kings-Tulare County Continuum of Care Group and others in their efforts to serve the homeless and in homeless prevention. The city recently joined the Kings-Tulare Continuum of Care Group to research ways in which Hanford can participate. The City allocated \$5,000 in a previous action plan to the Kings-Tulare County Continuum of Care Group to develop a comprehensive Five Year Homeless Continuum of Care Plan that details objectives, strategies and action steps for reducing homelessness. To date, the study has not been completed.

Homeless Profile

Homelessness is the result of several factors – loss of employment, inability to find jobs, need for employment retraining, and cost of housing, chronic health problems, physical disabilities, and mental health disability, and drug and alcohol addictions.

Obtaining information is difficult because many are not obviously homeless and may live with friends, family or at temporary shelters. The Kings/Tulare County Continuum of Care Group conducted a survey of homeless people in both counties in which 134 people responded and the following profile appeared for Hanford:

- There are 234 homeless.

- 100 are children. 27 children are staying with friends or family, 13 are with child protective services, 3 are in foster care, 21 are with another parent and one is pregnant.
- 83 percent are English speaking, 17 percent are Spanish speaking.
- 49 percent have been homeless before.
- 17 percent are employed, 83 percent are unemployed.
- 7 percent are veterans.
- 39 percent are ex-offenders.
- 73 percent are from Kings County.
- 17 percent are homeless with a spouse or partner.
- 55 percent need a studio or one bedroom housing unit. 18 percent need 3 bedroom or above housing unit.
- 134 are adult homeless.
- 68 percent have been homeless for 1 year or less. 33 percent have been homeless for more than 1 year. 33 percent have been homeless for more than 2 years.
- 33 people percent are chronically homeless.
- 46 percent are Hispanic, 11% are African American, 35% are white.
- 51 percent are female.
- 29 percent have less than a grade school education and 50 percent have a high school education. 16 percent have some college and 4% have a college degree, 1% never attended school.
- 37 percent are women with children.
- 10 percent are victims of domestic abuse.
- 76 percent are disabled.
- More than one-half need medical, food, dental, legal, job training and housing assistance.
- 62 percent have never been homeless before.
- In 2000, 16 percent of individuals and 22 percent of families in Hanford were living below the poverty line and thus were at risk of being homeless.
- The homeless people are not concentrated in a given area, making identification and assistance more difficult.
- 57 percent have been homeless for 1 year or less. 42 percent have been homeless for more than 1 year. 26 percent have been homeless for more than 2 years.

Homeless Services

- There is a lack of homeless services in Kings County, specifically for men and youths. Emergency food and clothing services are provided to lower income persons and the homeless in Hanford by the following agencies:
 - Episcopal Church of the Savior provide food and services.
 - The Salvation Army offers financial assistance for bills, food, motel vouchers, and bus or plane tickets.
- KCAO operates a 29-bed emergency shelter for women and children.
- The Kings/Tulare County Continuum of Care Group is a group of homeless service providers, support service agencies, government agencies, shelter recipients and other interested individuals and agencies that collaborate in meeting the needs of the homeless in both Kings and Tulare Counties. They

began in 1999, and have since conducted surveys to define the make up of the homeless in our communities and research needs, plan and develop a comprehensive approach to reducing the homeless cycle in Kings and Tulare Counties. There are 66 agencies and private entities that belong to the Continuum of Care, including 24 in Kings County.

- The City of Hanford supports the soup kitchen at the Episcopal Church. In addition, the City has a formal agreement allowing KCAO to use our name as a partner in obtaining grant funds.
- Proteus, American Red Cross, KCAO, and Kings County ILP provide vouchers for emergency shelters.

Homeless Strategy

The city will prevent homelessness by supporting the County of Kings efforts and the Kings Tulare County Continuum of Care. Programs that the city operates that assist with special populations and homeless transition to permanent housing include first time homebuyer programs, housing rehabilitation, Habitat for Humanity and a multi-family low income complex funded through Home and low-income Housing Tax Credits. All units target very low to moderate income families. Habitat targets very low income and all of the multi-family units are designated for very low income people. Many of the first time home-buyers and rehabilitation clients are single parents, Hispanic, disabled, farm workers or seniors. Without city assistance these people would not be able to own a home or their home would be in severe disrepair.

The City will not be utilizing CDBG funding for homelessness prevention, or ending chronic homelessness. These services are offered through the county. The Kings County Housing Authority is the recipient of Section 8 funding in the county. Neither the city nor county utilize McKinney-Vento Homeless Assistance Act Funds.

OTHER ACTIONS AND SPECIAL NEEDS ACTIVITIES

Removing Barriers to Affordable Housing

The City is committed to removing or reducing barriers to affordable housing. A variety of actions are contained in the Housing Element to address these issues. The City will strive to meet these during the five year term of the Housing Element. Such actions include:

- Code Compliance
- Housing rehabilitation program
- Preservation of at-risk affordable housing
- Provide sites adequately zoned and sized for affordable housing
- Develop density bonus program
- Continue with Planned Unit Developments process to encourage unique housing developments
- First time homebuyer programs
- Support Kings County Housing Authority's Section 8 Housing Choice Voucher program
- Residential infill construction program

- Affordable housing assistance
- Increase farm worker and employee housing
- Support efforts to develop emergency and transitional shelters
- Housing for disabled persons
- Promote equal housing opportunities

Special Populations Strategy

The City of Hanford will continue to support the efforts of local agencies, such as the Kings County Commission on Aging that serve special populations, i.e. elderly, frail elderly and persons with disabilities. The City continues to be a resource to clients in need of financing for health and safety and/or emergency home repairs. The majority of the City's Emergency Repair Program applicants are very low to low-income seniors with some type of disability.

The City will also continue to support the various agencies providing services to persons with disabilities, youth, substance abusers, farm workers and persons with HIV/AIDS. Hispanics, elderly, disabled persons and farm workers continue to utilize the existing programs, primarily housing rehabilitation. Spanish-speaking personnel are available to assist potential clients.

Public Housing Strategy

Public housing is provided by Kings County Housing Authority. The provision of public housing is a function of County Government and therefore, the City will not be supplying funding for this segment. The Housing Authority provides low-income families with affordable rental housing that is decent, safe, and sanitary. The Housing Authority provides rental assistance to approximately 1,090 individuals and families in its Section 8 Housing Choice Voucher and affordable housing programs, as is detailed below:

- 688 Section 8 Housing Choice Vouchers (varies according to funding)
- 268 Public Housing Units
- 32 State Housing Apartments
- 12 Foster Youth Transitional Housing Program Spaces
- 45 Farm Labor Housing Residences
- 44 Senior Citizen Apartments
- 1 Market Rate Single Family Home

Lead-Based Paint Reduction Strategy

The City will continue to work with Kings County in accordance with state law. The City will continue to test for lead-based paint with all federally funded housing programs.

Anti-Poverty Strategy

The City will continue to support the efforts of the existing agencies to prevent poverty, such as the Kings County Workforce Development Board's One-Stop Job Center, and the various Kings County departments. The City of Hanford will continue its economic

development efforts to improve the business environment and stimulate business expansion and job growth for very low to moderate-income persons.

Institutional Structure and Coordination

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the County. Coordination and collaboration between the agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below:

Public Sector

City of Hanford Community Development Department

The City's Community Development Department includes the Housing Division and Economic Development Division. It is responsible for the administration of the City's community development programs.

City of Hanford Public Works Department

The City's Public Works Department includes the Utilities, Streets, Engineering, and Parks Maintenance Divisions. It is responsible for managing infrastructure improvement programs.

Kings County Health Department

The County provides lead-based paint testing, education and support for persons with HIV/AIDS.

Kings County Housing Authority

The Housing Authority provides low-income families with affordable rental housing that is decent, safe, and sanitary. The Housing Authority provides rental assistance to approximately 1,090 individuals and families in its Section 8 Housing Choice Voucher and affordable housing programs, as is detailed below:

- 688 Section 8 Housing Choice Vouchers (varies according to funding)
- 268 Public Housing Units
- 32 State Housing Apartments
- 12 Foster Youth Transitional Housing Program Spaces
- 45 Farm Labor Housing Residences
- 44 Senior Citizen Apartments
- 1 Market Rate Single Family Home

Kings County Department of Human Services

The goals of this department are as follows:

- Protect the children and adults of Kings County who are at risk
- Promote safety and well being of the families of Kings County to achieve family permanence, stability and self-reliance.
- Provide temporary economic assistance for those in need.
- Provide comprehensive employment and training services that promote personal responsibility, insure self-sufficiency, job retention and self-esteem.

Non-Profit Agencies

There are several non-profit agencies that serve the area such as Kings Community Action Organization who provides services related to child development, adolescent services, domestic violence, Head Start and homeless person services. The Kings Tulare Continuum of Care provides services for homeless people. The Kings County Commission on Aging and Kings Tulare Area Agency on Aging provide assistance to seniors in Kings County and Tulare County. The Central Valley Regional Center provides help to individuals with developmental disabilities, and children at risk. The Kings County Rehabilitation Center provides substance abuse education and treatment. Kings View Mental Health Services provides mental health services.

Coordination

The City is committed to continuing its participation and coordination with federal, state, County and local agencies, as well as with the private and non-profit sector to serve the needs of target individuals and families in the community.

Strengths/Gaps in the Delivery System

The primary strength in the delivery of the Action Plan is the system that is in place for social services. The city also has a good relationship with other government agencies and non-profits. Funding is a major gap in the delivery system. There is a lack of infrastructure throughout the City, specifically in the lower income neighborhoods, which are typically the older neighborhoods. There are not enough social services and affordable housing. And economic opportunities especially sustainable jobs are not readily available. As the City continues to grow, and its needs grow, and state and federal funding diminish, these gaps will be significant.

Monitoring

It is the responsibility of the City of Hanford Community Development Department Director to monitor all HUD funded activities to ensure that statutory and regulatory requirements including those enumerated in the Consolidated Plan certifications are being met and that performance reports and all other information submitted to HUD is correct and complete. The standard established by the City is to have no significant monitoring comments and to have no audit findings. Appropriate mechanisms have been established to ensure compliance with specific long-term monitoring requirements of the Community Development Block Grant program.

Specific monitoring functions of the Community Development Department Director include: review of potential activities to ensure compliance with eligibility, national objectives and overall benefit; review of projects, prior to, during and at completion of their implementation to ensure compliance with all statutory and regulatory requirement; review of financial documentation prior to request for funds through IDIS or other funding mechanism; supervise and train employees with emphasis on HUD statutory and regulatory requirements; prepare for and cooperate with city auditors conducting the annual Single Audit of federal funds received by the City; and review

all report and other documentation submitted to HUD to ensure correctness and completeness.

The Community Development Department Director also reviews subrecipients through financial and compliance monitoring to determine that all financial and regulatory requirements are met. Heavy reliance is placed on having subrecipient agreements, which require submission of documentation as funds are drawn down by the subrecipient, thereby enabling monitoring to occur throughout the course of the subrecipient contract.

HOPWA Program Requirements

The City does not utilize HOPWA funds.

Discharge Policy Certification

County agencies provide assistance to person being discharged from publicly funded institutions or shelters. The One Stop Job Center provides employment for youths, and people on probation. Parolees also receive job training in the correctional facility. The One Stop Job Center is also the county wide location for employment opportunities and consists of employment development department, Proteus, Kings County job training office and others. The City of Hanford does not provide assistance to this group, due to the fact that it is managed at the county level.

Appendix A

Public Comments

Appendix A includes the comments provided at the two Annual Action Plan public meetings held on April 6, 2010 and May 18, 2010. This section also includes the comments submitted during the public review period and those made at the City Council hearings on April 6, 2010 and May 18, 2010.

Public Meeting Number 1:

The first community meeting, a public hearing on the Annual Action Plan was held on April 6, 2010 at 7:30 p.m.

No comments were received.

Public Meeting Number 2:

The second community meeting, a public hearing was held on May 18, 2010 at 7:30 p.m. at the City of Hanford Council Chambers.

No comments were received.

Public Review Period

See above comments.

Council Hearing

Minutes will be added after the public hearing.

Appendix B

Certifications

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace - It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will-

- a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law Compliance, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan—The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3—It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature of Authorized Agent

Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan - It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including Section 108 guaranteed loans during program years 2010, 2011, 2012 (a period specified by the grantee consisting of one, two or three specific consecutive years), shall principally benefit persons of low and moderate-income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless

CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force—It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-Discrimination Laws—The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint—Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, L, and R;

Compliance with Laws—It complies with applicable laws.

Signature of Authorized Agent

Date

City Manager

Title

Appendix to Certifications

Instructions Concerning Lobbying And Drug-Free Workplace Requirements

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplace in question (see paragraph 3).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

319 N. Douty Street, Hanford, Kings County, California 93230

Check ____ if there are workplaces on file that are not identified here; the certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

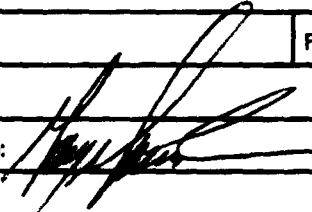
"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix C
Standard Form 424

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application	*2. Type of Application * If Revision, select appropriate letter(s) ☒ New ☐ Continuation *Other (Specify) _____ ☐ Revision	
3. Date Received: _____ 4. Applicant Identifier: _____		
5a. Federal Entity Identifier: _____		*5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Hanford		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 94-8000345		*c. Organizational DUNS: 149 340 676
d. Address:		
*Street 1: <u>319 N Douty St</u> Street 2: _____ *City: <u>Hanford</u> County: <u>Kings</u> *State: <u>California</u> Province: _____ *Country: <u>USA</u> *Zip / Postal Code <u>93230</u>		
e. Organizational Unit:		
Department Name: Community Development		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <u>Ms</u> *First Name: <u>Barbara</u> Middle Name: <u>McCurdy</u> *Last Name: <u>Marty</u> Suffix: _____		
Title: Economic Development Manager		
Organizational Affiliation: Municipality		
*Telephone Number: 559-585-2582		Fax Number: 559-583-1633
*Email: bmarty@ci.hanford.ca.us		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: C. City or Township Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify)	
*10 Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: <u>14-218</u> CFDA Title: <u>Community Development Block Grant</u>	
*12 Funding Opportunity Number: <u>MBL-SF424Family-AllForms</u> *Title: <u>MBL-SF424Family-AllForms</u>	
13. Competition Identification Number: Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): City of Hanford	
*15. Descriptive Title of Applicant's Project: Community Development Block Grant Program. Program is designed to address local housing needs, upgrade the physical environment and provide for a viable community.	

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant: 20	*b. Program/Project: 20	
17. Proposed Project:		
*a. Start Date: 7/10	*b. End Date: 6/11	
18. Estimated Funding (\$):		
*a. Federal	<u>585,232</u>	
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	<u>3,403</u>	
*g. TOTAL	<u>588635</u>	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
☒ a. This application was made available to the State under the Executive Order 12372 Process for review on <u>04/16/10</u>		
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.		
☐ c. Program is not covered by E. O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
☐ Yes ☒ No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)		
☒ ** I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
Authorized Representative:		
Prefix: <u>Mr</u>	*First Name: <u>Gary</u>	
Middle Name: <u>W</u>		
*Last Name: <u>Misenhimer</u>		
Suffix: _____		
*Title: <u>City Manager</u>		
*Telephone Number: <u>559-585-2516</u>		Fax Number: <u>559-585-2595</u>
* Email: <u>gmisenhimer@ci.hanford.ca.us</u>		
*Signature of Authorized Representative: 		*Date Signed: <u>4/12/2010</u>

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.
N/A

Appendix D
FY 2010-2011 Projects

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Program Administration Costs	21A	CDBG	\$ 117,727.00
			Redev. Housing	\$ 0.00
			HOME	\$ 0.00
			General Fund	\$ 0.00
	Provide efficient administration and oversight of the CDBG program and undertake planning efforts to address the needs of target income residents.	General Program Administration 570.206	Other:	\$ 117,727.00
	High Priority	N/A	Total:	\$ 117,727.00
	Funds will be used for efficient administration and oversight of CDBG program.		Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00

	Help the Homeless?	No	Start Date: <u>July 1, 2010</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2011</u>	
	Eligibility:			
	Subrecipient:	Local Government		
	Location(s):	319 N. Douty Street, Hanford, CA 93230		

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Housing Rehabilitation	14A	CDBG	\$259,636.00
	Provide home repairs for low-income households.	Rehab: Single-Unit Residential	Redev. Housing	\$ 0.00
			HOME	\$ 0.00
			General Fund	\$ 0.00
			Other: CDBG PI	\$ 0.00
	High Priority	570.202		
	Provides home repairs for low-income households.	8 homes assisted.	Total:	\$ 259,636.00
			Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2010</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2011</u>	
	Eligibility:	570.202		
	Subrecipient:	Local Government		
	Location:	City Wide		

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Lacey Park-Refurbishment of Existing Wading Pool and Basketball Courts	03F	CDBG	\$ 25,000.00
	Improve physical environment of this low to moderate income neighborhood.	Recreational Facilities, Parks and Playgrounds	Redev. Housing HOME General Fund	\$ 0.00 \$ 0.00 \$ 0.00
	High Priority	570.201 (c)	Other:	\$ 0.00
	Installation of new fiberglass pool liner and pool safety upgrade, new basketball poles, backboards, and resurface courts at this public facility.	1 park improvement	Total:	\$25,000.00
			Prior Funding CDBG Total Prior Funding	\$ 0.00 \$ 0.00 \$ 0.00
	Help the Homeless?	No	Start Date: July 1, 2010	
	Help those with HIV or AIDS?	No	Completion Date: June 30, 2011	
	Eligibility:	570.201 (c)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Hidden Valley Park-Refurbish Existing Volleyball Courts and Centennial Park Improvements	03F	CDBG	\$ 22,500.00
			Redev. Housing	\$ 0.00
			HOME	\$ 0.00
	Improve physical environment of this low to moderate income neighborhood.	Recreational Facilities, Parks and Playgrounds	General Fund	\$ 0.00
	High Priority	570.201 (c)	Other:	\$ 0.00
			Total:	\$22,500.00
	Installation of new safety upgrades including new curbs, volleyball facilities, sand surfacing and ADA compliant pathway and refurbishment of existing sand volleyball court and construct safety upgrades including new curbs, volleyball facilities, sand surfacing and ADA complaint pathway at this public facility.	1 park improvement		
			Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2010</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2011</u>	
	Eligibility:	570.201 (c)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	218 N. Douty Street (Rabobank Lease)	03L	CDBG	\$ 73,772.00
			Redev. Housing	\$ 0.00
			HOME	\$ 0.00
	Improve physical environment of this low to moderate income neighborhood.	Public Facilities and Improvements	General Fund	\$ 0.00
	High Priority	570.201 (c)	Other:	\$ 0.00
			Total:	\$ 73,772.00
	Repaint the exterior of this City-owned building exterior and replace gutters.	1 building	Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2010</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2011</u>	
	Eligibility:	570.201 (c)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Longfield Center Improvements	03F	CDBG	\$ 15,000.00
			Redev. Housing	\$ 0.00
			HOME	\$ 0.00
	Improve physical environment of this low to moderate income neighborhood.	Recreational Facilities, Parks and Playgrounds	General Fund	\$ 0.00
	High Priority	570.201 (c)	Other:	\$ 0.00
	Complete the refurbishing of the bathroom facilities (install new flooring, lighting, counters, sinks, faucets and FRB walls) in compliance with ADA standards.	1 park improvement	Total:	\$ 15,000.00
			Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2010</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2011</u>	
	Eligibility:	570.201 (c)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Graffiti Abatement	14E	CDBG	\$ 5,000.00
			Redev. Housing	\$ 0.00
	Provide graffiti abatement services in low to moderate income neighborhoods.	Rehab: Publicly or Privately-Owned Commercial/Industrial	HOME	\$ 0.00
			General Fund	\$ 0.00
	High Priority	570.202 (a)	Other:	\$ 5,000.00
			Total:	\$ 5,000.00
	Funds will be used to provide graffiti abatement services to commercial businesses.	10 Graffiti Cases	Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2010</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2011</u>	
	Eligibility:	570.202 (a)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of Hanford
FY 2010-2011 Action Plan
2010-2014 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Code Compliance	15	CDBG	\$ 70,000.00
			Redev. Housing	\$ 0.00
	Provide code compliance activities in a low to moderate-income neighborhood.	Code Compliance	HOME	\$ 0.00
			General Fund	\$ 0.00
	High Priority	570.202(c)	Other: _____	\$ 0.00
	Provide code compliance to improve the physical environment.	Provide code compliance	Total:	\$ 70,000.00
			Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00
	Help the Homeless?	No Start Date: <u>July 1, 2010</u>		
	Help those with HIV or AIDS?	No Completion Date: <u>June 30, 2011</u>		
	Eligibility:	LMA – 570.202(c)		
	Subrecipient:	Local Government		
	Location:	City Wide		

Exhibit B

CITY OF HANFORD

Two Year Budget

Fiscal Years 2010 and 2011

5/17/2010 9:13 AM
ADDER_2010-2011 Parks & Rec CIP.XLS
P&R-CIP8Adder 05-10

CAPITAL IMPROVEMENT PROJECT

PARKS AND RECREATION - LACEY PARK WADING POOL AND BASKETBALL
COURT RENOVATION PROJECT

004

	2009-10 <u>PROPOSED</u>	2010-11 <u>PROPOSED</u>	2011-12 <u>PROJECTED</u>
<u>PROJECT COSTS</u>			
Engineering		1,000	
Inspection		500	
Construction		23,000	
Department Overhead		200	
City Overhead		300	
Total Costs	<u>NA</u>	<u>25,000</u>	<u>NA</u>
<u>SOURCE OF FUNDING</u>			
004 Accumulated Capital Outlay (CDBG)		25,000	
Total	<u>NA</u>	<u>25,000</u>	<u>NA</u>

PROJECT DESCRIPTION/JUSTIFICATION

These funds will be used to install a new fiberglass liner and make safety upgrades to an existing wading pool and to refurbish existing basketball courts with new poles, back boards and court resurfacing.

CITY OF HANFORD

Two Year Budget

Fiscal Years 2010 and 2011

5/17/2010 9:13 AM
ADDER_2010-2011 Parks & Rec CIP.XLS
P&R-CIP9Adder 05-10

CAPITAL IMPROVEMENT PROJECT

PARKS AND RECREATION - HIDDEN VALLEY PARK AND CENTENNIAL PARK
VOLLEYBALL COURTS RENOVATION PROJECT

004

	2009-10 <u>PROPOSED</u>	2010-11 <u>PROPOSED</u>	2011-12 <u>PROJECTED</u>
<u>PROJECT COSTS</u>			
Engineering		1,500	
Inspection		500	
Construction		20,000	
Department Overhead		200	
City Overhead		300	
Total Costs	<u>NA</u>	<u>22,500</u>	<u>NA</u>
 <u>SOURCE OF FUNDING</u>			
004 Accumulated Capital Outlay (CDBG)		22,500	
Total	<u>NA</u>	<u>22,500</u>	<u>NA</u>

PROJECT DESCRIPTION/JUSTIFICATION

These funds will be used to upgrade existing sand volleyball courts at Hidden Valley Park and Centennial Park in conformance with playground safety and ADA requirements. Improvements will include installation of new curbs, volleyball facilities, sand surfacing and ADA pathways.

CITY OF HANFORD

Two Year Budget

Fiscal Years 2010 and 2011

5/20/2010 9:39 AM
 MODIFIED May 2010_2010-2011 Building CIP.XLS
 building-cip19Adder 05-10

CAPITAL IMPROVEMENT PROJECT

BUILDINGS - REPAINT EXTERIOR OF CITY BUILDING LOCATED
 AT 218 N. DOUTY STREET (RABOBANK LEASE)

004

	2009-10 PROPOSED	2010-11 PROPOSED	2011-12 PROJECTED
<u>PROJECT COSTS</u>			
Engineering		2,500	
Inspection		1,000	
Construction		63,270	
Department Overhead		400	
City Overhead		600	
Contingency		6,000	
Total Costs	NA	73,770	NA

SOURCE OF FUNDING

004 Accumulated Capital Outlay (CDBG)
 Total

	73,770	
NA	73,770	NA

PROJECT DESCRIPTION/JUSTIFICATION

These funds will be used to refurbish rain gutters and to repaint the exterior of a city building located at 218 N. Douty Street.

CITY OF HANFORD

Two Year Budget

Fiscal Years 2010 and 2011

5/17/2010 8:41 AM
AMENDED_May 2010_2010-2011 Building CIP.XLS
building-clp18_Amended

"AMENDED" CAPITAL IMPROVEMENT PROJECT

BUILDINGS - LONGFIELD CENTER BATHROOM REMODEL

004

811623

	2009-10 <u>PROPOSED</u>	2010-11 <u>PROPOSED</u>	2011-12 <u>PROJECTED</u>
<u>PROJECT COSTS</u>			
Engineering		1,000	
Inspection		500	
Construction		28,000	
Department Overhead		200	
City Overhead		300	
Total Costs	<u>NA</u>	<u>30,000</u>	<u>NA</u>

SOURCE OF FUNDING

004 Accumulated Capital Outlay (CDBG)
Total

	<u>30,000</u>	
<u>NA</u>	<u>30,000</u>	<u>NA</u>

PROJECT DESCRIPTION/JUSTIFICATION

These funds will be used to remodel the existing Longfield Center bathrooms. Work to include new flooring, lighting, counters, sinks, faucets and FRB walls.

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAN CHIN

VICE MAYOR
SUE SORENSEN

COUNCIL MEMBERS
DAVID G. AYERS
DAVE THOMAS
CATHERINE WILLIS

CITY MANAGER
HILARY M. STRAUS

June 1, 2010

TO: City Manager/City Council

FROM: Economic Development Manager

SUBJECT: Review Proposed Changes to FY 2005-06, FY 2006-07 and FY 2009-10 Action Plans utilizing Community Development Block Grant Entitlement Community Grant Fund Allocation

RECOMMENDATION:

Staff recommends that the City Council review the proposed changes to the FY 2005-06, FY 2006-07 and FY 2009-10 Action Plans Entitlement Community Grant Funds, and by motion, adopt the resolution approving the annual Action Plan amendments.

DISCUSSION:

Staff is proposing several changes to its existing open Action Plans. As Council recalls, the old Action Plans are funded by annual allocations from the Community Development Block Grant (CDBG) Entitlement Community Grant Fund of the U.S. Department of Housing and Urban Development (HUD) allocation. Hanford's approved Citizen Participation Plan permits changes to action plans. The attached changes are recommended in order to use the funds more quickly and meet goals that may have changed since the plans were adopted. All of the proposed plans and changes are consistent with the Consolidated Plan, the five-year strategy, and meet the goal to benefit low to moderate-income persons and neighborhoods in the elimination or prevention of slums and blight.

Finance Department has prepared a summary of the CDBG accounts which indicates that there is a \$468,288.50 deficit in program income. Cash balance has been an ongoing problem since the inception of the City's entitlement program, and staff is working diligently with CDBG staff and the City's Finance Department to resolve this issue. The cash balance program income deficit will be resolved with the final step of amending the Action Plans:

1. The \$194,340.00 in FY 2010-11 program income funds will be used to offset the deficit.
2. Cash balances in the amount of \$277,351.83 remain in several projects that have been fully completed will be used to offset the deficit.

This totals \$471,691.83 in program income and remaining cash balances. If subtracted from the \$468,288.50 deficit, this leaves a program income balance of \$3,403.33 to spend on FY 2010-2011 projects.

The proposed amendments are summarized in the table below and the following details. Also attached are the proposed Action Plan Listings of Amended Projects (Exhibit A). The underline represents the new changes, strike-outs represent old versions. Because the remaining balance in projects is going to address the deficit, no projects have been identified to transfer them to.

PROPOSED CHANGES

Project	Year	Fund/ Account	Amount Available to Address Deficit
City Wide Loan Fund Funded Amt: \$ 417,186.00 Expended Amt: \$ 355,000.00 Balance: \$ 62,186.00	FY 2005-06	100-001 806678 Program Income	\$ 62,186.00
City Wide Loan Fund Funded Amt: \$ 300,000.00 Expended Amt: \$ 70,000.00 Previously Amended: \$ 92,186.00 Balance: \$ 137,814.00	FY 2006-07	100-005 807678 Program Income	\$ 137,814.00
City Wide Loan Fund Funded Amt: \$ 199,912.00 Expended Amt: \$ 133,000.00 Balance: \$ 66,912.00	FY 2009-10	100-007 810675 Program Income	\$ 66,912.00
Longfield Center Funded Amt: \$ 20,000.00 Expended Amt: \$ 13,295.00 Balance: \$ 6,705.00	FY 2009-10	100-007 810676 CDBG Entitlement	\$ 6,705.00
Hidden Valley Park Funded Amt: \$ 95,000.00 Expended Amt: \$ 91,265.17 Balance: \$ 3,734.83	FY 2009-10	100-007 810677 CDBG Entitlement	\$ 3,734.83
TOTAL \$ 277,351.83			\$ 277,351.83

Fiscal Year 2005-06

The City Wide Loan Fund was funded at \$417,186.00. Four loans were made in the amount of \$355,000.00. Staff recommends transferring the remaining \$62,186.00 to address the deficit.

Fiscal Year 2006-07

The City Wide Loan Fund was funded at \$300,000.00. One loan was made in the amount of \$70,000.00. Previous amendments totaled \$92,186.00. Staff recommends transferring the remaining \$137,814.00 to address the deficit.

Fiscal Year 2009-10

The City Wide Loan Fund was funded at \$199,912.00. One loan will be made in the amount of \$133,000.00. Staff recommends transferring the remaining \$66,912.00 to address the deficit.

The Longfield Center project was funded at \$20,000.00. Expenditures totaled \$13,295.00. Staff recommends transferring the remaining \$6,705.00 to address the deficit.

The Hidden Valley improvement project was funded at \$95,000.00. expenditures totaled \$91,265.17. Staff recommends transferring the remaining \$3,734.83 to address the deficit.

SUPPORT OF COUNCIL GOALS:

- Financially Sound City Providing Quality Services
- Quality Revitalization, Redevelopment and Development

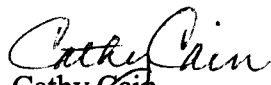
IMPACT ON BUDGET:

With adoption of the accompanying resolution, the City's appropriation of \$277,351.83 of unexpended funds from the previous Action Plans will be brought forward to address the deficit as highlighted above.

Respectfully submitted,


Barbara McCurdy Marty
Economic Development Manager

Reviewed by,


Cathy Cain
Acting Community Development Director

Entitlement cdbg\amendment may 2010\action plan amend cc mmo

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
AMENDING THE COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLANS
FOR FISCAL YEARS 2005-06, 2006-07, AND 2009-10**

At a regular meeting of the City Council of the City of Hanford duly called and held June 1, 2010, upon motion of Council Member _____, and seconded by Council Member _____, and carried, the following resolution was adopted:

WHEREAS, the City of Hanford opted to become an Entitlement Community within the Community Development Block Grant (CDBG) Program in November 2003, allowing the City to receive an allocation directly from the U.S. Department of Housing and Urban Development (HUD) each year; and

WHEREAS, annual funds are to be used to benefit low to moderate-income households and neighborhoods in the elimination or prevention of slum and blight for such programs as housing rehabilitation, affordable homeownership assistance, neighborhood improvement, community services, as well as community development activities such as the construction or rehabilitation of community infrastructure and facilities and economic development; and

WHEREAS, the city proposes amending Action Plans for Fiscal Years 2005-06, 2006-07, and 2009-10. These amendments are consistent with HUD requirements and are proposed to allow for more expedited expenditures.

WHEREAS, pursuant to the provisions of the Housing and Community Development Act of 1974, as amended, the thirty day review period for the Action Plans for Fiscal Year 2005-06, 2006-07, and 2009-10 has expired without public comment.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopt the amended Community Development Block Grant Action Plans for the period from Fiscal Years 2005-06, 2006-07, and 2009-10 (Exhibit "A").

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford duly called and held on the 1st day of June, 2010, by the following votes:

AYES: COUNCIL MEMBER _____

NOES: COUNCIL MEMBER _____

ABSTAIN: COUNCIL MEMBER _____

ABSENT: COUNCIL MEMBER _____

APPROVED: _____

MAYOR

Attest: _____

City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, KAREN MADRUGA, City Clerk of the City of Hanford do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of June 2010.

Date: _____

City Clerk

entitlement cdbg\\action plan amend may 2010\\action plan amend cc res

Exhibit "A"
City of Hanford
FY 2005-2006 Action Plan
2005-2009 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	City Wide Business Loan Program	18A	CDBG	\$ 0.00
	Support economic development and employment opportunities in the City's target area.	Economic Development Direct Financial Assistance to For-Profits	Redev. Housing HOME General Fund	\$ 0.00 \$ 0.00 \$ 0.00
	High Priority	570.203 (b)	Other: <u>Program Income</u>	
			\$ 417,186.00	<u>355,000.00</u>
	Funds will be used to provide business loans to businesses that meet the job creation requirement.	Business Loans	Total: \$ 417,186.00	<u>355,000.00</u>
			Prior Funding	\$ 0.00
			CDBG	\$ 0.00
			Total Prior Funding	\$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2005</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2006</u>	
	Eligibility:	570.203 (b)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of Hanford
FY 2006-2007 Action Plan
2005-2009 Consolidated Plan

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority / Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources		
	City Wide Business Loan Program	18A	CDBG	\$ 121,046.00	0.00
	Support economic development and employment opportunities in the City's target area.	Economic Development Direct Financial Assistance to For-Profits	Redev. Housing		\$ 0.00
			HOME		\$ 0.00
			General Fund		\$ 0.00
			Other: <u>Program Income</u>		
				\$ 178,954.00	0.00
	High Priority	570.203 (b)	Total:	\$ 300,000.00	0.00
	Funds will be used to provide business loans to businesses that meet the job creation requirement.	Business Loans	Prior Funding		\$ 0.00
			CDBG		\$ 0.00
			Total Prior Funding		\$ 0.00
	Help the Homeless?	No	Start Date: July 1, 2006		
	Help those with HIV or AIDS?	No	Completion Date: June 30, 2007		
	Eligibility:	570.203 (b)			
	Subrecipient:	Local Government			
	Location:	N/A			

City of Hanford
FY 2009-2010 Action Plan
2005-2009 Consolidated Plan Amended 2007

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority /	Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources	
	Longfield Center Restroom Renovation		03F	CDBG \$ 20,000.00	<u>13,295.00</u>
				Redev. Housing	\$ 0.00
				HOME	\$ 0.00
				General Fund	\$ 0.00
	Improve physical environment of this low-income neighborhood (Census Tract 11, Block Group 2) with an income of 51% of median income.	Recreational Facilities, Parks and Playgrounds			
	High Priority		570.201 (c)	Other:	\$ 0.00
	Rehabilitate the restroom at this center.		1 public facilities improvement	Total: \$ 20,000.00	<u>13,295.00</u>
				Prior Funding	\$ 0.00
				CDBG	\$ 0.00
				Total Prior Funding	\$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2009</u>		
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2010</u>		
	Eligibility:	570.201 (c)			
	Subrecipient:	Local Government			
	Location:	N/A			

City of Hanford
FY 2009-2010 Action Plan
2005-2009 Consolidated Plan Amended 2007

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority /	DESCRIPTION	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources
	Hidden Valley Park-Playground Installation		03F	CDBG \$ 95,000.00 91,265.00 Redev. Housing \$ 0.00 HOME \$ 0.00 General Fund \$ 0.00
	Improve physical environment of this low-income neighborhood (Census Tract 11, Block Group 2) with an income of 51% of median income.		Recreational Facilities, Parks and Playgrounds	
	High Priority		570.201 (c)	Other: \$ 0.00
	Installation of new handicap accessible playground equipment at this public facility.		1 park improvement	Total: \$ 95,000.00 91,265.00
				Prior Funding \$ 0.00 CDBG \$ 0.00 Total Prior Funding \$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2009</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2010</u>	
	Eligibility:	570.201 (c)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of Hanford
FY 2009-2010 Action Plan
2005-2009 Consolidated Plan Amended 2007

U.S. Department of Housing and Urban Development
Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title / Objective / Priority /	Description	HUD Matrix Code / Title / Citation / Accomplishments	Funding Sources
	City Wide Business Loan Program		18A	CDBG \$ 0.00
	Support economic development and employment opportunities in the City's target area.		Economic Development Direct	Redev. Housing \$ 0.00
			Financial Assistance to For-Profits	HOME \$ 0.00
	High Priority		570.203 (b)	General Fund \$ 0.00
	Funds will be used to provide business loans to businesses that meets the job creation requirement.		Business Loans	Other: PI \$ 199,912.00 <u>133,000.00</u>
				Total: \$ 199,912.00 <u>133,000.00</u>
				Prior Funding \$ 0.00
				CDBG \$ 0.00
				Total Prior Funding \$ 0.00
	Help the Homeless?	No	Start Date: <u>July 1, 2009</u>	
	Help those with HIV or AIDS?	No	Completion Date: <u>June 30, 2010</u>	
	Eligibility:	570.203 (b)		
	Subrecipient:	Local Government		
	Location:	N/A		

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
DAN CHIN

VICE MAYOR
SUE SORENSEN

COUNCIL MEMBERS
DAVID G. AYERS
DAVE THOMAS
CATHERINE WILLIS

CITY MANAGER
HILARY M. STRAUS

June 1, 2010

TO: City Manager/City Council

FROM: Housing Specialist

SUBJECT: Approval of the May 2010 Analysis of Impediments to Fair Housing Choice for the City of Hanford

RECOMMENDATION

Staff recommends that the City Council: 1) hold a public hearing to receive input on the Analysis of Impediments to Fair Housing for May 2010; and 2) by motion, approve the Analysis of Impediments to Fair Housing report by adopting the accompanying resolution.

DISCUSSION:

The City, as an Entitlement jurisdiction that receives funds through the U.S. Department of Housing and Urban Development (HUD), is required as part of the Community Development Block Grant (CDBG) Consolidated Plan to complete an "Analysis of Impediments to Fair Housing Choice (AI)." HUD is requiring each jurisdiction to certify that it "will engage in fair housing planning" by conducting an analysis of impediments to fair housing choice.¹

In order to meet these statutory requirements, HUD requires grantees to:

- Conduct an analysis to identify impediments to fair housing choice within the jurisdiction that should be done at least every 5 years.
- Take appropriate actions to overcome the effects of any impediments identified through the analysis.
- Maintain records reflecting the analysis and actions taken in this regard

¹ HUD's Definitions:

Impediments to Fair Housing Choice--Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or availability of housing choices.

Fair Housing Choice--The ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, religion, sex, national origin, familial status, or disability.

The City of Hanford, after a competitive process, contracted with Pacific Municipal Consultants (PMC) to lead the preparation of the Analysis of Impediments to Fair Housing. PMC submitted a draft for public review on May 17, 2010, for comments. Any comments received will be incorporated in the final documents which will be submitted to HUD on June 8, 2010.

In preparing the report, PMC reviewed the city's previous CDBG Consolidated Plans, Housing Elements, regional planning documents, and housing industry research. PMC also held interviews with key jurisdictional staff, housing and shelter providers, members of private housing industry, fair housing services providers, and oversight agencies.

The purpose of the AI is to serve as a living document for fair housing planning, to provide essential information to policy makers, housing providers and advocates, and finally, to assist in building public support for fair housing efforts.

Accompanying this staff report as Attachment A is the May 2010 Impediments to Fair Housing Report.

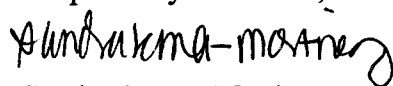
SUPPORT OF COUNCIL GOALS:

- Safest City in the Valley
- Financially Sound City Providing Quality Services
- Quality Revitalization, Redevelopment and Development

IMPACT ON BUDGET:

Funding for this contract in the amount of \$26,265.00 is available from FY 2007-08 CDBG Entitlement Action Plan. The appropriate account number is 100-001, 1450-001.

Respectfully submitted,



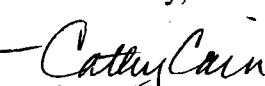
Sandra Lerma-Martinez
Housing Specialist

Reviewed by,



Barbara McCurdy Marty
Economic Development Manager

Reviewed by,



Cathy Cain
Interim Community
Development Director

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

At a regular meeting of the City Council of the City of Hanford duly called to order on June 1, 2010, upon motion of Council Member _____, and seconded by Council Member _____, and carried, the following resolution was adopted:

WHEREAS, the City of Hanford receives federal Community Development Block Grant ("CDBG") funds from the U.S. Department of Housing and Urban Development (HUD) and

WHEREAS, the City has prepared an Analysis of Impediments to Fair Housing that outlines the City's strategy to affirmatively promote equal housing opportunity and remove impediments to fair housing choice; and

WHEREAS, the City has given notice of the required public hearing for consideration of approval of the Analysis of Impediments to Fair Housing; and

WHEREAS, the City has held a public hearing to hear public testimony of all interested parties regarding the Analysis of Impediments to Fair Housing.

NOW, THEREFORE BE IT RESOLVED, subsequent to hearing and consideration of all testimony, the City Council hereby adopts the Analysis of Impediments to Fair Housing, a copy of which is on file with the City of Hanford.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford duly called and held on the 1st day of June, 2010, by the following vote:

AYES:	COUNCIL MEMBER	_____

NOES:	COUNCIL MEMBER	_____
ABSTAIN:	COUNCIL MEMBER	_____
ABSENT:	COUNCIL MEMBER	_____
	APPROVED:	_____
		MAYOR

Attest: _____
City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, KAREN MADRUGA, City Clerk of the City of Hanford do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of June, 2010.

Date: _____

City Clerk

CITY OF HANFORD

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

FOR SUBMISSION TO U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT



Prepared for:
CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. DOUTY STREET
HANFORD, CA 93230

Prepared by:



2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

MAY 2010

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INTRODUCTION

As a recipient of funds from the U.S. Department of Housing and Urban Development (HUD), the City of Hanford is required to conduct an Analysis of Impediments to Fair Housing Choice (AI) and to periodically review that analysis and update it as necessary. This AI is the first produced by the City and provides a detailed look into the fair housing environment in the City of Hanford. More specifically, this document includes an analysis of local factors that may impact fair housing choice, the identification of specific impediments to fair housing choice, and a plan to address those impediments. As part of its ongoing responsibilities as a recipient of HUD funds, the City of Hanford must also continuously assure equal access to services and programs it provides or assists in the community.

With approximately 52,000 residents and as the second fastest growing incorporated city in Kings County, the importance of accessible fair housing education, services, policies, and other resources is increasing in the community. As a city that contains a diverse population among many socioeconomic and demographic levels, the City of Hanford is dedicated to meeting the needs of its residents and fostering fair and equal treatment to all persons within the realm of housing.

WHAT IS AN IMPEDIMENT TO FAIR HOUSING CHOICE?

As defined by the U.S. Department of Housing and Urban Development (HUD) Fair Housing Planning Guide (1996), impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor.

To affirmatively further fair housing, a community must work to remove impediments to fair housing choice.

HANFORD OVERVIEW

Hanford was incorporated in 1881 and is the county seat for Kings County, California. Hanford is located in the heart of the San Joaquin Valley and lies equidistant from Los Angeles and San Francisco. The city's strong sense of community pride, beautifully landscaped streetscapes, and preserved historic buildings are just a few reasons why Hanford is an attractive place to live and is experiencing a strong rate of growth. Furthermore, Hanford is a pro-business community that promotes responsive and properly planned growth. It is a safe, family-oriented community where residents enjoy working and living.

As a result of these attractive attributes, Hanford's population has grown more than 70 percent since 1990. Today, Hanford has approximately 52,000 residents and is one of the fastest growing incorporated cities in Kings County. The growing population in Hanford is diverse throughout multiple socioeconomic and demographic levels. As a result, the need to support and foster fair housing policies and practices is critical.

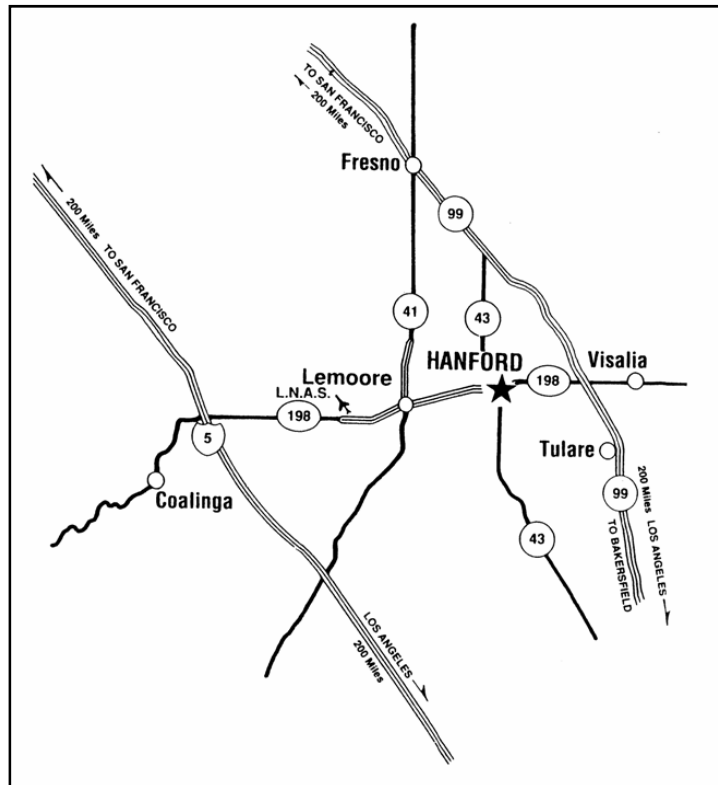
WHAT IS FAIR HOUSING?

Equal access to housing is fundamental to each person being able to meet essential needs and to pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the governments of the United States and the State of California have both established fair housing as a right protected by law.

Federal fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on race, color, religion, sex, national origin, familial status, and disability. The California fair housing laws are built upon the federal laws and add marital status, ancestry, source of income, sexual orientation, and "any arbitrary factor" as protected categories under the laws.

Many factors in the public and private domains impede equal access to housing or fair housing choice. Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual



orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or

- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

To affirmatively promote equal housing opportunity, a community must work to remove or mitigate impediments to fair housing choice. The City of Hanford is dedicated to providing fair housing opportunities to all residents and to ensure that all applicable laws are complied with throughout the city.

WHAT IS AN ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)?

The AI is an assessment of how laws, governmental policies, real estate practices, and local conditions affect the location, availability, and accessibility of housing. The analysis of their impact on housing choice can highlight areas where corrective actions might broaden the housing options of persons protected by fair housing laws. The analysis includes examining impediments and barriers to fair housing choice:

- An impediment to fair housing choice is any action, omission, or decision which is intended to or has the effect of restricting a person's choice of housing on the basis of race, color, religion, sex, disability, familial status, or national origin. Such a limitation to fair housing choice constitutes housing discrimination.
- This AI defines barriers to housing choice as factors, such as income level and housing supply, that limit a person's choice of housing.

This AI adheres to the recommended scope of analysis and format in the Fair Housing Planning Guide developed by the U.S. Department of Housing and Urban Development (HUD).

PURPOSE OF THE ANALYSIS OF IMPEDIMENTS

The purpose of an AI is to review conditions in the jurisdiction that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing, and general constraints to the availability of a full range of housing types.

An AI examines the affordability of housing in the jurisdiction with an emphasis on housing affordable to households with annual incomes classified as low income and less. (Low income is defined as equal to or less than 80 percent of the adjusted area median family income as most recently published by the U.S. Department of Housing and Urban Development.)

The document has three major goals:

- To provide an overview of the City of Hanford and current conditions as they impact fair housing choice.
- To review the policies and practices of the City as they impact fair housing choice and the provision of housing, specifically affordable housing and housing for special needs households.
- To identify impediments to fair housing choice and actions the City will take to remove those impediments or to mitigate the impact those impediments have on fair housing choice.

Fulfilling these goals includes the following:

- A review of the laws, regulations, and administrative policies, procedures, and practices of the City of Hanford.
- An assessment of how those laws affect the location, availability, and accessibility of housing.
- An assessment of conditions, both public and private, affecting fair housing choice.

COMMUNITY PROFILE

Various characteristics may affect the ability of households with similar income levels, in the same housing market, to have a like range of housing choice. This chapter of the AI analyzes the demographic profile, income distribution, housing stock characteristics, and access to public transportation in Hanford. By assessing this information, the housing patterns in Hanford can be determined in relation to race/ethnicity, income, and other characteristics.

DEMOGRAPHIC PROFILE

Population

Hanford is the largest city in Kings County and serves as the county's retail, government, and medical and employment center. As shown in **Table 1**, Hanford's 2000 household population was 40,839.¹ According to the California Department of Finance (DOF), as of January 2009, the City of Hanford had a population of 52,687, a 73 percent increase in population from 1990 to 2009. Of the four incorporated cities in the county, Hanford experienced the second fastest rate of growth.

According to the DOF, Kings County as a whole is projected to reach a population of nearly 206,000 by the year 2020 and just over 250,000 by the year 2030. This projection reflects a gain of more than 60 percent from 2009 to 2030.

**TABLE 1
POPULATION**

Jurisdiction	Population				
	1990	2000	2009	Total Growth (1990–2009) ³	Percentage
Avenal	5,505	7,973	9,108	3,603	65%
Corcoran	8,309	9,539	13,067	4,753	57%
Hanford	29,927	40,839	51,839	21,912	73%
Lemoore	13,606	19,710	24,816	11,210	82%
Unincorporated County	32,122	31,271	33,354	1,232	4%
Kings County	89,469	109,332	132,184	42,715	48%

Source: 1990 and 2000 Census; Department of Finance 2009

Notes:

1. Group Quarters include Avenal State Prison, Corcoran State Prison, and Lemoore Naval Air Station.

2. Includes Group Quarters.

3. Total growth excludes group quarter population.

¹ Excluding population in group quarters.

Age Distribution

The age characteristics of a community are important factors to evaluate housing needs. Different age groups have distinct family types and sizes and income levels, all of which correspond to different housing needs. Younger adults tend to seek apartments, condominiums, and single-family units that are proportionate to their typically smaller household sizes and more constrained finances. Adults with children may seek larger single-family homes. However, as grown children begin to leave home, older adults and seniors often seek to trade their larger homes for smaller single-family homes and condominiums that are typically easier to maintain and afford.

According to the 2006–2008 American Community Survey (ACS), and as shown in **Table 2**, children (age 14 and under) accounted for almost a quarter (24.7 percent) of the total population in Hanford, while the 15 to 19 age group represented 8.5 percent of the total population. The largest age group for the City of Hanford was the 25 to 34 age group, which represented 18.1 percent of the total city population. This segment of the population also had the largest percentage increase (50.1 percent) from 2000 to 2008.

TABLE 2
AGE CHARACTERISTICS, 2000–2008

Age Group	2000		2008		% Change 2000–2008
	Number	Percentage	Number	Percentage	
0–4 years	3,636	8.7%	4,138	8.1%	13.8%
5–9 years	3,826	9.2%	4,181	8.2%	9.3%
10–14 years	3,597	8.6%	4,305	8.4%	19.7%
15–19 years	3,365	8.1%	4,332	8.5%	28.7%
20–24 years	2,861	6.9%	3,385	6.6%	18.3%
25–34 years	6,113	14.7%	9,184	18.0%	50.2%
35–44 years	6,228	14.9%	7,788	15.2%	25.0%
45–54 years	4,818	11.6%	5,183	10.1%	7.6%
55–59 years	1,614	3.9%	2,115	4.1%	31.0%
60–64 years	1,327	3.2%	1,631	3.2%	22.9%
65–74 years	2,169	5.2%	2,433	4.8%	12.2%
75–84 years	1,525	3.7%	1,679	3.3%	10.1%
85+ years	607	1.5%	790	1.5%	30.1%
Totals	41,686	100.0%	51,144	100.0%	22.7%

Source: 2000 Census; American Community Survey 3-year estimates, 2006–2008

Race and Ethnicity

According to the 2006–2008 ACS, and as shown in **Table 3**, Hispanic and White populations were the two largest race/ethnic groups in the City of Hanford, representing 45.5 percent and 41.2 percent of the population, respectively. These percentages are similar to that of Kings County as a whole, where the Hispanic and White populations represent 37.9 percent and 48.5 percent of the county’s population, respectively.

TABLE 3
RACE AND ETHNICITY

Race and Ethnicity	Hanford		Kings County	
	Number	Percentage	Number	Percentage
White alone	21,094	41.2%	56,092	37.9%
Black or African American alone	3,741	7.3%	10,894	7.4%
American Indian and Alaska Native alone	411	0.8%	1,521	1.0%
Asian alone	2,135	4.2%	4,802	3.2%
Native Hawaiian/Other Pacific Islander alone	0	0.0%	197	0.1%
Some other race alone	0	0.0%	173	0.1%
Two or more races alone	484	0.9%	2,512	1.7%
Hispanic or Latino	23,279	45.5%	71,633	48.5%
Total Population	51,144	100.0%	147,824	100.0%

Source: American Community Survey 3-year estimates, 2006–2008

Minority Concentration

Data on race and ethnicity were examined at the block group level to determine areas of minority and ethnic concentration (2000 U.S. Decennial Census, Summary File 3). Minority population is defined as the total population less those who responded “White alone” to the U.S. Census. Block group areas where the percentage of total minority population exceeds the group’s countywide total percentage by at least one percentage point are considered to be areas of “minority concentration.” Areas that have a minority population at least 1.5 times the countywide total percentage are considered to be areas of “high minority concentration.”

As shown in **Figure 1**, Hanford has two main areas of minority concentration and one area with a high concentration of minority population. The two areas of concentration are located toward the southern end of town and extend out to the eastern and western city limit borders. The highly concentrated area starts at the middle of the southern end and extends to the middle of the city.

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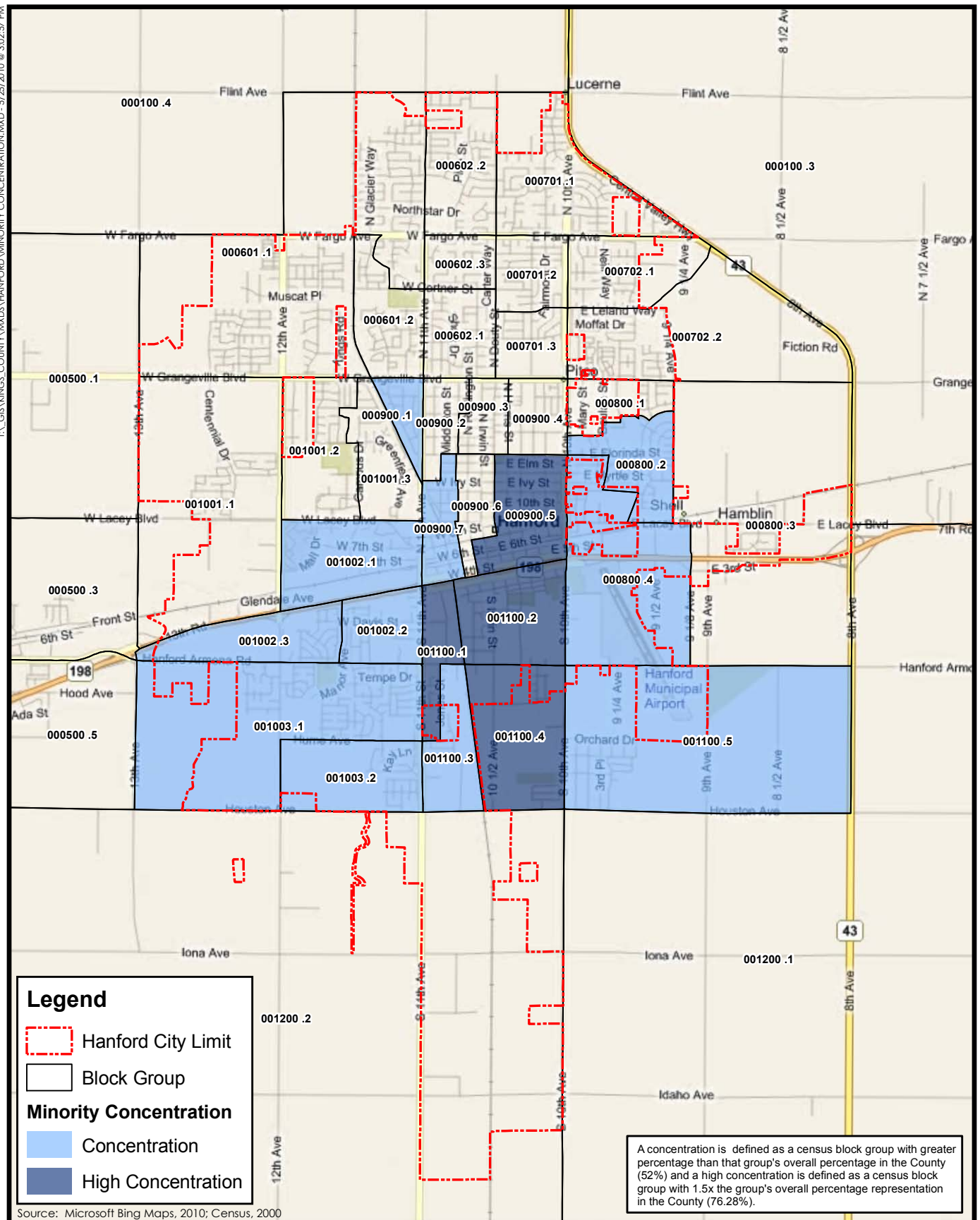


Figure 1
Minority Concentration

Since the U.S. Census enumerates Hispanic as a distinct ethnic category, this characteristic was examined separately. Block group areas where the percentage of total Hispanic population exceeds the countywide percentage by at least one percentage point are considered to be areas of Hispanic concentration. The average countywide percentage of Hispanic population is 58.7 percent. Areas that have a Hispanic population at least 1.5 times the countywide percentage are considered to be areas of high Hispanic concentration.

As shown in **Figure 2**, the Hispanic concentration was similar to that of the minority concentration figure but had a larger highly concentrated area.

HOUSEHOLD CHARACTERISTICS

The type, size, and composition of a household can affect the type of housing and services that are needed. Families typically need single-family homes or large apartments with sufficient bedrooms for children, whereas single-person households, especially those headed by seniors, may desire smaller, easier-to-maintain housing units such as condominiums or apartments.

Household Composition and Size

A household is defined by the Census as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share living quarters. Persons living in retirement or convalescent homes, dormitories, or other group quarters situations are not considered households.

According to the 2006–2008 ACS, family households accounted for approximately 74.0 percent of all households citywide, while non-family households comprised 26.0 percent of all households. Kings County as a whole had a slightly higher percentage of family households (77.9 percent) and lower percentage of non-family households (22.1 percent). A summary of Hanford’s household characteristics is provided in **Table 4**.

According to the Department of Finance, Hanford’s average household size was 3.04 persons per household in 2009, as compared to the county as a whole at 3.30 persons per household.

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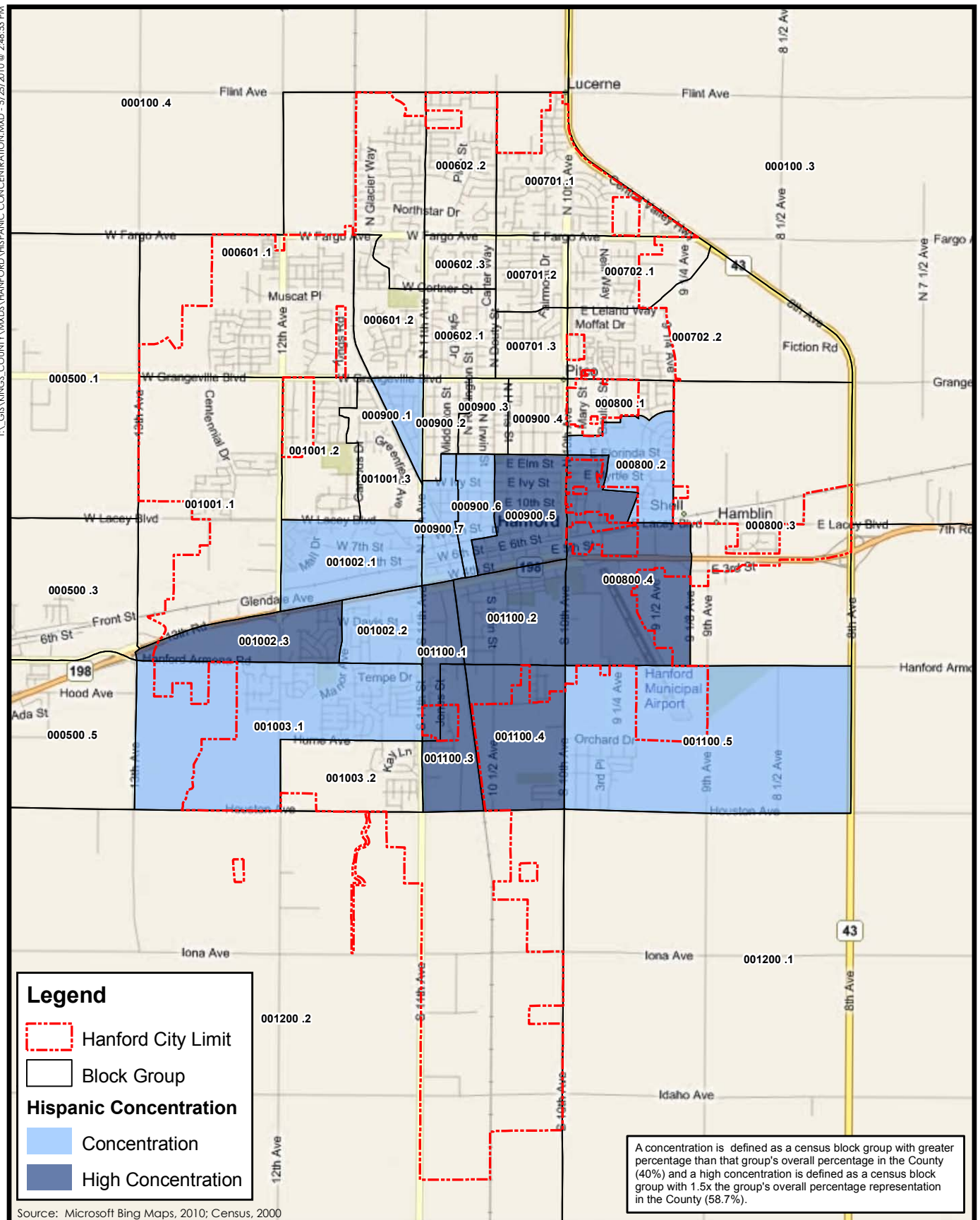


Figure 2
Hispanic Concentration

TABLE 4
HOUSEHOLD COMPOSITION

Household Type	Hanford		Kings County	
	Households	Percentage	Households	Percentage
Total Household	16,267	100.0%	39,796	100.0%
Family Households	12,042	74.0%	30,996	77.9%
Family Households with own children under 18 years	6,886	42.3%	17,812	44.8%
Female Householder, no husband present	2,389	14.7%	5,517	13.9%
Female Householder with own children under 18 years	1,574	9.7%	3,179	8.0%
Male Householder, no husband present	984	6.0%	2,558	6.4%
Male Householder with own children under 18 years	701	4.3%	1,523	3.8%
Married-Couple Family	8,669	53.3%	22,921	57.6%
Married with Children	4,611	28.3%	13,110	32.9%
Non-Family Households	4,225	26.0%	8,800	22.1%
Householder 65 years and older	2,903	17.8%	6,606	16.6%
Average Household Size (2009)*	3.04		3.30	

Source: American Community Survey 3-year estimates, 2006–2008; * Department of Finance, 2009

The following discussion highlights special needs households with particular characteristics that may affect their access to housing in the community. These include large households, single-parent households, disabled persons, persons with HIV/AIDS, and homeless persons.

SPECIAL NEEDS POPULATIONS

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Owing to their special circumstances, they are more likely to have extremely low, very low, low, or moderate incomes. These groups include the elderly, large households, single-parent-headed (female and male) households, persons with disabilities (mental, physical, and developmental), persons with HIV/AIDS, and homeless persons.

Elderly

Elderly persons (those aged 65 years or older) often have special housing needs for three main reasons: income, health care costs, and physical disabilities. According to the 2006–2008 ACS, approximately 4,301 seniors lived in Hanford, comprising about 10 percent of the population. Households led by a senior comprised about 17.8 percent of all city households. Some of the special needs of seniors are limited income for health and other expenses, disabilities (36 percent of Hanford seniors had a disability), and carrying a greater cost burden due to their limited income. As of 2008, seniors over the age of 65 had a median income of \$28,884 annually.

Large Households

Large households are defined as having five or more members. These households are usually families with two or more children or extended families with family members such as in-laws or grandparents. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. In order to save for necessities such as food, clothing, and medical care, very low- and low-income large households may reside in smaller units, resulting in overcrowding. Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex or confine them to a specific location, limit the time children can play outdoors, or choose not to rent to families with children altogether.

The 2006–2008 ACS identified 2,568 households in Hanford with five or more persons, representing 15.7 percent of all households. This percentage was lower than in Kings County as a whole, in which large households represented 19.5 percent of all households.

Single-Parent Households

Single-parent families, particularly female-headed families, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Because of their relatively lower income and higher living expenses, female-headed families have more limited opportunities to find affordable, decent, and safe housing. Female-headed families may also be discriminated against in the rental housing market because some landlords are concerned about the ability of these households to make regular rent payments. Consequently, the landlords may require more stringent credit checks for women, which would be a violation of fair housing law.

Another vulnerable subgroup of single-parent families is “subfamilies” with children. Subfamilies with children include single parents or grandparents with children who are living with another family. Although income statistics are not available for this group, most are vulnerable to the point that they must double up to save income for other necessities. In some cases, subfamilies double up to share in child-rearing responsibilities.

According to the 2006–2008 ACS, 14.0 percent (2,275 households) of all households in the City of Hanford were headed by single parents with children under the age of 18. Of the 2,275 households, 1,574 households or 9.7 percent were female-headed households and 701 households or 4.3 percent were male-headed households.

Disabled Persons

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Persons with disabilities frequently have special housing needs, often related to a potentially limited ability to earn a sufficient income, a lack of accessible and affordable housing, and higher health costs associated with a disability. In

addition, persons with self-care and mobility limitations may require special housing design features such as wheelchair ramps, holding bars, special bathroom designs, wider doors, and other design features.

According to the 2000 Census, 20 percent of the population age 5 and older (7,456 individuals) who lived in Hanford reported a disability. As age increases, the incidence of disability increases. Nearly half (46.0 percent) of the population 65 and older reported having a disability. The Census also reported households with mobility and self-care limitations. Persons with disabilities often face limited earning potential due to such factors as the nature of their disabilities, their status as retired seniors, and the reluctance of some employers to hire persons with disabilities. In addition to affordability problems, people with disabilities experience other difficulty in securing adequate housing because of discrimination and a lack of housing with accessibility features and adequate support services.

Persons with HIV/AIDS

Persons with HIV/AIDS sometimes face biases and misunderstanding about their illness that affect their access to housing. In addition, persons with HIV/AIDS may also be targets for hate crimes, which include crimes committed because of a bias against sexual orientation. Due to their disabilities, many are lower income in need of housing assistance. The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or at imminent risk of becoming homeless due to their illness, lack of income or other resources, and weak support network.

According to the Kings County Department of Health Services, as of 2010 there were an estimated 480 residents in the City of Hanford living with AIDS. Among these residents, 66 percent were White, 32 percent were Hispanic, and 3 percent Black/African American. There have been 480 cases of AIDS reported in Hanford since 1988, which is an average of 12 cases per year.

Homeless Persons

Homelessness is the result of several factors—loss of employment, inability to find jobs, need for retraining, cost of housing, chronic health problems, physical disabilities and mental health disability, and drug and alcohol addictions.

Obtaining information is difficult because many are not obviously homeless and may live with friends or family or at temporary shelters. The Kings/Tulare County Continuum of Care Group conducted a point-in-time homeless count in January 2010 for both Kings and Tulare counties. The count indentified 261 persons and had the following breakdown:

- 44 percent had been homeless for one year or more
- 20 percent were chronic homeless

- 60 percent were of Hispanic origin
- 41 percent were female
- 20 percent were employed
- 19 percent were families with children
- 16 percent were victims of domestic violence
- 53 percent had a physical disability
- 8 percent were veterans

On any given night, homeless persons in the county are living on the streets or in temporary accommodations, such as an emergency shelter. Additionally, many others are at risk of becoming homeless, especially very low-income households who are overpaying for housing.

Three major types of facilities provide shelter for homeless individuals and families:

- **Emergency Shelters:** A facility that provides overnight shelter and fulfills a client's basic needs (i.e., food, clothing, and medical care) either on site or through off-site services. The permitted length of stay can vary from one day at a time to three months.
- **Transitional Housing:** A residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling, and life skills training.
- **Permanent Supportive Housing:** Permanent housing that is affordable in the community or service-enriched permanent housing that is linked with ongoing supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility on an indefinite basis.

Kings Community Action Organization

Kings Community Action Organization (KCAO) is a private, nonprofit organization established in 1967 that provides various assistance programs to low-income individuals, including emergency food, shelter, utility assistance, and rental assistance. KCAO operates a 38-bed shelter in Hanford for women and children. In addition, 86 transitional housing beds are located in Hanford and Lemoore (see **Table 5**).

TABLE 5
EMERGENCY SHELTERS, AND TRANSITIONAL AND SUPPORTIVE HOUSING

Provider	Target Population	Family Beds	Individual Beds	Total Beds
Emergency Shelter Facilities				
Kings Community Action Organization (Barbara Saville Women's Shelter)	Single females and families with children	30	8	38
Total Emergency Shelter Beds		30	8	38
Transitional and Supportive Housing Facilities				
Foster Care Transitional Home*	Aged-out foster girls		6	6
Foster Care Transitional Home	Aged-out foster boys		6	6
Champions Recovery Alternatives Program (Hannah's House)	Single females and households with children	6	9	15
Cornerstone Men's Recovery	Single males		29	29
Cornerstone Women's Recovery	Single females and households with children	8	22	30
Total Transitional and Supportive Housing Beds		14	72	86

Source: 2009–2014 Kings County Housing Element

*Foster Care Transitional Home for aged-out foster girls is located in the City of Lemoore

INCOME DATA

Household income is the most important factor affecting housing opportunity, determining a household's ability to balance housing costs with basic necessities of life. While economic factors that affect a household's housing choices are not fair housing issues per se, the relationship between household income, household type, race/ethnicity, and other factors often creates misconceptions and biases that raise fair housing concerns. For example, a fair housing concern arises when someone refuses to rent to a family of a particular race because of a belief that people of that race tend to be lower income.

Income levels are defined as a percentage of the area median family income (AMI). HUD produces annual estimates of AMI for all metropolitan areas and rural counties in the nation; the estimates are adjusted based on household size but are commonly quoted for a four-person household. The 2009 AMI for Kings County was \$51,700 for a household of four. HUD has defined the following income categories for Kings County, based on the median income for a household of four persons:

- Extremely low income 30 percent and below (\$0 to \$16,750)
- Very low income 31 to 50 percent of median income (\$16,751 to \$27,900)
- Low income 51 to 80 percent of median income (\$27,901 to \$44,650)

According to the 2006–2008 ACS, the median household income for Hanford was \$51,520, which was slightly higher (4.3 percent) than for Kings County overall (\$49,419).

Table 6 provides a summary of income statistics as reported by the 2006–2008 ACS for the City of Hanford and Kings County.

TABLE 6
INCOME CHARACTERISTICS

	Hanford	Kings County
Median Household Income	\$51,520	\$49,419
Median Family Income	\$60,385	\$54,226
Per Capita Income	\$21,169	\$18,041
Percentage of Households Below Poverty Level	11.4 %	13.6%
Percentage of Female-Headed Households with Children Below the Poverty Level	28.3%	32.0%
Percentage of Persons 65 Years and Older Below Poverty Level	11.1%	10.0%

Source: American Community Survey 3-year estimates, 2006–2008

Areas of Low- and Very Low-Income Concentration

Data on income was examined at the block group level to determine areas of low- and very low-income concentration (2009 HUD Low and Moderate Income Summary Data). Low-income areas are those that have 51 percent or more low-income persons. About half of the City of Hanford was considered to be a low-income area. The main area was in the center of the city but extended out to both the east and west borders (see **Figure 3**).

EMPLOYMENT

Labor Force

Table 7 provides a summary of the civilian labor force, employment (the number employed), unemployment (the number unemployed), and the unemployment rate for 2008, 2009, and 2010 for the City of Hanford and Kings County. The 2008 and 2009 data are annual averages, and the 2010 data was collected for January and February 2010. When comparing the 2008 data to the February 2010 data for the City of Hanford, due to the current economic condition the unemployment rate has increased dramatically from 9.1 percent in 2008 to 16.1 percent in February 2010 (an increase of 7 percent). This increased unemployment rate is also the trend for Kings County, with an 8 percent increase in unemployment since 2008.

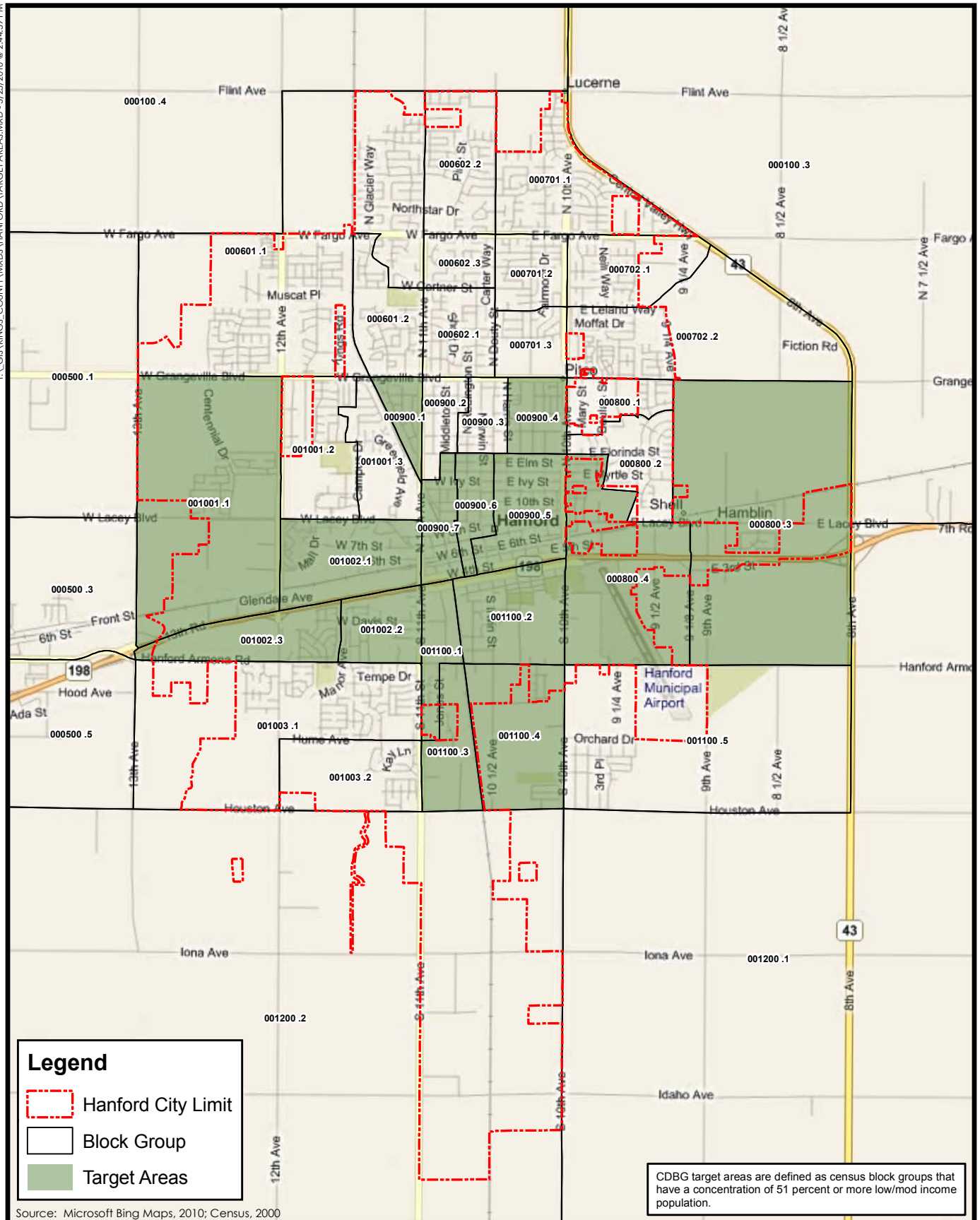


Figure 3
CDBG Target Areas

TABLE 7
LABOR FORCE DATA

Labor Force	City of Hanford			Kings County		
	February 2010	2009	2008	February 2010	2009	2008
Total Labor Force	24,500	24,100	23,400	62,600	61,200	59,100
Employment	20,600	21,000	21,200	51,100	52,200	52,900
Unemployment	3,900 (16.1%)	3,100 (12.8%)	2,100 (9.1%)	11,400 (18.2%)	8,900 (14.6%)	6,200 (10.5%)

Source: Monthly Labor Force Data for Cities and Census Designated Places (CDP), 2008, 2009, February 2010

Note: Data is not seasonally adjusted.

Major Employers

A number of large businesses, institutions, and public agencies that provide both local and regional employment opportunities are located in Hanford. Major employers in Hanford include Del Monte Food Company, Kings County Government Center, Adventist Health, Hanford Community Medical Center, and Wal-Mart Superstore, among others (see **Table 8**). Most major employers in Hanford are located in the central portion of the community.

TABLE 8
MAJOR EMPLOYERS

Employer	Type of Business
1,000–4,999 Employees	
Del Monte Foods Co.	Canned Specialties
Kings County Government Center	Government Offices – County
500–999 Employees	
Adventist Health	Hospital
Hanford Community Medical Center	Hospital
Wal-Mart Super Center	Department Store
250–499 Employees	
Central Valley General Hospital	Hospital
Central Valley Meat Co. Inc.	Meat Packers
Con Agra Food Inc.	Food Brokers
Hanford Community Hospital	Hospital
Marquez Brothers	Cheese/Milk Products
Warmerdam Packing	Fruits and Vegetable – Growers/Shippers
100–249 Employees	
Nichols Farms	Farm
The Hanford Sentinel	Newspaper
Kings Waste and Recycling Authority	Air, Water & Solid Waste Management
Exopack	Flexible Packaging Bags

Source: Economic Development Department, 2010

Agricultural Employees

Kings County is one of the state's major agricultural areas, ranking eighth among California counties in total agricultural production. According to the 2009 Kings County Housing Element, the Kings County Agricultural Commissioner estimates that 84 percent of the total land area in the county is devoted to farm land. The ten leading agricultural products in the county are milk, cotton, cattle, alfalfa, processed tomatoes, corn silage, wheat grain, pistachios, wheat silage, and peaches.

According to the Employment Development Department (EDD), in February 2010 there were approximately 5,200 farmworkers in the Hanford-Corcoran Metropolitan Statistical Area. Typically farmworkers have lower incomes than any other occupation. The EDD reports that in the first quarter of 2009 the average hourly wage for farmworkers was \$9.66, or \$20,107 annually. An annual income of just over \$20,000 puts farmworkers into the very low-income category, making it almost impossible for them to find affordable housing.

Military Personnel and Veterans

Adjacent Lemoore Naval Air Station (LNAS) is a significant part of the county's economy. LNAS is the master training center for carrier-based fighter squadrons for the U.S. Pacific Fleet. As of 2009, LNAS was home to 7,500 enlisted personnel and officers and 2,700 civilians. In the same year, there were 1,630 residential units on base, which is significantly fewer than the total housing need for base personnel and their families. With this housing shortfall, military personnel and civilians must find accommodations in nearby communities.

The basic housing allowance provided to Navy personnel ranges from \$734 to \$1,461 for single individuals and from \$979 to \$1,756 for families. Single service members, grade E-1 through E-4, are typically required to live on base, while enlistees with their families must compete for remaining base family housing without any preference based on their pay grade.

HOUSING PROFILE

A discussion of fair housing choice must be preceded by an assessment of the housing market in question. This section provides an overview of the characteristics of the local and regional housing markets. A housing unit is defined as a house, an apartment, or a single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The housing stock consists of all housing units located in a community.

Housing Type

The California Department of Finance (DOF) annual estimates of the number of housing units by type for each jurisdiction is based on reported building and demolition permits. As of 2009, the City of Hanford had a total of 17,891 housing units. The majority of units in the city were single-family detached units (73.2 percent) followed by multifamily units comprising five or more units (11.6 percent) (see **Table 9**).

TABLE 9
HOUSING UNITS BY TYPE

Units in Structure	City of Hanford	
	Number	Percentage
Single-Family Detached	13,154	73.2%
Single-Family Attached	864	4.8%
Multifamily (2 to 4 units)	1,538	8.6%
Multifamily (5 or more units)	2,082	11.6%
Mobile Homes	343	1.9%
Total Housing Units	17,981	100.0%

Source: Department of Finance, 2009

Housing Tenure

Housing tenure refers to whether a unit is owner-occupied or renter-occupied. The tenure distribution of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing cost burden is generally more prevalent among renters than among owners. Tenure preferences are primarily related to household income, composition, and age of the householder.

According to the 2006–2008 ACS, the majority of Hanford's occupied housing units (16,261) were owner-occupied (58.7 percent) and 41.3 percent were renter-occupied (see **Table 10**).

Table 10 also presents the vacancy rate for the City of Hanford. A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. As of 2008, the vacancy rate in the City of Hanford was 5 percent.

TABLE 10
HOUSING UNITS BY TENURE

Tenure	2000		2008	
	Number	Percentage	Number	Percentage
Owner-Occupied *	8,252	59.3	9,551	58.7%
Renter-Occupied *	5,661	40.7	6,716	41.3%
Total Occupied Units	13,913	94.4	16,261	95.0%
Vacant Units	830	5.6	853	5.0%
Total Housing Units	14,743	100.0%	17,120	100.0%

Source: 2000 Census, American Community Survey 3-year estimates, 2006–2008

* Tenure is based on total number of occupied housing units.

Overcrowding

The U.S. Census Bureau defines overcrowding as occurring when a housing unit is occupied by more than the equivalent of one person per room (excluding bathrooms, kitchens, hallways, and porches), and units with more than 1.50 persons per room are considered highly overcrowded. For example, a typical home might have three bedrooms, a living room, and a dining room, for a total of five rooms. If more than five people were living in the home, it would be considered by the Census Bureau to be overcrowded.

Overcrowding occurs when housing costs are so high relative to income that families have to reside in small units or double up to devote income to other basic needs such as food and medical care. Overcrowding also may result in increased traffic within a neighborhood, deterioration of homes, and a shortage of on-site parking. Maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

Data on overcrowding was taken from the 2000 U.S. Census because the ACS data does not provide overcrowding by tenure.

- According to the 2000 Census, 898 households, or 6.5 percent of all households in Hanford, were considered overcrowded and 703 (5.1 percent) were severely overcrowded.
- Approximately 9.3 percent of renter households in Hanford were overcrowded in 2000, compared to 4.5 percent of owner households.

Housing Conditions

Maintaining and improving housing quality is an important goal in Hanford. An indication of the quality of the housing stock is its general age. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs.

Table 11 below displays the age of Hanford's housing stock as of 2009. Among these units, approximately 22.6 percent were built between 1990 and 1999 (3,995 units). Of the total housing units in Hanford, 56.2 percent of the units were less than 30 years old, 23.1 percent were 30 to 50 years old, and 20.8 percent were more than 50 years old.

TABLE 11
HOUSING AGE

Year Structure Built	Units	Percentage
2005 to 2009*	1,114	6.3%
2000 to 2004	2,050	11.6%
1990 to 1999	3,995	22.6%
1980 to 1989	2,781	15.7%
1970 to 1979	2,523	14.3%
1960 to 1969	1,555	8.8%
1950 to 1959	1,720	9.7%
Prior to 1950	1,959	11.1%
Total Units	17,697	100.0%

Source: American Community Survey 3-year estimates, 2006–2008; *Department of Finance, 2009

Housing Condition Survey

As part of the 2009–2014 Housing Element update process, each jurisdiction in Kings County conducted a comprehensive survey of housing conditions within their community. The surveys were based upon criteria developed by the California Department of Housing and Community Development. Housing was classified according to five categories:

- **Sound** – generally in good condition and does not require rehabilitation
- **Minor** – requires nonstructural repairs but is otherwise in sound condition
- **Moderate** – requires some structural improvements as well as major façade improvements
- **Substantial** – requires significant structural and façade improvements at a cost nearing the improved value of the home
- **Dilapidated** – homes where the cost to rehabilitate the home is more than the cost to demolish and rebuild a comparable unit on the same site

The survey found that in the City of Hanford 73 percent of the housing stock was in sound condition, 19 percent was in need of minor repairs, 8 percent was in need of moderate repairs, less than 1 percent was in need of substantial repair, and less than 1 percent was considered dilapidated.

Housing Costs and Affordability

Housing Cost

The recent freeze of credit markets, the economic downturn, and related changes in the housing market have dramatically altered housing prices. The trend has been toward lower prices as demand has decreased and supply increased. This is especially the case in the single-family resale market.

Home Purchase Cost

The sales prices of homes as well as the cost and availability of mortgage credit have changed significantly over the past four years across the nation. This trend was particularly dramatic in the last year (2009).

According to Trulia Real Estate, an online real estate source, the median sales price for homes in Hanford for January through March 2010 was \$156,820. This price represents a decline of 2 percent when compared to the prior quarter and a decrease of 5.1 percent as compared to the prior year. Overall, sales prices in Hanford have decreased by 34 percent over the past five years. **Table 12** depicts home sale prices over the past five years for the City of Hanford.

TABLE 12
MEDIAN SALES PRICES

Home Size	Jan–Mar 2010	3 Months Prior	1 Year Prior	5 Years Prior
1 Bedroom	n/a	n/a	n/a	n/a
2 Bedrooms	\$101,891	\$106,250	\$87,000	\$156,000
3 Bedrooms	\$150,000	\$129,000	\$144,852	\$212,500
4 Bedrooms	\$150,000	\$223,750	\$207,000	\$252,500
All Properties	\$156,820	\$160,000	\$165,000	\$237,500

Source: Trulia Real Estate, April 2010

Rental Costs

Table 13 depicts rental prices for newly developed apartments in Hanford. These units include both market-rate and rent-restricted units.

TABLE 13
RENTAL LISTINGS FOR RECENTLY BUILT APARTMENTS

Development Name	Number of Units	Rents by Unit Size			
		1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Windgate Village Apts.	54	\$725–\$750	\$925–\$950	--	--
Lincoln Plaza Apts.	40	--	\$400–\$450*	\$450–\$500*	\$500–\$550*
Lomarey Apts.	--	--	\$750	--	--
(no project name)	3	--	\$800	--	--
(no project name)	2	--	\$800	--	--
(no project name)	4	--	\$850	--	--
(no project name)	2	--	\$576	\$700	--

Source: 2009–2014 Kings County Housing Element

*Income-restricted affordable units

The U.S. Department of Housing and Urban Development publishes annual Fair Market Rents (FMR), which include an estimated utility cost. The figures effective in 2009 for Kings County are shown in **Table 14** below.

TABLE 14
2009 FAIR MARKET RENT (FMR)

Unit Size	2009 FMR
1 Bedroom	\$660
2 Bedrooms	\$766
3 Bedrooms	\$1,117
4 Bedrooms	\$1,346

Source: HUD 2009 Fair Market Rent Documentation System

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Housing Affordability

Housing affordability can be calculated by comparing the cost of renting or owning a home with the maximum affordable housing costs to households at different income levels. Taken together, this information can generally indicate the size and type of housing available to each income group and can estimate which households are most susceptible to overcrowding and overpayment.

In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. **Table 15** shows the annual income for extremely low-, very low-, and low-income households by household size and the maximum affordable housing payment.

Maximum affordable sales prices are based on 10 percent down and a 30-year fixed-rate mortgage at 5.6 percent annual interest rate. Maximum affordable rental prices are based on 30 percent of a household's total income, excluding costs of tenant-paid utilities. The 2009 Area Median Income for Kings County was \$51,700 for a household of four.

TABLE 15
AFFORDABLE MORTGAGE/RENT AMOUNTS

Income Group	1 Person	2 Persons	3 Persons	4 Persons
Extremely Low (< 30%)				
Annual Income	\$11,750	\$13,400	\$15,100	\$16,750
Monthly Income	\$979	\$1,116	\$1,258	\$1,395
Maximum Sales Price	\$39,116	\$44,445	\$50,329	\$55,658
Monthly Rent	\$293	\$335	\$377	\$418
Very Low (< 50%)				
Annual Income	\$19,550	\$22,300	\$25,100	\$27,900
Monthly Income	\$1,629	\$1,858	\$2,091	\$2,325
Maximum Sales Price	\$65,067	\$74,247	\$83,412	\$92,740
Monthly Rent	\$488	\$557	\$627	\$697
Low (< 80%)				
Annual Income	\$31,250	\$35,700	\$40,200	\$44,650
Monthly Income	\$2,604	\$2,975	\$3,350	\$3,720
Maximum Sales Price	\$103,953	\$118,691	\$133,741	\$148,642
Monthly Rent	\$781	\$892	\$1,005	\$1,116

Source: HUD 2009 Income Limits Documentation System (<http://www.move.com/home-finance/financial-calculators/home-affordability-calculator>)

Ownership Affordability

According to **Table 16** above, assuming the buyer is paying 10 percent down, has a 5.6 percent interest rate, and has no other debt payments, a prospective buyer who fell into the extremely low-income category for a four-person household in Kings County could afford a maximum purchase price of \$55,658, a prospective buyer who fell into the very low-income category for a four-person household could afford a maximum purchase price of \$92,740, and a prospective buyer in the low-income category for a four-person household could afford a maximum purchase price of \$148,642. When these maximums are compared to the current median sales price of \$156,820 (see **Table 12**), only a household earning a moderate income would be within reach of affording the median-priced home in Hanford.

Rental Affordability

As shown in **Table 15**, a very low-income household of four could afford up to \$627 a month for rent. If the same household of four lived in a three-bedroom unit in Hanford, according to the above rental prices listed in **Table 13**, the household would be paying approximately \$700 per month, indicating that a household earning 30 percent of the area median income (AMI) would need to allocate over 35 percent of their gross income to be able to afford the rent for a three-bedroom unit. This indicates a need for housing affordable to extremely low- and very low-income households.

Housing Cost Burden

Federal standards establish that a household is experiencing a housing cost burden if it spends more than 30 percent of its gross income on housing costs, mortgages, rents, and/or other costs associated with housing. Cost burden typically occurs when housing costs increase faster than income. While housing affordability in itself is not a fair housing issue, to the extent that housing cost burden is disproportionately impacting the most vulnerable members of a community, particularly those with special needs, the question of access to a range of housing choices arises.

The Comprehensive Housing Affordability Strategy (CHAS) data, which was developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions to write their Consolidated Plans, has special tabulation data based on the 2000 Census. According to this data (see **Table 16**), 906 owner households and 2,332 renter households earned less than 50 percent of the AMI in the City of Hanford in 2000. Of those households, 318 owner-occupied households and 2,098 renter-occupied households fell into the extremely low-income category.

TABLE 16
HOUSING COST BURDEN

	Total Renters	Total Owners	Total Households
Household Income $\leq$ 50% AMI	2,332	906	3,238
Household Income $\leq$ 30% AMI	2,098	318	1,416
% Cost Burden $>$ 30%	42.9%	22.5%	30.8%
% Cost Burden $>$ 50%	20.2%	7.8%	12.8%

Source: CHAS, 2000

PUBLIC AND ASSISTED HOUSING

Section 8 Rental Assistance

The Housing Authority of Kings County (HAKC) provides low-income families with affordable rental housing that is decent, safe, and sanitary. The Housing Authority provides rental assistance to approximately 1,090 individuals and families in its Section 8 Housing Choice Voucher and affordable housing programs.

- 688 Section 8 Housing Choice Vouchers (varies according to funding)
- 268 public housing units
- 32 state housing apartments
- 12 foster youth transitional housing program slots
- 45 farm labor housing residences
- 44 senior citizen apartments
- 1 market-rate single-family home

The Section 8 Housing Choice Voucher Program provides rental subsidies to low-income (50 percent of the County AMI) households that spend more than 50 percent of their gross income on housing costs. The recipient is responsible for a portion of the rent, not exceeding 30 percent of his/her monthly income unless the rent is above the payment standard established by HUD.

Section 8 rental assistance is typically issued as vouchers. The voucher system allows the voucher holder to choose housing that rents at levels higher than the Fair Market Rents (FMR) but up to the HAKC-established payment standard. The voucher holders must make up the difference between the payment standard and the actual rents. The intent of the voucher system is to provide greater mobility and location choices for recipients.

Public Housing

The Housing Authority of Kings County owns and manages three public housing projects, totaling 268 units. The majority of the public housing tenants are family households, including households with members who are seniors or disabled.

LICENSED COMMUNITY CARE FACILITIES

Persons with special needs such as the elderly and those with disabilities must also have access to housing in a community. Residential community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern since lack of such housing impedes special needs groups from access to adequate housing. Currently, there are 26 residential care facilities located in Hanford that can accommodate up to 560 persons.

The following care facilities are located in the City of Hanford:

- Adult Day Care Facilities (ADCF) provides programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting. There are currently 5 facilities in the city that can accommodate 279 persons.
- Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled. There are currently 13 facilities in the city that can accommodate 77 persons.
- Group homes are facilities of any capacity and provide 24-hour nonmedical care and supervision to children in a structured environment. There are currently 5 facilities in the city that can accommodate 30 persons.
- Residential Care Facilities for the Elderly (RCFE) provide care, supervision, and assistance with daily living activities to persons 60 years of age and over and persons under 60 with compatible needs. There are currently 3 facilities in the city that can accommodate 174 persons.

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PRIVATE SECTOR PRACTICES

This section of the AI discusses the City's efforts to determine and evaluate the practices of the private sector as they relate to fair housing choice, including the policies and practices of real estate agents, property managers, and mortgage lenders. Mortgage lending patterns are discussed in the next section titled Mortgage Lending.

REAL ESTATE SALES PRACTICES

In the State of California, to engage in the business of real estate sales, a broker or salesperson must be licensed by the Department of Real Estate (DRE). The DRE also enforces violations of California real estate law. In the City of Hanford, any case of discrimination or other fair housing violation that is experienced by an individual from a real estate professional should be reported to the local representative association and/or to the DRE.

The real estate industry in California is highly professionalized. Almost all real estate brokers and salespersons are affiliated with a real estate trade association. The two largest are the California Association of Realtors (CAR), associated with the National Association of Realtors (NAR), and the California Association of Real Estate Brokers (CAREB), associated with the National Association of Real Estate Brokers (NAREB). The use of the term "Realtor" is restricted by NAR as a registered trademark. Members of NAREB are licensed to use the professional designation "Realist."



NAR has a professional code of conduct which specifically prohibits unequal treatment in professional services or employment practices on the basis of "race, color, religion, sex, handicap, familial status, or national origin" (Article 10, NAR Code of Ethics). Both prohibit members from promulgating deed restrictions or covenants based on race.

Article 10 of the NAR Code of Ethics provides that "Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

A Realtor pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon Realtors and is also a firm statement of support for equal opportunity in housing. A Realtor who suspects discrimination is instructed to call the local Board of Realtors. Local Boards of Realtors will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase, or rental of housing. Local Boards of Realtors have a responsibility to enforce the Code of Ethics through professional standards, procedures, and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

The California Association of Realtors (CAR) has many local associations throughout the state. The City of Hanford is served by the Kings County Board of Realtors. The Kings County Board of Realtors holds the local real estate members liable to the professional code of ethics. Beyond the local board, real estate professionals are also held to a code of ethics mandated by the California Association of Realtors, the National Association of Realtors, and the California Department of Real Estate.

The Kings County Board of Realtors does not directly handle fair housing complaints nor does it offer fair housing educational courses. Instead, the local board refers complaints and education opportunities to the state association. CAR offers continuous online courses dealing with fair housing requirements and issues. According to the course description, the course will provide an overview of the federal fair housing laws and an in-depth discussion of the individual laws and their application to the practice of real estate. The course also provides CAR members with a study of the State of California fair housing laws and regulations. The course emphasizes anti-discriminatory conduct which all licensees should practice and concludes by discussing the voluntary affirmative action marketing program and why promoting fair housing laws is a positive force at work in California and throughout the nation.



NAREB Realists follow a strict code of ethics stating that “any Realist shall not discriminate against any person because of Race, Color, Religion, Sex, National Origin, Disability, Familial Status or Sexual Orientation” (Part I, Section 2, NAREB Code of Ethics):

- In the sale or rental of real property.
- In advertising the sale or rental of real property.
- In the financing of real property.
- In the provision of professional services.

Part I, Section 2 of the NAREB Code of Ethics continues to state that any “Realist shall not be instrumental in establishing, reinforcing or extending any agreement or provision that restricts or limits the use or occupancy of real property to any person or group of persons on the basis of race, color, religion, sex, national origin, disability, familial status, or sexual orientation.”

RENTAL AND PROPERTY MANAGEMENT

The California Apartment Association (CAA) is the country’s largest statewide trade association for rental property owners and managers. CAA incorporated in 1941 to serve rental property owners and managers throughout California. CAA represents rental housing owners and professionals who together manage more than 1.5 million rental units.



CAA supports the spirit and intent of all local, state, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical

disability, age, familial status, sexual orientation, or national origin. Members of the California Apartment Association agree to abide by the following provisions of their Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our resident's tenancy;
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

The CAA offers a Certificate in Residential Management (CRM), which includes a course on fair housing law. In addition, the CAA website provides links to the Fair Housing Institute and Fair Housing Network.

The CAA has a local association with offices in Fresno. The CAA of Greater Fresno serves Kings, Fresno, Madera, Tulare, Inyo, and Mono counties and offers multiple educational opportunities on an annual basis including on-site education classes and fair housing luncheons.²

ADVERTISEMENT

In March 2010, a review of rental housing advertisements for the City of Hanford was conducted to identify any fair housing violations or impediments. All advertisements were examined for language that explicitly or implicitly indicated that housing would not be made available to persons with regard to membership in a protected class or that there would be a preference for or a bias against persons belonging to a protected class. No advertisements were found that would comprise an illegal or unfair housing opportunity. The review looked at 85 advertisements posted in the Tri-County Real Estate Weekly newspaper insert between January 30, 2010 and March 5, 2010, 38 listings in the January and February editions of South Valley Homes and Community Magazine, and multiple online resources such as 20 listings from 211kingscounty.org, 93 listings from craigslist.com, and 13 listings from Rent.com. Of the

² Personal communication with Stephanie Babb, Regional Director, California Apartment Association of Greater Fresno

approximately 250 advertisements reviewed, no fair housing impediments or violations were identified in the City of Hanford.

Use of Restrictive Covenants

Covenants that restrict the ownership or use of real property based on membership in a protected class are prohibited under state and federal law. Nonetheless, recorded documents with these terms persist.

Today, the California Department of Real Estate reviews Covenants, Conditions, and Restrictions (CC&Rs) for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law.

Since 2000, California state law has required that any person or entity that provides declarations, deeds, and other governing documents related to the use of real property must place a cover page over the document or a stamp on the first page of the document containing a statement that any restrictive covenants that may appear in the document are null and void and that any person with an interest in the property has the right to request that the language be removed.

MORTGAGE LENDING

Lending practice in the private sector may impact a household's access to housing. A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. In the past, financial institutions did not always employ fair lending practices. Credit market distortions and other activities such as redlining³ prevented some groups from equal access to credit. The passage of the Community Reinvestment Act (CRA) in 1977 was designed to improve access to credit for all members of the community. This section reviews the lending practices of financial institutions and the access to financing from all households, particularly minority households and those of very low and low incomes.

Community Reinvestment Act

The Community Reinvestment Act (CRA) is intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including very low and low-income persons and neighborhoods.

³ This is a now illegal and discontinued practices where banks would not extend mortgage credit to purchase homes in certain areas. The banks would use maps wherein these areas were outlined in red ink.

Conventional Versus Government-Backed Financing

Conventional financing is market-rate priced loans provided by private lending institutions such as banks, mortgage companies, and savings and loans. To assist households that may have difficulty in obtaining home mortgage financing in the private market due to income and equity issues, several government agencies offer loan products that have below market interest rates and are insured (or underwritten) by the agencies. Sources of government-backed financing include loans insured or underwritten by Federal Housing Administration (FHA-insured), the Department of Veterans Affairs (VA-guaranteed), and Farm Service Agency or Rural Housing Services (FHS/RHS). Often, these types of loans are offered to the consumer through private lending institutions and often make the difference in qualifying or not qualifying for a mortgage.

HOME MORTGAGE DISCLOSURE ACT (HMDA) DATA ANALYSIS

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- In determining whether financial institutions are serving the housing needs of their communities;
- Public officials in distributing public-sector investments to attract private investment to areas where it is needed; in identifying possible discrimination lending patterns.

Under the HMDA, lenders are required to disclose information on the disposition of home loan applications and on race or national origin, gender and annual income of loan applicants.

Overview

To prepare this analysis, 3,223 records of lender actions were pulled from all the lender actions reported in the 2008 HMDA data set for Hanford census tracts.⁴ **Table 17** summarizes the share of all lending applications processed by lending institutions in the City of Hanford. Of the 3,223 lending records, the top 10 lenders in the city account for 54.6 percent of all lending applications processed in 2008.

⁴ Census tracts include 6.01, 6.02, 7.01, 7.02, 8, 9, 10.01, 10.02, 10.03, 11, and 12.

TABLE 17
TOP 10 LENDERS IN 2008

Lending Institution	Applications Processed	Share of Processed Applications
Beneficial Company LLC	332	10.3%
Countrywide Bank, FSB	295	9.2%
Kings Mortgage	198	6.1%
JP Morgan Chase Bank	181	5.6%
Wells Fargo Bank	176	5.5%
CitiMortgage, Inc	123	3.8%
Bank of America	122	3.8%
Wells Fargo Funding	120	3.7%
GMAC Mortgage LLC	117	3.6%
Citicorp Trust Bank	97	3.0%
Other	1,462	45.4%
Total	3,223	100.0%

Source: Home Mortgage Disclosure Act LAR data, 2008

Organization of Data

This section describes how the number of loan request records in the city is narrowed to show loan requests from applicants to purchase primary residences and to secure home refinancing. As previously shown, the number of loan request in the city during 2008 was 3,223; however, the core of the analysis of the lending data includes 692 loan requests for home purchases and 1,394 for refinance requests.

Of the 3,223 loan records, 319 applications are for non-owner-occupied dwellings and are removed from the analysis (19 are multifamily lending requests). In addition, loan application records purchased by an institution (570) are removed. **Table 18** shows lending applications by loan purpose (purchase, improvement, and refinance) by property type (1 to 4 family structures and manufactured housing) for the 2,334 remaining loan applications. As shown, 98.9 percent of loan applications are for units in structures with one to four units. Of the 2,334 lending requests, 1,394 or 59.7 percent are for refinance loan applications and 248 or 10.6 percent are for home improvement loan requests.

TABLE 18
LOAN PURPOSE BY PROPERTY TYPE

Loan Purpose	1 to 4 Family Units		Manufactured Housing		Total
	Number	Percentage	Number	Percentage	
Home Purchase	681	98.4%	11	1.5%	692
Home Improvement	243	98.0%	5	2.0%	248
Refinancing	1,384	99.3%	10	0.7%	1,394
Total	2,308	98.9%	26	1.1%	2,334

Source: Home Mortgage Disclosure Act LAR data, 2008

Home Purchase Lending

Because we are interested in analyzing lending patterns for lending request to purchase primary residences, the refinance and home improvement requests are removed from the analysis. The remaining records are loan requests for owner-occupied home purchases in structures with one to four units, totaling 692 requests.

The remaining 692 applications include lending applications for the following actions:

- Loan origination (466 records)
- Application approved but not accepted (56)⁵
- Application denied by the financial institution (86)
- Application withdrawn by applicant (73)
- File closed for incompleteness (11)

Loan Type

Table 19 summarizes loan type requests by lending outcomes. As shown in the table, FHA-insured loan request (44.5 percent) are the most frequent loan requests, followed by conventional loan request (42.8 percent), VA-guaranteed request (12.6 percent), and FSA/RHS request (less than 1 percent). VA loan types have the highest rate of loan origination (78.2 percent), followed by FHA (71.4 percent), and conventional (60.1 percent). Conventional loan requests have the greatest share of denied loans (17.9 percent) as compared to all other loan requests.

⁵ These are records where the lender approved the mortgage application but the applicant did not accept the offer of credit.

TABLE 19
LOAN REQUEST TYPE BY LENDING OUTCOME

Loan Type	Applications Received	Loans Originated		Loans Denied		Loans Failed	
	Number	Number	Percentage	Number	Percentage	Number	Percentage
Conventional	296	178	60.1%	53	17.9%	118	39.9%
FHA- Insured	308	220	71.4%	29	9.4%	88	28.6%
VA- guaranteed	87	68	78.2%	3	3.4%	19	21.8%
FSA/RHS	1	0	0.0%	1	100.0%	1	100.0%
Total	692	466	67.3%	86	12.4%	226	32.7%

Source: Home Mortgage Disclosure Act LAR data, 2008

Note: "Loans Failed" includes loan applications resulting in denial, applications approved but not accepted, withdrawn applications, and incomplete files.

Table 20 summarizes loan request types by loan applicant race. As shown, 83.7 percent of loan applicants report race as White, and 9.4 percent do not provide race. Of all loan types, VA-guaranteed loan request are the most popular request among non-White applicants.

TABLE 20
APPLICANT RACE BY LOAN REQUEST TYPE

Applicant Race	Conventional		FHA-Insured		VA-guaranteed		FSA/RHS		Total Applications	
	#	%	#	%	#	%	#	%	#	%
American Indian or Alaska Native	4	1.4%	6	2.9%	2	2.3%	0	0.0%	12	1.7%
Asian	7	2.4%	5	1.6%	3	3.4%	0	0.0%	15	2.2%
Black or African American	8	2.7%	5	1.6%	5	5.7%	0	0.0%	18	2.6%
Native Hawaiian or other Pacific Islander	1	0.3%	1	0.3%	1	1.1%	0	0.0%	3	0.4%
White	243	82.1%	265	86.0%	70	80.5%	1	100.0%	579	83.7%
Race not provided	33	11.1%	26	8.4%	6	6.9%	0	0.0%	65	9.4%
Total	296	100.0%	308	100.0%	87	100.0%	1	100.0%	692	100.0%

Source: Home Mortgage Disclosure Act LAR data, 2008

Table 21 summarizes loan request types by loan applicant ethnicity. As shown, roughly 34 percent of all loan applicants are Hispanic/Latino, which makes the Hispanic/Latino population the second largest group of persons requesting a loan. FHA-insured loan applications are the most common loan type request among Hispanic/Latino borrowers.

TABLE 21
APPLICANT ETHNICITY BY LOAN TYPE REQUEST

Applicant Ethnicity	Conventional		FHA-Insured		VA-guaranteed		FSA/RHS		Total Applications	
	Number	%	Number	%	Number	%	Number	%	Number	%
Hispanic/Latino	87	29.4%	132	42.9%	15	17.2%	0	0.0%	234	33.8%
Not Hispanic/Latino	186	62.8%	156	50.6%	66	75.9%	1	100.0%	409	59.1%
Ethnicity not provided	23	7.8%	20	6.5%	6	6.9%	0	0.0%	49	7.1%
Total	296	100.0%	308	100.0%	87	100.0%	1	100.0%	692	100.0%

Source: Home Mortgage Disclosure Act LAR data, 2008

Lending Outcomes

Table 22 shows lending actions by race. As shown, 67.3 percent of all primary residence loan applications in the city result in origination. Of the 226 loan applications failing to originate, 86 of those (38 percent) do so because of denial. Loan origination for the non-White population (77.1 percent) is 9.8 percent greater than for all loan applicants (67.3 percent). Of the 11 failed loan applications for non-White applicants, 36.4 percent fail due to loan denial, which is similar to the share of denied loan applications as a percentage of loan failures for White applicants (37.0 percent).

Table 23 summarizes, by race, the explanation for each of the 86 denied loans in the city. As shown, 75 percent of applications result in denial for non-White applicants for “other” reasons than those reported. However, as shown in **Table 22**, only four loans were denied for non-White applicants making the reasons for denial among non-White applicants statistically insignificant.

Among White applicants, debt-to-income (27.3 percent) and credit history (15.2 percent) are the most common reasons loan applications are denied.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

TABLE 22
LENDING OUTCOME BY RACE

Applicant Race	Total Applications	Origination		Denial		Failure	
		Number	%	Number	%	Number	%
American Indian or Alaska Native	12	9	75.00%	1	8.3%	3	25.0%
Asian	15	12	80.00%	2	13.3%	3	20.0%
Black or African American	18	14	77.8%	0	0.00%	4	22.2%
Native Hawaiian or other Pacific Islander	3	2	66.7%	1	33.3%	1	33.3%
Sub-total Non-White	48	37	77.1%	4	8.3%	11	22.9%
White	579	401	69.3%	66	11.4%	178	30.7%
Race not provided	65	28	43.1%	16	24.6%	37	56.9%
Total	692	466	67.3%	86	12.4%	226	32.7%

Source: Home Mortgage Disclosure Act LAR data, 2008

Note: "Loans Failed" includes loan applications resulting in denial, applications approved but not accepted, withdrawn applications, and incomplete files.

TABLE 23
REASON FOR DENIAL BY RACE

Applicant Race	Debt-to-income	Employment History	Credit History	Collateral	Insufficient Cash	Unverifiable Information	Credit App. Incomplete	Other
American Indian or Alaska Native	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Asian	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%
Black or African American	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Native Hawaiian or other Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Sub-total Non-White	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%
White	27.3%	1.5%	15.2%	9.1%	6.1%	3.0%	7.6%	30.3%
Race not provided	18.8%	0.0%	0.0%	25.0%	0.0%	6.3%	12.5%	37.5%
Total	25.6%	1.2%	11.6%	11.6%	4.7%	3.5%	8.1%	33.7%

Source: Home Mortgage Disclosure Act LAR data, 2008

Table 24 shows lending actions by ethnicity. As shown, 67.8 percent of all primary residence loan applications in the city result in origination. Of the 219 loan applications failing to originate, 79 (36 percent) do so because of denial. Non-Hispanic applicants experience loan origination at a rate of 71.9 percent, which is 6.7 percent higher than the rate Hispanic applicants (65.2 percent) experience loan origination. Of the 80 requests resulting in loan failure for Hispanic applicants, 30 (37.5 percent) are due to loan denial, which is 3 percent higher than for non-Hispanic borrowers (34.5 percent).

TABLE 24
LENDING ACTION OUTCOME BY ETHNICITY

Applicant Ethnicity	Total Applications	Origination		Denial		Failure	
		Number	%	Number	%	Number	%
Hispanic/Latino	234	150	64.1%	34	14.5%	84	35.9%
Not Hispanic/Latino	409	293	71.6%	42	10.3%	116	28.4%
Ethnicity not provided	49	23	46.9%	10	20.4%	26	53.1%
Total	692	466	67.3%	86	12.4%	2226	32.7%

Source: Home Mortgage Disclosure Act LAR data, 2008

Note: "Loans Failed" includes loan applications resulting in denial, applications approved but not accepted, withdrawn applications, and incomplete files.

Table 25 summarizes, by ethnicity, the explanation for each of the 86 denied loans in the city. As shown, debt-to-income (25.6 percent), credit history (11.6 percent), and collateral (11.6 percent) represent the most common reasons applications are denied. Of the 34 loan applications denied for Hispanics, 35.3 percent were denied because of debt-to-income ratios, followed by insufficient collateral (20.6 percent), and insufficient cash (11.8 percent).

Of the 42 loan applications denied for non-Hispanics, 19.0 percent were denied because of debt-to-income ratios, followed by credit history (16.7 percent), and incomplete credit application (11.9 percent).

Based on the reasons for loan application denial, 67.7 percent of Hispanic loan applicants are denied for reasons related to net wealth (debt-to-income, collateral, and insufficient cash) compared to 23.8 percent of loan denials for non-Hispanic applicants related to net wealth. Hispanic applicants experience denial because of less than desirable net wealth, while non-Hispanic applicants experience loan denial for systematic reasons (credit history, unverifiable information, and incomplete credit application).

TABLE 25
REASON FOR DENIAL BY ETHNICITY

Applicant Ethnicity	Debt-to-income	Employment History	Credit History	Collateral	Insufficient Cash	Unverifiable Information	Credit App. Incomplete	Other
Hispanic/Latino	35.3%	0.0%	8.8%	20.6%	11.8%	0.0%	0.0%	23.5%
Not Hispanic/Latino	19.0%	2.4%	16.7%	4.8%	0.0%	7.1%	11.9%	38.1%
Ethnicity not provided	20.0%	0.0%	0.0%	10.0%	0.0%	0.0%	20.0%	50.0%
Total	25.6%	1.2%	11.6%	11.6%	4.7%	3.5%	8.1%	33.7%

Source: Home Mortgage Disclosure Act LAR data, 2008

Mortgage Lending By Area

In addition to analyzing lending outcomes for individual applicant characteristics, it is important to analyze lending patterns by neighborhood characteristics, specifically census tracts. This section analyzes lending outcomes by census tracts and compares outcomes in each census tract to race and income characteristics of each census tract.

Table 26 shows lending actions and socioeconomic characteristics for Hanford census tracts. HMDA data is available at the census tract level, but not at the block group level. The census tracts presented in **Table 26** show the census tracts located in the City of Hanford. However, all of the census tract boundaries (with the exception of tract 9) extend beyond the city limits, meaning that some of the lending actions may fall outside of the city boundary. The 2000 Census reports that there were 14,743 housing units located in the city, or 85 percent of the number of housing units (17,405) contained in census tracts that are fully or partially located in Hanford. Because 85 percent of the city's housing stock makes up the housing stock of all partially located census tracts in the city, the analysis of census tracts in **Table 26** is significant in explaining lending outcomes by neighborhood characteristics.

As shown, the share of non-White households in the city's census tracts slightly exceeds 50 percent, with the Hispanic population representing nearly 39 percent of the total population of census tracts. Census tracts with one percent more non-White persons or Hispanic persons than the overall city share are considered concentrated areas. Census tracts with non-White or Hispanic persons that are at least 1.5 times greater than the overall share in the city are considered highly concentrated. **Figures 1 and 2** show block group areas in the city with concentrations and high concentrations of non-White persons and Hispanic/Latino persons. As shown in **Table 26**, four census tracts (8, 9, 10.02, and 10.03) are concentrated with non-White persons and Hispanic persons. One census tract (11) is highly concentrated with non-White persons and Hispanic persons. The overall rate of loan denial in the city is 12.4 percent, and census tracts 6.02, 8, 9, 11, and 12 exceed the overall rate of denial in Hanford.

According to HUD's Low/Mod summary data, 42.5 percent of the total census tract populations are low/mod. Low/mod persons are persons that earn 80 percent or less of the area median income, and areas with at least 51 percent low/mod persons are considered CDBG target areas. **Figure 3** shows a map of block groups and census tracts considered CDBG target areas. As shown in **Table 26**, five census tracts (8, 9, 10.02, 11, and 12) have higher shares of low/mod persons than the overall share in the city and three census tracts (9, 10.02, and 11) are considered CDBG target areas. Of the census tracts that exceed the overall share of low/mod persons in the city, tracts 8, 9, 11, and 12 have higher rates of loan denial at 18.8 percent, 20.5 percent, 22.2 percent, and 50 percent, respectively.

Census tracts 8, 9, and 11 have large shares of non-White persons, Hispanic persons, low/mod persons, and higher than expected rates of denied loans. The total number of applications received in these tracts is smaller than the total applications in other tracts; however the relative amount of loan activity in the tracts is frequent enough to warrant further analyses into the reasons loans are denied at a higher rate in these tracts.

TABLE 26
LENDING ACTIONS AND CHARACTERISTICS FOR HANFORD CENSUS TRACTS

Census Tract	Total Applications	Origination	Denial	Failure	Non-White Population	Hispanic/Latino Population	Low/Mod Population
6.01	275	71.6%	9.8%	28.4%	39.0%	21.6%	33.3%
6.02	65	69.2%	15.4%	30.8%	30.4%	17.5%	23.5%
7.01	64	68.8%	9.4%	31.3%	27.7%	20.2%	15.0%
7.02	62	61.3%	6.5%	38.7%	34.8%	24.9%	28.1%
8	32	59.4%	18.8%	40.6%	51.9%	43.0%	47.7%
9	44	59.1%	20.5%	40.9%	57.8%	48.6%	64.0%
10.01	47	76.6%	10.6%	23.4%	38.4%	27.4%	25.7%
10.02	22	54.5%	9.1%	45.5%	70.4%	53.8%	59.0%
10.03	45	82.2%	8.9%	17.8%	63.9%	49.7%	40.8%
11	24	37.5%	29.2%	62.5%	81.3%	65.5%	75.4%
12	12	25.0%	50.0%	75.0%	33.8%	27.8%	48.0%
Total	692	67.3%	12.4%	32.7%	50.20%	38.50%	42.50%

Source: Home Mortgage Disclosure Act LAR data, 2008

Note: "Loans Failed" includes loan applications resulting in denial, applications approved but not accepted, withdrawn applications, and incomplete files.

Table 27 shows the reasons for denied loan applications by census tract. As shown, debt-to-income (25.6 percent), credit history (11.6 percent), and collateral (11.6 percent) are the most frequent reasons loans are denied in all census tract. In census tracts 8 and 9, the most frequent reason for loan denial is other. Unfortunately, classifying loan denial reasons as other does little to help understand specific denial reasons, meaning that the reasons for high denial rates in

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

tracts 8 and 9 are not fully explained by the data. However, it is apparent that incomplete credit applications and insufficient collateral are frequent reasons for loan denial in tracts 8 and 9. In tract 11, the most frequent reason for loan denial is less than desirable debt-to-income ratios among applicants.

TABLE 27
REASON FOR DENIAL BY CENSUS TRACT

Census Tract	Debt-to-income	Employment History	Credit History	Collateral	Insufficient Cash	Unverifiable Information	Credit App. Incomplete	Other
6.01	33.3%	0.0%	14.8%	3.7%	3.7%	7.4%	3.7%	33.3%
6.02	30.0%	0.0%	40.0%	0.0%	0.0%	0.0%	10.0%	20.0%
7.01	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	83.3%
7.02	0.0%	0.0%	25.0%	50.0%	25.0%	0.0%	0.0%	0.0%
8	0.0%	0.0%	0.0%	33.3%	0.0%	0.0%	16.7%	50.0%
9	11.1%	0.0%	0.0%	22.2%	11.1%	11.1%	0.0%	44.4%
10.01	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	40.0%	40.0%
10.02	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	50.0%
10.03	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%
11	42.9%	0.0%	0.0%	42.9%	0.0%	0.0%	0.0%	14.3%
12	50.0%	16.7%	16.7%	0.0%	0.0%	0.0%	16.7%	0.0%
Total	25.6%	1.2%	11.6%	11.6%	4.7%	3.5%	8.1%	33.7%

Source: Home Mortgage Disclosure Act LAR data, 2008

Summary of Home Purchase Lending Data

Of the 3,223 loan records for the City of Hanford, 692 or 21.5 percent are loan applications for the purchase of primary residences. Of the 692 loan requests, lending institutions approved financing for 67.3 percent and denied 12.4 percent. Most applicants are either White or Hispanic/Latino and request FHA-insured loans. Nearly 15 percent of loan requests made by Hispanic/Latino borrowers were denied, which is slightly higher than the share of loans denied for non-Hispanic/Latino applicants (10.3 percent). Unfavorable debt-to-income ratios, insufficient collateral, and insufficient cash are the most frequent reasons for loan denial among denied Hispanic/Latino applicants.

In census tracts 8, 9, and 11, lending institutions denied 18.8 percent, 20.5 percent, and 22.2 percent of loan requests, respectively. Census tracts 8, 9, and 11 are among census tracts in the city that have higher concentrations of non-White persons, Hispanic persons, and low/mod persons. Though there are other tracts in the city that display high concentrations of non-Whites, Hispanics, and low/mod persons, tracts 8, 9, and 11 correlate with high rates of denial.

Debt-to-income, insufficient collateral, insufficient cash, and incomplete credit applications are the most frequent reasons for loan denial in tracts 8, 9, and 11.

Refinance Lending Data

The previous section analyzes lending activity for home purchase requests. In this section, refinance loan requests are analyzed. Specifically, refinance loan requests by race, by ethnicity, and by census tract are reported. As shown in **Table 18**, of the 3,223 loan request records in the 2008 HMDA data set, 1,394 records are for refinance requests for primary residences.

Homeowners will usually refinance a home loan in order to adjust (usually lower) their monthly mortgage payment or to secure lower mortgage interest rates. Though refinance lending does not show the possible discrepancies in the availability of credit to purchase a residence, refinancing data will show discrepancies in access to credit that may lower monthly mortgage payments and or secure a lower financing rate for loan applicants.

Refinance Requests by Race

Table 28 summarizes refinance loan requests by race. As shown, 22.8 percent of refinance loan requests were originated for non-White borrowers, as compared to 26.8 percent for all borrowers. Of refinance loan requests resulting in failure for all borrowers, 68 percent fail due to denial. Forty-two (42) percent of refinance requests are denied for high debt-to-income ratios, unfavorable credit history, and insufficient collateral. Among non-White borrowers, insufficient collateral is the number one reason refinance requests result in denial.

TABLE 28
REFINANCE LENDING OUTCOME BY RACE

Applicant Race	Total Applications	Origination		Denial		Failure	
		Number	%	Number	%	Number	%
American Indian or Alaska Native	27	5	18.5%	20	74.1%	22	81.5%
Asian	52	18	34.6%	16	30.8%	34	65.4%
Black or African American	56	8	14.3%	33	58.9%	48	85.7%
Native Hawaiian or other Pacific Islander	10	2	20.0%	1	10.0%	8	80.0%
Sub-total Non-White	145	33	22.8%	70	48.3%	112	77.2%
White	1,045	284	27.2%	535	51.2%	761	72.8%
Race not provided	204	56	27.5%	89	43.6%	148	72.5%
Total	1,394	373	26.8%	694	49.8%	1,021	73.2%

Source: Home Mortgage Disclosure Act LAR data, 2008

Refinance Requests by Ethnicity

Table 29 summarizes refinance loan requests by ethnicity. As shown, 18.3 percent of refinance requests result in origination for Hispanic and Latino applicants, which is 13.5 percent lower than the share of originated refinance loan requests for Non-Hispanic applicants (31.8 percent). Of the 394-refinance loan requests that fail to originate for Hispanic/Latino borrowers, 74 percent fail due to denial. Of the 516 refinance loan requests that fail to originate for non-Hispanic applicants, 65 percent fail due to denial. As previously mentioned, 42 percent of refinance requests are denied for high debt-to-income ratios, unfavorable credit history, and insufficient collateral. Among Hispanic and Latino applicants, insufficient collateral is the number one reason refinance requests result in denial, followed closely by high debt-to-income ratios.

TABLE 29
REFINANCE LENDING OUTCOME BY ETHNICITY

Applicant Ethnicity	Total Applications	Origination		Denial		Failure	
		Number	%	Number	%	Number	%
Hispanic or Latino	482	88	18.3%	293	60.8%	394	81.7%
Non-Hispanic or Latino	757	241	31.8%	335	44.3%	516	68.2%
Other	155	44	28.4%	66	42.6%	111	71.6%
Total	1,394	373	26.8%	694	49.8%	1,021	73.2%

Source: Home Mortgage Disclosure Act LAR data, 2008

Refinance Requests by Census Tract

Table 30 summarizes refinance lending actions and characteristics for each Hanford census tract. As shown, 72.7 percent of refinance loan applications result in failure, of which six census tracts exceed 72.7 percent refinance failure. Census tracts with large shares of non-White and low/mod persons correlate with larger overall shares of refinance loan failure. In fact, census tract 11 has the largest shares of both non-White and low/mod persons, as well as refinance loan failures.

Unfavorable credit history is the most common reason refinance loan requests are denied among the highlighted census tracts (8, 9, 10.02, 10.03, and 11) in **Table 30**. In addition to higher rates of denial due to unfavorable credit history, insufficient collateral is the second largest reason for denial in tracts 8 and 9. Tracts 10.02, 10.03, and 11 have high rates of denial for unfavorable credit history, insufficient collateral, and high debt-to-income ratios.

TABLE 30
REFINANCE LENDING ACTIONS AND CHARACTERISTICS
FOR HANFORD CENSUS TRACTS

Census Tract	Total Applications	Origination	Denial	Failure	Non-White Population	Hispanic/Latino Population	Low/Mod Population
6.01	206	29.6%	42.2%	70.4%	39.0%	21.6%	33.3%
6.02	167	34.1%	38.3%	65.9%	30.4%	17.5%	23.5%
7.01	144	28.5%	47.9%	71.5%	27.7%	20.2%	15.0%
7.02	125	36.8%	40.8%	63.2%	34.8%	24.9%	28.1%
8	123	23.6%	52.8%	76.4%	51.9%	43.0%	47.7%
9	95	28.4%	40.0%	71.6%	57.8%	48.6%	64.0%
10.01	89	25.8%	43.8%	74.2%	38.4%	27.4%	25.7%
10.02	78	20.5%	65.4%	79.5%	70.4%	53.8%	59.0%
10.03	188	21.8%	60.6%	78.2%	63.9%	49.7%	40.8%
11	120	13.3%	73.3%	86.7%	81.3%	65.5%	75.4%
12	59	27.1%	47.5%	72.9%	33.8%	27.8%	48.0%
Total	1,394	27.3%	48.6%	72.7%	50.20%	38.50%	42.50%

Summary of Refinance Lending Data

Roughly 27 percent of refinance loan requests result in origination, meaning the other 73 percent result in failure. Of loan requests that fail to originate, 61 percent fail due to denial. The difference in loan origination among non-White borrowers (22.8 percent) and refinance requests for White borrowers (27.2 percent) is not significant. However, the difference between refinance loan origination for Hispanic/Latino applicants (18.3 percent) and non-Hispanic/Latino (31.8 percent) applicants is significant. Most applications for Hispanic/Latino borrowers fail to originate because of denial and most applications are denied because of insufficient collateral and high debt-to-income ratios. Census tracts with higher shares of non-White and low/mod persons tend to have smaller shares of originated refinance loan requests, mostly due to unfavorable credit history, insufficient collateral, and high debt-to-income ratios.

Summary of Lending Data

Of the 692 loan requests to purchase a mortgage for a primary residence, lending institutions approved financing for 67.8 percent and denied 11.6 percent. Of the 1,394 refinance loan requests, 27.3 percent result in origination and 48.6 percent result in denial. For both types of lending requests (purchase and refinance), Hispanic and Latino applicants experience lower rates of loan origination and higher rates of loan denial than White borrowers.

The main reasons that Hispanic and Latino borrowers are denied financing for both types of lending requests are insufficient collateral and high debt-to-income ratios. Each of these denial

reasons highlights a systematic difference related to wealth inequality among Hispanic/Latino applicants and White applicants.

Census tracts 8, 9, 10.02, 10.03, and 11 are among census tracts in the city that have higher concentrations of non-White persons, Hispanic persons, and low/mod persons. In each of these tracts, home purchase financing and refinancing have lower than expected (overall citywide rate) loan origination rates. Debt-to-income, insufficient collateral, insufficient cash, and incomplete credit applications are the most frequent reasons for loan purchase and refinance denial in tracts with higher rates of non-White and low/mod persons.

The lending data shows that individual Hispanic/Latino applicants and the applicants in predominantly non-White neighborhoods experience lower rates of loan origination for both home purchase requests and refinance requests. The data also explains that the majority of loan failures for Hispanic/Latino applicants and applicants from predominantly non-White areas are because of loan denial and that the loan requests are denied for reasons related to borrower qualifications (mostly wealth-related) and not necessarily individual or neighborhood lending discrimination.

FAIR HOUSING COMPLAINTS AND ENFORCEMENT

Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. Several public and private agencies may receive complaints about unfair housing practices or housing discrimination.

At the federal level, the Office of Fair Housing and Equal Opportunity (FHEO) of the Department of Housing and Urban Development receives complaints of housing discrimination. FHEO will attempt to resolve matters informally. FHEO may act on those complaints if they represent a violation of federal law and FHEO finds that there is “reasonable cause” to pursue administrative action in federal court.

At the state level, the Department of Fair Employment and Housing (DFEH) has a similar role to FHEO. DFEH also receives, investigates, attempts to settle, and can take administrative action to prosecute violations of the law. HUD and DFEH have some overlap in jurisdiction and depending on the nature of the case, may refer cases to one another. DFEH is a HUD Fair Housing Assistance Program (FHAP) grantee, meaning that it receives funding from HUD to enforce federal fair housing law in the state.

U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity

The San Francisco FHEO office provided information on fair housing complaints and cases for the period January 1, 2004, through December 31, 2009.⁶ FHEO recorded only two fair housing complaints originating in the City of Hanford over this time period. One was filed in 2006 and the other was filed in 2009.

Both cases filed directly with FHEO contained complaint bases of race. More specifically, the first complaint filed in 2006 consisted of multiple bases including race, sex, disability, and familial status. The second and last complaint between 2004 and 2009 was based solely on race. The number of complaint bases is more than the number of cases filed because each case filed can claim up to four bases.

FHEO did not provide information on the form of the claimed discrimination.

FHEO reported that both complaints filed between 2004 and 2009 were closed. The 2006 complaint that included multiple basis was closed through conciliation or resolution. The 2009 complaint based on race was closed through administrative action.

California Department of Fair Employment and Housing

The California Department of Fair Employment and Housing provided records of housing complaints filed in the City of Hanford for the period January 2004 through December 2009.⁷ The department received eight complaints between 2004 and 2009.

Of the eight complaints received, the basis of disability was most common, as it occurred in five of the cases filed with the DFEH. Race was the basis for two complaints, sex was the basis for one complaint, familial status was the basis for two complaints, and national origin was the basis for one complaint. The number of complaint bases is more than the number of cases filed because each case filed can claim up to four bases.

Four of the five disability based complaints were physical, one was mental. The single sex basis complaint was based on pregnancy. The familial status complaint was based on presence of children. The national origin case was for a national origin of Mexico.

The forms of discrimination included refusal to rent (7), eviction (1), unequal terms (3), harassment (1), and refusal to make a reasonable accommodation or modify the unit for a disabled person (2).

⁶ Correspondence, Chuck Hauptman, HUD-FHEO, San Francisco

⁷ Correspondence, Karen Gilbert, DFEH

Between 2004 and 2009, the eight complaints were evenly distributed during the six-year period with the only exception being calendar year 2008, when no complaints were filed with the DFEH.

The DFEH has closed all eight fair housing complaint cases filed between 2004 and 2009. The most common closing category was “no probable cause to prove a violation of the statute” as five cases were closed under this group. Two cases were closed due to the complainant not being available. The final case was closed through successful conciliation, with a \$1,000.00 compensation awarded to the complainant. DFEH did not provide information on the disposition of individual complaints.

Local Reports

Multiple local agencies provide fair housing information, education, training advocacy, and other related services and/or resources. Only one primary agency currently receives, directly handles, and maintains a working database of fair housing complaints in the City of Hanford. This agency is the Fair Housing Council of Central California (FHCCC) based in Fresno.

The FHCCC was founded in 1994 as a private nonprofit fair housing agency dedicated to the creation of racially and economically integrated communities, neighborhood diversity, and the elimination of discriminatory housing practices. The FHCCC provides fair housing outreach and education, investigation and enforcement of claims pertaining to fair housing infractions, advocacy, and counseling. As an enforcement agent empowered by the U.S. Department of Housing and Urban Development (HUD) under the Fair Housing Act, the FHCCC investigates and processes claims of housing discrimination for remedy and relief under the law.

The FHCCC also serves the Hanford community by organizing fair housing education workshops to housing industry representatives from banking and lending, insurance, landlord/property management, and real estate brokerage firms. The FHCCC also conducts individual training programs with property managers in the City of Hanford and in Kings County as well as fair housing education and outreach events for agencies that provide social services or other advocacy services to clients identified as protected class members under fair housing law.

Currently, the FHCCC is not under contract with the City of Hanford to provide fair housing or related services.

The FHCCC received and/or directly handled 78 fair housing complaints from Hanford residents between 2006 and 2009 (see **Table 31**). The most common basis of complaints was discrimination based on race (28 percent), disability (27 percent), familial status (18 percent), and national origin (8 percent). **Table 31** provides the total number of complaints per basis received and logged by the Fair Housing Council of Central California over the three-year period between January 2006 and December 2009.

TABLE 31
FAIR HOUSING COMPLAINTS, PRIVATE SECTOR, 2006–2009

Basis of Complaint	Number	Percentage
Disability and Accommodation	21	26.9%
Race	22	28.2%
Familial Status	14	18.0%
National Origin	6	7.7%
Gender	–	–
Other	15	19.2%
Total	78	100.0%

Source: Fair housing complaint reports generated by the FHCCC, January 2006–December 2009

Table 32 shows a large majority (93.6 percent) of complaints received by the FHCC over the three-year period were closed due to the complainants not following through with the complaint process or the FHCCC lost contact with the claimant when the complainant moved or was evicted. The high fallout rate can be an indicator of need for additional outreach and education within the community regarding fair housing rights. Furthermore, the FHCCC has limited resources and is not able to provide the concentrated follow-up efforts that are often needed to facilitate a successful resolution for many of the original complaints.⁸ Of those cases that remained in contact with the FHCCC, all five were resolved by providing brief services or advising the complainant during a phone or in-person conversation..

TABLE 32
CLOSED FAIR HOUSING CASES, PRIVATE SECTOR, 2006–2009

Outcome	Number	Percentage
Agency Advice/Brief Services	5	6.4%
Referral to Other Agency	–	–
Client Stopped Case/Lost Contact	73	93.6%
Administratively Closed	–	–
Closed by an Attorney	–	–
Total	78	100%

Source: Fair housing complaint reports generated by the FHCCC, January 2006–December 2009

⁸ Correspondence with M. J. Borelli, Fair Housing Council of Central California, April 2010

CAA of Greater Fresno

The local association of the California Apartment Association (CAA) does not directly handle fair housing complaints.⁹ The CAA of Greater Fresno will forward any fair housing complaints originating out of Hanford to the Fair Housing Council of Central California, CCLS, the Office of Fair Housing and Equal Opportunity, or the Department of Fair Employment and Housing. According to the CAA of Greater Fresno, there have not been a notable number of fair housing complaints submitted to the CAA of Greater Fresno from which to provide a detailed report.

Summary of Private Sector Practices

The City of Hanford does not appear to have a significant problem in the private sector regarding unfair housing practices or housing discrimination. A total of 78 complaints were reported over three years, of which only five were pursued past the initial complaint and received some form of agency services. All recorded complaints originated from circumstances involving rental housing. Race and disability were the most commonly reported basis of complaint as they represented approximately 55.0 percent of all complaints received.

Despite having a relatively low number of complaints, and an even lower number of administratively active cases, there do appear to be indicators pointing toward a lack of available resources from which local residents can access fair housing information and a low number of local agencies to which residents can submit complaints and receive advocacy and support services. The Fair Housing Council of Central California (FHCCC) is the single local agency that receives, records, and provides fair housing complaints services to Hanford residents. Additional resources and educational opportunities could provide an increased ratio of resolved cases to original complaints.

Summary of Private and Public Sector Complaints and Enforcement Activity

Of the complaints received from both private sector and government agencies, including the FHEO and DFEH, the most common have been based on race (50.0 percent), disability (including mental, physical and neurological) (30.7 percent), and familial status (19.3 percent). The next most frequently reported classifications of discrimination were national origin (8.0 percent) and sex (2.3 percent).

Of the total 88 cases filed with both private and public agencies, 11 cases (12.5 percent) were closed through agency advice and/or brief services or no probable cause was found. The majority (85.2 percent) of cases, however, were administratively closed due to the complainants being out of contact and/or not following through with the complaint filing process.¹⁰ The remaining 2.3 percent were closed through successful conciliation.

⁹ Personal communication, Stephanie Babb, Regional Director, California Apartment Association of Greater Fresno

¹⁰ Correspondence with M. J. Borelli, Fair Housing Council of Central California, April 2010

FAIR HOUSING SURVEY

In conjunction with the Analysis of Impediments to Fair Housing, the City of Hanford's Community Development Department conducted an online survey of the community's fair housing needs. The survey was made available on the City's home page between March and May 2010. The survey was targeted towards persons who have personal and/or professional experience with for-rent housing, home purchasing, and mortgage financing within Hanford. Citizens, real estate professionals, social service providers, and public employees were encouraged to complete the survey. The goal of the survey was to identify whether barriers and adverse policies exist in the city's housing market.

During the time the survey was available, 34 persons provided a response to 23 questions. Overall, most survey respondents have not been a victim of housing discrimination, though if they were a victim they were likely to report it. In addition, respondents did not feel that discrimination is a significant issue in the city, though some of the responses indicated that persons in the rental housing market may experience discrimination at a higher rate than others.

The analysis of the survey is organized into two sections: the first section describes the characteristics of survey respondents and the second describes the results of housing discrimination questions. In each section, a summary of the survey responses for each question is presented.

Survey Respondent Characteristics

This section of the survey analysis provides a summary of survey respondent characteristics. Identifying respondent characteristics is important in determining the types of persons providing responses to fair housing questions.

Of the 34 persons who completed the survey, 21 provided information regarding their gender. Of the 21 respondents, 57 percent are female and 43 percent are male. Of the 12 persons that provided the number of children younger than 18 living at home:

- 8 (66.7 percent) respondents report one child
- 2 (16.7 percent) respondents report two children
- 1 (8.3 percent) respondent reports three children
- 1 (8.3 percent) respondent reports four children

As shown in **Table 33**, survey respondents report race as White (76.2 percent), other, or two or more races (28.6 percent). Of the 18 persons who responded as to whether or not they are Hispanic or Latino, 6 (33.4 percent) are Hispanic or Latino and 12 (66.6 percent) are not.

TABLE 33
SURVEY RESPONDENT RACE CHARACTERISTICS

	Number	Percentage
White	16	76.2%
Black or African American	0	0.0%
Asian or Pacific Islander	0	0.0%
American Indian/Alaska Native	0	0.0%
Other or more than one race	6	28.6%
Answered question	22	
Skipped question	12	

Source: Hanford Fair Housing Survey, May 2010

The majority of survey respondents are homeowners. Of the 26 persons providing survey responses as to whether they own or rent their primary residence, 19 (73.1 percent) own and 7 (26.9 percent) rent.

Table 34 shows the role within the community of survey respondents. As shown, more than half of the survey respondents are county residents. Nearly one-fifth of survey respondents are real estate brokers/agents, and one-tenth are either housing providers/advocates or local government staff/official.

TABLE 34
COMMUNITY ROLE OF SURVEY RESPONDENTS

	Number	Percentage
County Resident	18	56.3%
Mortgage Lender	2	6.3%
Housing Provider/Advocate	3	9.4%
Real Estate Broker/Agent	6	18.8%
Local Government Staff and Elected/Appointed Official	3	9.4%
Answered question	32	
Skipped question	2	

Source: Hanford Fair Housing Survey, May 2010

Housing Discrimination Responses

This section of the fair housing survey summarizes the results of survey questions intended to uncover possible barriers or adverse policies that impede housing choice. Each survey question is provided, after being introduced with a summary of the responses.

As summarized below, roughly 67 percent of respondents feel housing discrimination never or rarely occurs. Of the 27 respondents, 18.5 percent report that housing discrimination occurs somewhat commonly.

How common do you believe it is to experience housing discrimination in your community?

	Number	Percentage
Never happens	4	14.8%
Rarely	8	29.6%
Somewhat rarely	6	22.22%
Somewhat commonly	5	18.5%
Don't know	1	3.7%
Answered question	27	
Skipped question	7	

Source: Hanford Fair Housing Survey, May 2010

As described below, 44.4 percent of respondents do not feel that housing discrimination occurs in the community. However, about 30 percent of respondents feel that in the past three years housing discrimination has become more of a problem.

In the past 3 years, housing discrimination in your community:

	Number	Percentage
Has become much more of a problem	2	7.4%
Has become somewhat more of a problem	6	22.2%
Has become somewhat less of a problem	5	18.5%
Has become much less of a problem	2	7.4%
Is not a problem in my community	12	44.4%
Answered question	27	
Skipped question	7	

Source: Hanford Fair Housing Survey, May 2010

As described below, most survey respondents understand their fair housing rights, with only 33 percent reporting not having a good grasp on their rights.

How well do you feel you understand your fair housing rights?

	Number	Percentage
Very well	11	40.7%
Somewhat well	10	37.0%
Somewhat poorly	3	11.1%
Very poorly	1	3.7%
Not at all	2	7.4%
Answered question	27	
Skipped question	7	

Source: Hanford Fair Housing Survey, May 2010

As shown below, nearly 89 percent of respondents would likely report housing discrimination.

If you were to experience housing discrimination, would you report it?

	Number	Percentage
Definitely would not	0	0.0%
Probably would not	2	7.4%
Probably would	9	33.3%
Definitely would	15	55.7%
Don't know	1	3.7%
Answered question	27	
Skipped question	7	

Source: Hanford Fair Housing Survey, May 2010

The majority of respondents report that if they experienced housing discrimination and did not report it, it would be because of the belief that no meaningful action would take place.

If you were to experience housing discrimination, what are some reasons you might not want to report it?

	Number	Percentage
Fear of reprisal	6	24.0%
Belief that no meaningful action will take place	17	68.0%
Don't want the hassle/don't have the time	6	24.0%
Don't feel I understand my fair housing rights	5	20.0%
Other (Sample response: Officials not believing the tenant and favoring the landlord)	3	12.0%
Answered question	25	
Skipped question	9	

Source: Hanford Fair Housing Survey, May 2010

Of the 27 responses to the question asking whether or not the survey responder has experienced fair housing discrimination in the past 12 months, 3 (11.1%) report they have. Those reporting housing discrimination in the past 12 months report the nature of discrimination as race/ethnicity, disability, age, gender, and marital status. Of the three persons reporting discrimination, one respondent reports experiencing refusal to rent or sell housing, being misled about information regarding housing for sale or rent, and refusal to apply for mortgage financing. In all three cases, the survey respondent did not take action.

As described below, 47.6 percent of survey respondents think housing discrimination is common in the rental housing market. Other than those who think housing discrimination takes place in the rental housing market, most survey respondents feel that all forms of housing discrimination are rare or never occur.

How often do you think housing discrimination occurs in the following areas?

Area	Never	Rare	Somewhat Rare	Somewhat Common	Common	Don't Know
Purchase of housing	19.0%	14.3%	33.3%	14.3%	19.0%	0.0%
Rental of housing	9.5%	14.3%	9.5%	19.0%	47.6%	0.0%
Mortgage lending	19.0%	19.0%	33.3%	14.3%	14.3%	0.0%
Homeowners insurance	28.6%	19.0%	19.0%	14.3%	14.3%	4.8%
Answered question	21					
Skipped question	13					

Source: Hanford Fair Housing Survey, May 2010

As shown below, survey respondents report that housing discrimination is somewhat common for all types of discrimination. Most notably, respondents think refusal to rent or sell housing is common as is discrimination to show rental or for-sale housing in certain areas.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Of the types of housing discrimination that you believe may occur in your community, how common do you think are the following types?

Type of Discrimination	Never	Rare	Somewhat Rare	Somewhat Common	Common	Don't Know
Refusal to rent or sell housing	14.3%	14.3%	19.0%	19.0%	28.6%	4.8%
Refusal to show available housing	9.5%	19.0%	19.0%	28.6%	14.3%	4.8%
Being given false or misleading information about the availability of housing for sale or rent	9.5%	19.0%	14.3%	33.3%	19.0%	4.8%
Being told false or misleading information about the price or rent of housing for sale or for rent	9.5%	14.3%	19.0%	33.3%	19.0%	4.8%
Having different conditions imposed on the purchase or rental of housing for sale or for rent	9.5%	14.3%	19.0%	33.3%	14.3%	9.5%
Being shown housing for sale or for rent only in certain areas or not in certain areas	14.3%	9.5%	23.8%	14.3%	28.6%	9.5%
Answered question	21					
Skipped question	13					

Source: Hanford Fair Housing Survey, May 2010

As shown below, respondents feel that housing discrimination occurs mostly based on national origin, race/ethnicity, age, presence/absence of children, household size, and language.

Of the categories of housing discrimination that may occur in your community, how common do you think are the following types?

Type of Discrimination	Never	Rare	Somewhat Rare	Somewhat Common	Common	Don't Know
National origin	19.0%	14.3%	4.8%	33.3%	14.3%	14.3%
Religion	19.0%	33.3%	9.5%	19.0%	4.8%	14.3%
Race/ethnicity	14.3%	14.3%	14.3%	38.1%	14.3%	4.8%
Disability	19.0%	23.8%	19.0%	23.8%	9.5%	4.8%
Age	19.0%	19.0%	14.3%	42.9%	0.0%	4.8%
Gender	19.0%	33.3%	4.8%	33.3%	4.8%	4.8%
Marital status	28.6%	19.0%	4.8%	33.3%	4.8%	4.8%
Presence/absence of children	23.8%	9.5%	9.5%	23.8%	23.8%	9.5%
Household size	14.3%	4.8%	23.8%	28.6%	19.0%	9.5%
Language	19.0%	9.5%	14.3%	23.8%	23.8%	9.5%
Answered question	21					
Skipped question	13					

Source: Hanford Fair Housing Survey, May 2010

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

As shown below, respondents feel that housing discrimination is common among large families, immigrant families, and for persons who do not speak English as their first language. In addition, respondents feel that discrimination among Black and Asian households is somewhat common.

How likely do you believe it is for a member of one the following groups to experience housing discrimination in your community?

Group	Never	Rare	Somewhat Rare	Somewhat Common	Common	Don't Know
Black/African American	14.3%	19.0%	4.8%	28.6%	23.8%	9.5%
Asian or Pacific Islander	19.0%	19.0%	9.5%	33.3%	9.5%	9.5%
Hispanic/Latino	14.3%	23.8%	4.8%	23.8%	28.6%	4.8%
Mixed race persons	19.0%	23.8%	9.5%	19.0%	19.0%	9.5%
Unmarried couples	14.3%	23.8%	9.5%	14.3%	28.6%	9.5%
Families with children	19.0%	9.5%	19.0%	9.5%	33.3%	9.5%
Single-parent families	14.3%	14.3%	9.5%	23.8%	33.3%	4.8%
Large families	14.3%	14.3%	14.3%	4.8%	42.9%	9.5%
Immigrant families	14.3%	14.3%	9.5%	9.5%	47.6%	4.8%
Persons who do not speak English as their first language	14.3%	14.3%	9.5%	9.5%	47.6%	4.8%
Answered question	21					
Skipped question	13					

Source: Hanford Fair Housing Survey, May 2010

Prior to completing the fair housing survey, respondents were encouraged to provide further comments regarding fair housing or improving access to affordable housing. Of the 34 survey respondents, 7 provided additional comments. As shown below, comments vary between providing standardized rental agreements in multiple languages to assisting with housing payments. One comment is not reported in the table below. It was not an intelligible comment.

Is there anything you would like the City of Hanford to know about fair housing or improving access to affordable housing?

Comment
Evaluate every apartment complex in the city, and get feedback from tenants.
You need to have a comprehensive fair housing program in place!!!
In 12 years in the real estate lending business, I have never seen any discrimination.
The attention given to the physical condition and appearance of certain parts of the city have a big effect on values to that area, which results in different income levels, races and ethnicity populations in certain areas. (i.e., roads, graffiti walls or fences, neglected lots, abandoned houses, etc.)
Make the rental payments less than at least expected...our unemployment is way up and people are having a hard time looking for employment, including this one!
Rent control and standardized rental agreement forms in multiple languages.
Answered question: 7
Skipped question: 27

Source: Hanford Fair Housing Survey, May 2010

Based on the survey results, housing discrimination does not appear to be an issue in the city. Interestingly, survey respondents report that housing discrimination is likely common among large families, immigrant families, and for persons who do not speak English as their first language. Survey respondents also tend to report that renters are more likely to experience housing discrimination. Though most of the survey respondents have not experienced housing discrimination personally, it is interesting to find that if they did experience discrimination, most would not report it due to the perception that nothing would be done about it.

STAKEHOLDER COMMENTS

On May 6, 2010 the City of Hanford conducted a public meeting to solicit service provider, citizen, and stakeholder feedback regarding fair housing issues. During the meeting, attendees were asked to identify impediments and obstacles to fair and affordable housing in the City.

Community members overwhelmingly identified housing discrimination as a recurring impediment, especially amongst renters. The most common forms were charging a higher rent, failing to adequately maintain or repair a home, harassment or intimidation, and offering different terms. The basis for discrimination is most often national origin or ethnicity (primarily Hispanic/Latino), English language proficiency, disability, and age.

In some instances, landlords have asked renters to pay in cash or to make additional "side payments" in cash above the rent stated in the lease or rental agreement.

Also, according to community members, HUD's fair market rents (FMR) were seen as an issue. They believe that the FMR published by HUD to guide public housing programs has inflated rents. Private landlords have seen increases in the FMR as justification to increase rents even as the local market may not justify an increase.

Housing discrimination is believed to persist because of lack of information, lack of enforcement, and consumer lack of knowledge.

Attendees at the meeting identified that to address these housing discrimination issues there is a need for advertising and increased public awareness of fair housing rights. One way to achieve this would be to hold a fair housing workshop to educate the community on their rights. Another way to help address these issues would be to create an independent agency to raise public awareness

Additional barriers that were identified were many housing units were not handicap accessible units, high rent prices, and that the grant funding is depleting.

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PUBLIC POLICIES

CITY PROGRAMS

The City of Hanford offers multiple programs that encourage fair housing choice or support the City's efforts to remove regulatory barriers to equal housing opportunities. Most of the programs promote affordable housing opportunities for low- to moderate-income households (up to 80 percent or 120 percent of area median income (AMI)) and preserve the city's existing housing stock.¹¹

Neighborhood Stabilization Program (NSP)

The City of Hanford received Neighborhood Stabilization Program funds through the Housing and Economic Recovery Act (HERA) of 2008. The City is offering eligible low- and moderate-income (up to 120 percent AMI) households with up to \$75,000 in down payment and closing cost assistance, and/or \$15,000 for repairs toward an eligible foreclosed property. Buyers must complete an eight-hour education class before closing on the loan and must contribute \$1,000 of their own funds toward the purchase.

Properties eligible for this program must be within the City of Hanford NSP Target Areas that consist of carefully chosen census tracts.

First-Time Homebuyer Program

This program is funded through the federal HOME Investment Partnership Program (HOME) and provides qualified borrowers with up to \$100,000 in down payment and closing cost assistance. The loan is provided in the form of a low-interest, fixed rate, deferred loan that helps maintain long-term affordability. During the 2008–09 fiscal year, the City assisted six households to achieve homeownership through this program.

The City experiences a high demand for this program and often fully commits available funds before additional funding is available. As a result, the City maintains an interest list so as to notify buyers when additional funds become available.

Housing Rehabilitation Program

The City's Housing Rehabilitation Program offers qualifying low-income homeowners the opportunity to have repairs done to their home and receive financial assistance to cover the costs. These repairs can include, but are not limited to, roofing, plumbing, and electrical and handicap accessibility. A priority is placed on the elimination of health and safety hazards within or around the structure. No to low interest rate loans and grants are offered to qualifying homeowners.

¹¹ Correspondence with Sandra Lerma-Martinez, City of Hanford staff on April 23, 2010.

Demand for the Housing Rehabilitation Program is high as well; therefore a waiting list has been used when funds are no longer available.

Emergency Repair Program

The Emergency Repair Program is designed to provide financial assistance for those emergency repairs that pose an immediate threat to one's health and safety. Assistance is limited to emergency repairs only. Qualifying repairs include, but are not limited to, replacing and/or repairing a leaking roof, repairing plumbing, and replacing and/or repairing air conditioning or heating units. Zero percent deferred loans and grants up to \$10,000 are available to qualifying homeowners.

A three-year grant agreement is recorded against the property conditioning the homeowner to reside in the home for a minimum of three years from the date of assistance, or the homeowner will have to repay the full amount of the original assistance.

Do-It-Yourself Paint Program

This program offers the opportunity for low- to moderate-income homeowners in the community to paint the exterior of their homes at minimal cost. The cost to the homeowner is based on the household size and gross annual income. The City of Hanford provides the paint while the homeowner is responsible for all materials and labor.

This program is available citywide but is limited to a period of each year between May and October.

New-Look Summer Paint Program

The New-Look Summer Paint Program is similar to the Do-It-Yourself Paint Program but is exclusive to senior and/or physically disabled residents of Hanford. The program provides these special needs populations with the opportunity to have the exterior of their homes painted at a significantly reduced cost and with assistance for labor and materials.

Public Facilities and Improvements

Each year the City of Hanford aims to improve public facilities, infrastructure, and the environment of Hanford's designated target areas. These efforts help address those impediments that hinder providing services to residents in the very low- to moderate-income neighborhoods. Efforts typically include exterior painting and landscaping with a budget of approximately \$50,000.

Public Facilities Rehabilitation

In concert with the improvement efforts, the City also allocates resources every year to address public facility rehabilitation needs. In 2009, the City of Hanford utilized \$25,000 toward the

rehabilitation of a public facility in a low- to moderate-income facility. These rehabilitation efforts help foster strong community and neighborhood revitalization.

Code Compliance

As part of the City's efforts to eliminate regulatory barriers to equal housing opportunities, Hanford continuously provides code compliance activities throughout all neighborhoods to maintain or improve the physical environment. The City allocates approximately \$70,000 to perform these ongoing annual compliance efforts. Nearly 430 complaints were logged through the 2008-2009 fiscal year for this program.

BUILDING AND PLANNING PRACTICES

Public policies established at the state, regional, and local levels can affect housing development and therefore may have an impact on the range and location of housing choices available to residents. This section discusses the public policies enacted by the City of Hanford and their potential impacts on housing development. Zoning and housing-related documents (e.g., housing elements, previous fair housing assessments, and consolidated plans) were reviewed to identify potential impediments to fair housing choice and affordable housing development.

Housing Element Law and Compliance

As part of evaluating potential impediments to fair housing choice and housing development, the City of Hanford's Housing Element was reviewed. California housing element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community.

California state housing element law requires each jurisdiction to:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with the services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels in order to meet the city's regional housing needs.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Land Use Policies and Practices

The City's ordinances contain a variety of zoning districts that allow a range of housing opportunities for persons with special needs, including people with disabilities, people requiring transitional housing or emergency shelter, and farmworkers. It is the policy of the City of Hanford to periodically evaluate local zoning laws and policies that may affect fair housing choice.

Zoning Districts

The following is a detailed description of residential zoning districts, as well as the commercial districts that permit or conditionally permit residential development in the City of Hanford.

Residential Districts

One-Family Residential

Very Low Density Residential (R-1-20): Allows for 0 to 3 dwelling units per gross acre. This designation is applied to larger estate-style lots for single-family residential development with typical lot sizes averaging 20,000 square feet.

Low Density Residential (R-1-6, R-1-8, R-1-12): Allows for 2 to 9 dwelling units per gross acre. This designation is applied to single-family development on lot sizes typically found in urban settings with lot sizes ranging from 6,000 to 12,000 square feet in size. Smaller lot sizes may be permitted when clustered around open space, such as a golf course, parks, or lake as permitted in a planned development.

Multifamily Residential

Medium Density Residential (RM-3): Allows for 7 to 15 dwelling units per gross acre. Intended primarily for typical duplex or lower-density apartment complexes and other nontraditional designs such as zero lot lines, patio homes, and townhomes.

High Density Residential (RM-2): Allows for 10 to 22 dwelling units per gross acre. Intended primarily for multifamily apartment and condominium development in proximity to major arterial streets, commercial and recreational facilities, and employment centers.

Commercial Districts

Office Residential (OR)

Allows for 4 to 22 units per acre. This designation is intended for large older homes in and near the downtown district or other transitional areas which may no longer function as conventional single-family units.

Community Commercial (CC)

This designation includes a variety of commercial uses that serve both a large local area and, to some extent, the region. Multifamily units are conditionally permitted if built over a permitted use.

Downtown Commercial (DC)

The city's downtown district has its own unique character as a pedestrian-oriented, concentrated area of retail, service, and office uses. Multifamily residential may also be permitted in DC.

Mixed Commercial (MC)

This designation is intended to allow a mixture of small commercial, office, and multifamily uses along the 10th Avenue corridor between Grangeville Boulevard and Lacey Boulevard.

Provisions for a Variety of Housing

Permitting different types of housing is essential to providing a full range of housing choice. The City of Hanford has many zoning districts that permit a variety of housing types. Some of the housing types include single-family residential housing, multifamily residential housing, residential accessory dwelling units, mobile homes, duplexes, and residential care homes. **Table 35** shows the housing types permitted in the various zoning districts in Hanford. No significant barriers were identified for any of the housing types listed below.

TABLE 35
HOUSING TYPES PERMITTED BY ZONE

Housing Type	Zoning District						
	R-1 20	R-1-6, -8, -12	RM	OR	CC	DC	MC
Single-Family Detached	P	P	P	P			P
Single-Family Attached			P	P			P
Multifamily			P	P	C	P	P
Mobile/Manufactured Home	P	P	P	P			
Second Units	P	P	P	P			
Emergency Shelters				P			
Transitional and Supportive Housing			C	P			
Residential Care Facility (6 or fewer)		P	P	P			
Residential Care Facility (7 or more)			C				
Single Room Occupancy			C	P			

Source: Kings County Housing Element, August 2009

Care Facilities

Community Care Facility. The City's definition of a community care facility is consistent with Health and Safety Code Section 1267.8. The intermediate care facility is to include provisions for developmentally disabled habilitative-nursing or congregate living.

Residential Care Facility. The City defines a residential care facility as a family home, group care facility, or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Under current zoning regulations, residential care facilities that serve six or fewer persons are a permitted use in the R-1-20, R-1-6, R-1-8, R-1-12, RM, and OR zones. Larger state- or county-licensed care facilities that provide housing on a temporary basis and that do not require personal supervision or rehabilitation services are conditionally permitted in the RM zones. The Hanford Housing Plan in the Kings County Housing Element (Program 3.14) provides that the City will amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1, RM, and OR zones. With these changes, Hanford's Zoning Code would not pose a significant constraint on the establishment of residential care facilities.

Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The California Government Code requires localities to analyze potential and actual constraints and to include programs to accommodate housing for disabled persons. The Building Code adopted by the City of Hanford incorporates accessibility standards contained in Title 24 of the California Code of Regulations.

The City is currently in the process of updating its Housing Element and as a part of that update has looked at the following requirements related to persons with disabilities:

- Definition of "family" – The Hanford Zoning Code defines family as "a single residential unit or person or group of persons living together as a domestic unit in a single residential unit." This definition is consistent with current housing law.
- Separation requirements – The City's Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

- Reasonable accommodations – The City’s Zoning Code includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. Requests for reasonable accommodation are reviewed and approved administratively by the Community Development Director within 30 days of receiving an application. There is no fee associated with a reasonable accommodation application. Although the City allows for reasonable accommodations, to ensure that City regulations and procedures are reviewed and updated as necessary to encourage and facilitate accessible housing for persons with disabilities, Program 3.14 was included in the Hanford Housing Plan of the Kings County Housing Element.

Emergency Shelters; Transitional and Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. The City permits emergency shelters and transitional housing subject to site plan review in the OR zone. Program 3.13 in the Hanford Housing Plan in the Kings County Housing Element states that the City will amend the Zoning Code to clarify that emergency shelters are a nondiscretionary permitted use in the OR zone and identify appropriate development standards consistent with Senate Bill 2. The Zoning Code will also be amended to clarify that transitional and supportive housing facilities are permitted uses subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Permit Processing

Residential projects can be built by right in their respective zones with an approved site plan review and applicable California Environmental Quality Act (CEQA) requirements without a conditional use permit or design review. For multifamily projects, a site plan review is required to enable the City to determine whether a proposed project conforms to the intent and provisions of the Zoning Ordinance, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. The Community Development Department makes findings for approval provided the project complies with the following City policies: (1) traffic safety, street dedications, street improvements, and environmental quality; (2) zoning, fire, police, building and health codes, and public works construction standards; and (3) any other applicable federal, state or local requirements. Architectural review is required only for Planned Unit Development (PUD) overlays, and only one parcel in Hanford is designated as such. Developers follow objective guidelines and the Planning Commission approves the project.

Density Bonus Ordinance

The City of Hanford adopted a density bonus ordinance in conformance with state law in 2008. State law requires a jurisdiction to grant a 25 percent density bonus and at least one regulatory concession if the project sets aside (1) 10 percent of the units for very low-income households; (2) 20 percent of the units for low-income households; (3) 50 percent of the units for qualifying residents, such as senior residents; or (4) 20 percent of condominium units for moderate-income households (added by Assembly Bill 1866 in 2002). Regulatory concessions include modifications in development standards or zoning requirements that result in identifiable cost reductions.

Available Vacant Land

The City of Hanford has approximately 57 acres of vacant land designated for very low-density single-family residential development and over 400 vacant acres designated for low-density single-family development. These parcels were assigned to the above moderate- and moderate-income categories, respectively, based on recent new home sales prices in the City of Hanford. Along with the City of Lemoore, Hanford has the highest home prices in Kings County, with new single-family home sales in 2009 ranging in price from \$204,000 to \$240,000. Over 70 acres of vacant land are designated for medium-density (up to 15 units per acre) and approximately 62 acres are designated for high-density residential development (up to 22 units per acre). This analysis demonstrates that Hanford's land inventory can accommodate the 2007–2014 Regional Housing Needs Allocation (RHNA) for all income categories and have a surplus of 1,530 units.

Accessibility of Public Transit

Public transit plays an important role in access to housing. Public transit should link lower-income persons, who are often transit-dependent, to major employers where job opportunities may be available. The lack of an integral relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live.

Elderly and disabled persons tend to be more transit-dependent than other persons. Specifically, many elderly and disabled persons rely on public transit to visit doctors and go to medical appointments, go shopping, or attend activities offered at community facilities. Housing for the elderly and disabled should be located near transit routes, or alternative transit should be made available for persons with special needs. This section discusses the accessibility of public transit to major employers, shopping centers, and community and medical facilities from lower-income areas and from housing for persons with special needs.

According to the 2006–2008 ACS, in the City of Hanford, 144 persons relied on public transit to go to work and may have also relied on public transit for other activities such as grocery shopping, going for medical appointments, and visiting community facilities.

ASSESSMENT OF FAIR HOUSING PRACTICES

Currently, the City of Hanford does not have a formal comprehensive policy regarding fair housing issues, complaints, and conditions within the community. At this time, the City takes a role similar to other jurisdictions, like the cities of Corcoran and Lemoore, and refers housing complaints to the HUD Fair Housing Enforcement Center in San Francisco and assumes a supportive role to other agencies and stakeholders. Hanford does not directly contract with a local fair housing agency to provide related services, but does offer a variety of indirect fair housing supportive services to the local community and fair housing stakeholders.

HOUSING ELEMENT

The City of Hanford continues to support the efforts and actions to eliminate affordable housing barriers identified in its Housing Element. The County of Kings and Cities of Avenal, Corcoran, Hanford and Lemoore 2009–2014 Housing Element identifies several affordable housing barriers and outlines the City of Hanford’s plans to eliminate these barriers. Such actions include continuing to enforce and support the Code Enforcement Program, as well as continuing to provide incentives to encourage the development of affordable housing through the infill and density bonus programs. The City also preserves its existing housing stock by assisting families with home improvement loans, promoting homeownership opportunities by assisting low-income families through two first-time homebuyer programs, and offering information on all programs in multiple languages and through a variety of resources.

Fair and equal housing opportunity remains an important issue in Kings County to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. The Kings County Housing Element presents two policies under a single goal for Hanford, and the other participating jurisdictions, to follow in the ongoing efforts to promote fair and equal housing opportunities.

GOAL 5. Further equal housing opportunities for persons, regardless of status.

Policy 5.1. Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.

Policy 5.2. Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.

HANFORD ANNUAL ACTION PLAN

The Annual Action Plan adopted by the City of Hanford echoes those fair housing efforts identified in the Housing Element. More specifically, the Action Plan reinforces the City’s commitment to removing or reducing barriers to affordable housing over the next five years. The actions listed include supporting and/or implementing the following:

- Code compliance
- Paint programs
- Housing rehabilitation programs
- Preservation of at-risk affordable housing
- Provide sites adequately zoned and sized for affordable housing
- Develop density bonus programs
- Continue with Planned unit Development (PUD) process to encourage unique development projects
- First-time homebuyer programs
- Support Kings County Housing Authority Section 8 program
- Residential infill programs
- Affordable housing assistance
- Increase farmworker and workforce housing
- Support efforts to develop emergency and transitional shelters
- Housing for disabled persons
- Promote equal housing opportunities

HANFORD CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

The most recent CAPER reiterates the value the City of Hanford places on affirmatively furthering fair housing within the community and is in concert with the efforts in producing this Analysis of Impediments.

The 2008–2009 CAPER informed HUD that the City was in the early stages of “developing the Analysis to Impediments to Fair Housing Choice.” This development of the AI, along with additional fair housing efforts, are under way to reduce the impediments identified in the Housing Element and Action Plan. City efforts presented by the CAPER include development and regulatory incentives for affordable housing, rezoning of sites to higher density, and the use of affordable housing fees to assist in the development of housing.

HANFORD FAIR HOUSING/AFFIRMATIVE MARKETING PLAN

In addition to supporting the Housing Element, the City of Hanford supports and adopted a Fair Housing/Affirmative Marketing Plan. The City utilizes the plan to ensure that all segments of the community are equally targeted for the City's various housing programs. The purpose of the plan is to attract eligible persons to various City housing projects without regard to race, color, national origin, sex, religion, familial status, or disability.

Through this plan the City of Hanford utilizes the Equal Housing Opportunity logo on any and all related press releases and solicitations sent to homeowners or renter households. The City displays fair housing posters and pamphlets throughout city offices. The City also distributes two fair housing brochures to the public and provides copies of the Fair Housing/Affirmative Marketing Plan when requested.

The City offers special outreach opportunities as a part of the Fair Housing/Affirmative Marketing Plan. These outreach opportunities are designed to offer information across multiple languages and through a variety of avenues such as newspaper advertisements, homebuyer workshops, and public hearings. The City will continue to work with local lenders and real estate professionals to educate buyers on the programs designed for low- and moderate-income households.

Another aspect of the Fair Housing/Affirmative Marketing Plan is to maintain accurate and detailed records of race, ethnicity, gender, disability, age of target area residents and all applicants (regardless of eligibility). The data collected is used to determine whether there are any under-served segments of the community when compared to the city's overall population.

The City of Hanford keeps census data on file and uses this information to adjust the plan accordingly and to ensure the housing programs target all segments of the community.

Staff will annually evaluate the results of the affirmative marketing activities and provide this information to the Department of Housing and Community Development HOME Program through an annual report. The City of Hanford will also use this information to make any necessary adjustments to the current Fair Housing/Affirmative Marketing Plan based on the results of the above evaluation.

HANFORD FAIR LENDING NOTICE

The City of Hanford provides a fair lending notice to all applicants that apply for financial assistance through the City to purchase, construct, rehabilitate, improve, and/or refinance their primary residence. The notice informs borrowers/applicants that it is unlawful under the Housing Financial Discrimination Act of 1977 for a public agency to consider any of the following in determining whether or not, or under what terms and conditions, to provide or arrange for financial assistance:

- Neighborhood characteristics (such as the average age of the home or the income level in the neighborhood) to a limited extent necessary to avoid and unsafe and unsound business practice.
- Race, sex, color, religion, marital status, national origin, or ancestry.
- It is also unlawful to consider, in appraising a residence, the racial, ethnic, or religious composition of a particular neighborhood or whether or not such a composition is undergoing change or is expected to undergo change.

The fair lending notice is a document also utilized as a tool in the homebuyer education courses the City offers first-time homebuyers utilizing assistance program funding.

HANFORD FIRST-TIME HOMEBUYER WORKSHOP

On a regular basis, the City of Hanford Community Development Department offers first-time homebuyer education workshops that educate interested, qualified applicants about a variety of topics related to obtaining homeownership. The class material covers topics including, but not limited to, mortgage loans, credit, closing, insurance, budgeting, making payments, property maintenance, and neighborhood responsibility. Part of the class is dedicated to discussing predatory lending, equal and fair treatment, and other fair housing issues.

These classes are also offered to interested buyers through the local not-for-profit Self-Help Enterprises office.

IMPEDIMENTS AND ACTIONS TO ADDRESS

The purpose of this analysis is to determine the possible existence of impediments to housing choices based upon race, religion, sex, color, national origin, handicap (disability) or familial status, and, where identified, suggest necessary steps to reduce and/or eliminate such impediments. This section describes those impediments and the corresponding actions identified through the analysis.

The identified impediments are grouped into four broad categories: affordable housing, mortgage lending, fair housing enforcement and education, and governmental barriers. Within each category are one or more impediments followed by one or more actions the City of Hanford plans to undertake to address each impediment. It is important to note that the identification of an impediment does not necessarily identify a deficiency. By identifying the presence of an impediment, this analysis is stating the nature of a problem which the actions to address will serve to mitigate. These may be affirmative actions as much as responses to current conditions.

To facilitate reporting of accomplishments and the association of planned activities with impediments and actions to address, each impediment and action is identified by a number. Actions are labeled according to the impediment they address.

Please note that state law requires local jurisdictions in California to assess barriers to affordable housing as part of the General Plan Housing Element. Programs to address impediments to fair housing may be addressed through the implementation of the Housing Element.

AFFORDABLE HOUSING

The provision of affordable housing and the support of existing and new affordable housing is critical to assuring that all households have access to quality housing.

The City of Hanford has produced a diversity of housing types and has adequate land available to meet the projected housing needs of lower income households.

The City has housing affordability issues in both the ownership and rental sectors of the housing market. Even with declining home prices offering a median sales price of \$156,820, only a household earning a moderate income would be within reach of affording the median-priced home in Hanford. This means low-income households in Hanford will require assistance to achieve affordable homeownership.

Rental affordability is an issue for persons and families earning extremely-low and very-low household incomes. The average four-person household within these income categories would have to allocate more than 35 percent of their income to cover the average costs of a three-bedroom unit within the City of Hanford. Subsidized rental housing is needed to assure housing affordability.

1. IMPEDIMENT: Lack of sufficient affordable housing supply.

- 1.1. **Action:** The City of Hanford will continue to provide assistance to preserve existing affordable housing and to create new affordable housing.
- 1.2. **Action:** The City of Hanford will continue to offer regulatory relief and incentives for the development of affordable housing.
- 1.3. **Action:** The City of Hanford will continue to assure the availability of adequate sites for the development of affordable housing.

2. IMPEDIMENT: Funding available for first-time homebuyer assistance is less than the demand for assistance.

- 2.1. **Action:** The City of Hanford will continue to research and apply for private and public funding to support affordable homeownership programs.
- 2.2. **Action:** The City of Hanford will continue to adapt the homebuyer program to match current market conditions thus assuring the most efficient use of available funding.

3. IMPEDIMENT: Need for rental subsidy programs for low- and moderate-income households.

- 3.1. **Action:** Review and analyze the current program guidelines for opportunities to develop additional rental assistance programs or opportunities.

MORTGAGE LENDING

The analysis of home mortgage lending patterns revealed that persons reporting as Hispanic had a higher likelihood of not receiving requested mortgage credit. The analysis suggested that this might be due to poor preparation prior to application for credit.

The mortgage lending analysis also suggests that those who request mortgage credit to purchase homes in areas that have concentrations of lower income households and concentrations of minority households are less likely to receive that credit. The analysis suggests that this is related to factors associated with relative income and wealth (credit risk, debt to income, loan to value).

Two general strategies are suggested from the analysis; pre-purchase counseling for home buyers and the encouragement of lenders to reach out to under-represented populations. (The availability of appropriately priced housing is also linked to the ability to achieve appropriate loan-to-value and debt-to-income ratios. See *Affordable Housing* above.)

4. IMPEDIMENT: Differential origination and approval rates in the private lending market based on race, ethnicity and household income.

- 4.1. Action:** The City of Hanford will periodically monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage lending by race, ethnicity and household income.
- 4.2. Action:** When selecting lending institutions for contracts and participation in city homeownership/occupant assistance programs, the City of Hanford may prefer those with a Community Reinvestment Act (CRA) rating of "Outstanding." The City may exclude those with a rating of "Needs to Improve," or "Substantial Noncompliance" according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC).
- 4.3. Action:** The City of Hanford will support home purchase programs targeted to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.

5. IMPEDIMENT: Lower income and minority households appear to be less prepared for home purchase than the general population.

- 5.1. Action:** The City of Hanford will continue to offer and to support pre-purchase counseling and home buyer education programs.
- 5.2. Action:** The City of Hanford will continue to offer and to support home purchase programs targeted to lower income (low and very low), immigrant, and minority households.

FAIR HOUSING EDUCATION AND ENFORCEMENT

Promoting fair housing includes both education and enforcement. The City of Hanford will continue to support both education and enforcement efforts.

This analysis has indicated that housing discrimination is most prevalent in the rental housing industry. The reported incidence of unfair housing practices in the residential sales market is relatively low. This can be assumed to be the case because the level of professionalization in the sales industry is high and because parties tend to have professional representation. Enforcement efforts will be targeted to rental housing.

This analysis indicates that there is a primary need for education regarding fair and equal treatment to persons of different races/ethnicities and for persons with disabilities. Additional feedback and reports from local advocates support a secondary need for focused education and enforcement with regard to housing discrimination based on familial status and national origin.

6. IMPEDIMENT: Knowledge of fair housing rights is limited.

- 6.1. Action:** The City of Hanford will continue to support efforts to educate tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities.
- 6.2. Action:** The City of Hanford will continue to support local advocate agencies and community stakeholders in efforts to disseminate fair housing information to people within the community.

7. IMPEDIMENT: Information on the nature and basis of housing discrimination is limited.

- 7.1. Action:** Monitor the incidence of housing discrimination complaints and report trends annually in the CAPER.
- 7.2. Action:** Create an action item in the City's annual Action Plan that addresses those most commonly reported complaints from the previous year's CAPER.
- 7.3. Action:** Work with local agencies to improve the collection and reporting of information on discrimination, particularly based on race, disability, familial status and national origin.

GOVERNMENT BARRIERS

Local government can play a critical role in the provision of a full range of housing types and to assuring the availability of housing suitable to all sectors of the public. The City of Hanford offers multiple housing affordability and assistance programs and implements several fair housing related policies. The City does not have a formally established fair housing policy. The City of Hanford is committed to working with community stakeholders and local advocacy partners to create a comprehensive fair housing policy and to implement corresponding fair housing procedures.

8. IMPEDIMENT: Current policies and procedures regarding fair housing issues and circumstances of discrimination or unfair treatment need to be formalized and documented.

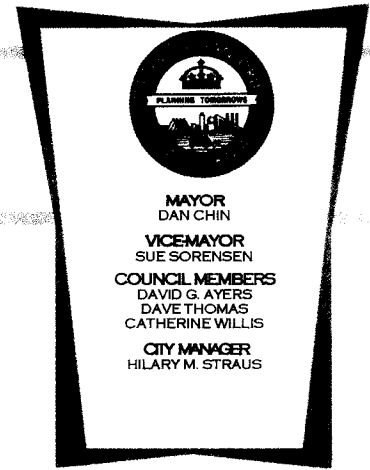
- 8.1. Action:** The City will collaborate with local fair housing agencies and other community stakeholders to discuss and analyze the current conditions of Hanford's fair housing environment.
- 8.2. Action:** The City of Hanford will adopt formal policies and procedures regarding the fostering of equal treatment for all protected classes when it comes to housing conditions with the community.

9. IMPEDIMENT: Need for public transportation serving low-income and special needs populations.

- 9.1. Action:** The City of Hanford will continue to work with regional public transit providers to identify any opportunities to improve public transit serving low-income households and special needs populations (including elderly and persons with disabilities). Special attention will be paid to the transit needs of areas where housing affordable to low-income households and special needs populations is located.

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



June 1, 2010

TO: City Council/City Manager

FROM: Community Development Department

SUBJECT: 2009-2014 Housing Element Update

RECOMMENDATION:

That the City Council review and, by motion, take the following actions:

1. Approve Negative Declaration No. 2010-02 for the Housing Element Update.
2. Approve General Plan Amendment 2010-01 (2009-2014 Housing Element).

BACKGROUND:

The City of Hanford must update the Housing Element every 5 years as part of the California Government Code. Section 65302(c) mandates that each city and county shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements. The City's previous Housing Element was adopted in 2003, and state law requires that the element be updated for the 2009-2014 planning period.

General Plan Amendment No. 2010-01 proposes to update the previous Housing Element for the City of Hanford. The Housing Element is one of the mandated elements of the General Plan under state law, which requires all elements of the General Plan to be internally consistent. The Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns described in the Land Use Element.

The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. The analysis includes the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation and preservation of housing for all economic segments of the community.

FRAMEWORK USED FOR THE HOUSING ELEMENT

As a joint effort, Kings County and the four cities within the County have collectively prepared a Countywide Housing Element with administrative support from the Kings County Association of Governments (KCAG). By jointly preparing the Housing Element, the County and the cities within the county have shared resources and cost, benefitting the jurisdictions in collaborating on policy. Public policy issues have focused towards a regional approach including existing housing element law, regional housing needs allocation (RHNA) process, and Senate Bill 375, intended to reduce greenhouse gas emissions through land use, housing, and transportation policies.

ENVIRONMENTAL REVIEW:

An environmental assessment has been prepared for the project in accordance with CEQA regulations. As a result of the initial study, it is determined that the adoption of the Housing Element would not have a significant effect on the environment. Therefore, Negative Declaration No. 2010-02 was prepared for General Plan Amendment No. 2010-01.

COMMENTS FROM OTHER AGENCIES:

In August 2009, the Draft Housing Element was submitted to the Department of Housing and Community Development (HCD) for review, and on October 30, 2009 a letter was received from HCD (Attachment 2) recommending revisions to the element. A summary of HCD's comments and the City's responses is provided in Attachment 3. All of the revisions proposed in response to HCD's comments represent clarifications to existing policies and do not raise any new substantive issues.

On March 29, 2010 a letter was received from HCD (Attachment 4) stating that the Housing Element, as revised, addresses all of the requirements of state law. The Element will comply with State housing element law when adopted and submitted to HCD pursuant to Government Code Section 65585(g). This ensures the City's continued eligibility for grant funds.

PLANNING COMMISSION ACTION

At their April 27, 2010 meeting, the Planning Commission, by a 4-0-1 vote (Commissioner Droker and Jennings being absent; Commissioner Dawson abstained), adopted a resolution recommending that the City Council approve Negative Declaration No. 2010-02 and General Plan Amendment No. 2010-01. The Planning Commission staff report and resolution are attached.

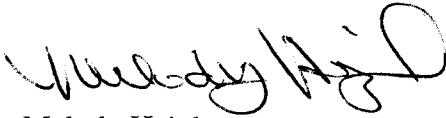
SUPPORT OF COUNCIL GOALS

- Quality Revitalization, Redevelopment, and Development goals.

IMPACT ON BUDGET

The total cost for preparing the Housing Element is \$142,000.00. The City is responsible for 41% of the total cost, based on population and housing units, amounting to a total of \$58,200.00 as Hanford's share, and is financed through the General Fund. So far, the city has paid the consultant (Conexus) \$32,380.00 leaving a balance of \$25,820.00.

Respectfully submitted,



Melody Haigh
Senior Planner



Cathy Cain
Interim Community Development Director

Attachments:

1. Draft 2009-2014 Housing Element Update
2. October 30, 2009 Letter from HCD
3. Summary of HCD Comments and Responses
4. March 29, 2010 Letter from HCD
5. Negative Declaration No. 2010-02

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

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



October 30, 2009

Ms. Cathy Cain
Interim Planning Manager
City of Hanford
317 North Douty Street
Hanford, CA 93230

Dear Ms. Cain:

RE: Review of the City of Hanford's Draft Housing Element

Thank you for submitting the City of Hanford's draft housing element received for review on September 1, 2009, with revisions received on October 23 and 28, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on October 14, 2009 with Mr. John Stowe, of your staff, Ms. Chris Lehn, of the Kings County Association of Governments, and Mr. John Douglas, the City's consultant, facilitated the review.

The Department acknowledges the innovative effort to collaborate on housing planning countywide through the coordinated joint housing element update process. In addition the Department commends Hanford for its successful rehabilitation program, which has assisted 46 families since 2004. The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include analyses of identified sites and governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department is committed to assist Hanford in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

Enclosure

cc: Terri King, Executive Director, Kings County Association of Governments
John Douglas, Conexus

APPENDIX

CITY OF HANFORD

The following changes would bring Hanford's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Hanford has a regional housing need allocation (RHNA) of 5,758 housing units, of which 2,461 are for lower-income households. To address this need, the element relies on vacant sites zoned for high and medium density residential, including sites in Specific Plan Areas. However, to demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses as follows:

Progress in Meeting the RHNA: The element indicates that 12 units affordable to low-income households have been built or are under construction (page A-38), but provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since January 1, 2007; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.

Sites Inventory: The element relies on available residential capacity in the Villagio and Live Oak Specific Plans to accommodate a portion of the City's RHNA for lower-income households. To demonstrate the adequacy of sites within the specific plans, the element must describe the status of the specific plans, include a parcel-specific inventory of sites including zoning, and describe any requirements for unit types, affordability, phasing, or other timing requirements that impact development potential in the planning period.

Small Sites: The inventory identifies potential capacity on several small sites (less than a half acre) to accommodate housing for lower-income households (Appendix B, 19-20). While it may be possible to build housing on a very small parcel, the nature and conditions necessary to construct the units often render the provision of affordable housing infeasible. For example, assisted housing developments utilizing State or federal financial resources typically include 50-80 units. Should the City need to rely on

small sites to accommodate a portion of the RHNA for lower-income households, the element must include an analysis demonstrating the potential of these sites to accommodate new residential development, given necessary economies of scale particularly for new multifamily rental development affordable to lower-income households. The analysis could describe existing and/or proposed policies or incentives the City will offer to facilitate small lot development, especially lot consolidation opportunities. Depending on the outcome of the analysis, the element may need to identify additional, appropriately sized, sites that facilitate the development of housing for lower-income households.

Zoning for Lower-Income Households: The element identifies sites within the RM-2 zone, allowing 22 units per acre, and RM-3 zone, allowing 15 units per acre, as appropriate to accommodate housing affordable to low-income households. Pursuant to Section 65583.2(c)(3)(A) and (B), the element must identify sites with zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 20 units per acre for Hanford), this analysis is not required. While the element includes some information regarding market rents (Appendix B-2), it should include a complete analysis demonstrating the appropriateness of the RM-3 designation to accommodate housing for lower-income households. The analysis could include information on financial feasibility pursuant to conversations with non-profit developers, and describe densities of recently built market-rate and restricted projects. By providing opportunities for higher density development, jurisdictions maximize both efficient use of land and financial resources available to promote affordable housing development, promote more compact, sustainable development, and preserve important agricultural resources.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

Fees and Exaction: While the element generally describes some fees for a typical single- and multi-family project, it did not include a complete description of processing and impact fees or analyze their cumulative impact on the cost and supply of housing. The element should include a description and analysis of total planning and impact fees (including known fees charged by other agencies) for typical multi- and single-family developments and the total effect or proportion of these fees and exactions on development costs. For further information, refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_fees.php.

3. *Analyze the opportunities for energy conservation with respect to residential development (Section 65583(a)(8)).*

The element did not address this requirement. The element must include an analysis of energy conservation opportunities in residential development. Given the importance of promoting strategies to address climate change and energy conservation, the analysis should facilitate policies and programs that could be implemented in the housing element. For example, the element could include incentives to promote higher density housing along transit, encourage green building techniques and materials in new and resale homes, promote energy audits and participation in utility programs, and facilitate energy conserving retrofits upon resale of homes. Additional information on potential programs to address energy conservation objectives and a sample analysis is available on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php and the Department's *Green Building and Sustainability Resources* bibliography at http://www.hcd.ca.gov/hpd/green_build.pdf.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A-1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

For your information, where the inventory does not identify adequate sites pursuant to Government Code Sections 65583(a)(3) and 65583.2, the element must provide a program to identify sites in accordance with subdivision (h) of 65583.2 for 100 percent of the remaining lower-income housing need with sites zoned to permit owner-occupied and rental multifamily uses by-right during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 20 units per acre. Also, at least 50 percent of the remaining need must be planned on sites that exclusively allow residential uses.

Program 3.13 (Emergency Shelters and Transitional/Supportive Housing): Pursuant to Chapter 633, Statutes of 2007 (SB 2), the element should describe capacity within the OR zone to demonstrate sufficient capacity is available to accommodate the need for emergency shelters.

2. *The housing element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households (Section 65583(c)(2)).*

While the element includes some programs to assist in the development of very low-, low-, and moderate-income households, pursuant to Chapter 891, Statutes of 2006 (AB 2634), existing programs should either be expanded or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of extremely low-income (ELI) households. To address this requirement, the element could revise programs to prioritize some funding for the development of housing affordable to ELI households, and/or offer financial incentives or regulatory concessions to encourage the development of housing types, such as single-room occupancy (SRO) units, which address the needs of this income group. To further assist in the development of housing for lower-income households, the City could consider expanding programs to offer priority processing, grant fee waivers and deferrals, modify development standards, and support or pursue funding applications.

In addition, the element indicates Hanford will amend their zoning ordinance to designate appropriate zones for SRO housing (page 4-13); however, it did not include a program to implement this zoning amendment.

3. *Describe the amount and uses of fund in the redevelopment agency's Low and Moderate Income Housing Fund (Section 65583(c)).*

While Table 3-8 estimates the per year expenditures for the Low- and Moderate-Income Set Aside Fund, the element should include an estimate of the moneys expected to accrue through the end of the planning period, and the planned use of these funds relative to the programs described in the element. For your information, Community Redevelopment Law (Health and Safety Code Section 33334.4) requires agencies, over each 10-year period of the implementation plan, to ensure housing assistance is proportionately provided to very low- and low-income households (based on the proportion each group represents of the community's total housing need for lower- and moderate-income persons) and also to persons under the age of 65 years (based on the proportion this population group represents of the total population reported from the current census). In addition, Section 33413(b)(4) requires a redevelopment implementation plan to be consistent with a community's housing element. The integration of applicable information from the redevelopment agency's current housing implementation plan into the housing element will assist in the development of an effective housing element.

4. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in Finding A-2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame (Section 65583(b)(1 & 2)).

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. While the element includes these objectives by income group for very low-, low-, moderate- and above moderate-income (page 5-41), pursuant to AB 2634, the element must also include objectives for extremely low-income households.

D. Consistency with General Plan

The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)(7)).

As you are aware, Government Code 65302.1 requires cities and counties in the San Joaquin Valley to amend appropriate elements of general plans to include data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality within one year of new housing element planning period (by August 30, 2010 for Kings County). Please note, should the resulting amendments to the general plan affect or be inconsistent with housing element policies and programs, the County must amend the element to address any potential conflicts or constraints and resubmit the housing element to the Department pursuant to Government Code Section 65585 and 65588. Of particular concern is that additional constraints not be imposed to reduce the development potential of the sites identified to accommodate the regional housing need. To the extent feasible, the pending housing element update is encouraged to incorporate policies consistent with the air quality objectives.

The City should also note recent statutory changes to Government Code Section 65302 (Chapter 369, Statutes 207 [AB 162]) which requires amendment of the safety and conservation elements of the general plan to include analysis and policies regarding flood hazard and management information upon the next revision of the housing element on, or after, January 1, 2009. For additional information, refer to Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf.

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

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
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March 29, 2010

Ms. Cathy Cain
Interim Planning Manager
City of Hanford
317 North Douty Street
Hanford, CA 93230

Received
APR
City of Hanford
Community Development

Received
APR 1 2010
City of Hanford
Community Development

Dear Ms. Cain:

RE: Review of the City of Hanford's Revised Draft Housing Element

Thank you for submitting the City of Hanford's revised draft housing element received for review on February 1, 2010 with revisions received on March 25 and March 26, 2010. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Telephone conversations with you, Ms. Melody Haigh, of your staff, and Mr. John Douglas, the City's consultant, facilitated the review.

The revised draft element addresses the statutory requirements described in the Department's October 30, 2009 review. For example, the element now includes a complete sites inventory and adequate analysis of government constraints. The Department's finding of adequate sites is based upon the preponderance of sites in the RM-2 zone, allowing 22 units per acre, to address the regional housing need for lower-income households. Hanford can maximize both efficient use of land and financial resources available to promote housing development affordable to lower-income households by providing opportunities for higher density development. Timely implementation of Program 3.5 will assist Hanford in this effort. As a result, the draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates your and Ms. Haigh's cooperation throughout the course of the review and looks forward to receiving Hanford's adopted housing element. For any questions or additional assistance, please contact Melinda Benson, of our staff, at (916) 445-5307.

Sincerely,

A handwritten signature in cursive script that reads 'Cathy E. Creswell'.

Cathy E. Creswell
Deputy Director

cc: Terri King, Executive Director, Kings County Association of Governments
John Douglas, Conexus

RESOLUTION NO. _____
(General Plan Amendment No. 2010-01)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE 2009-2014 HOUSING ELEMENT UPDATE**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on **June 1, 2010**, at 7:30 p.m., it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, General Plan Amendment No. 2010-01, filed by the City of Hanford, proposes to update the Housing Element; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting held on April 27, 2010, held a public hearing and received testimony and evidence for and against the proposed Housing Element Update. After closing the public hearing, the City of Hanford Planning Commission, by resolution, recommended that the City Council of the City of Hanford approve General Plan Amendment No. 2010-01 (Housing Element); and

WHEREAS, an environmental assessment has been prepared for the project in accordance with CEQA regulations and as a result of the initial study, it is determined that the adoption of the Housing Element would not have a significant effect on the environment. Therefore, Negative Declaration No. 2010-02 was prepared for General Plan Amendment No. 2010-01; and

WHEREAS, based on the Environmental Initial Study, the City of Hanford Planning Commission recommended approval of Environmental Assessment Negative Declaration No. 2010-02 to the Hanford City Council; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on June 1, 2010, held a public hearing and received testimony and evidence regarding proposed General Plan Amendment No. 2010-01; and

WHEREAS, on the basis of the application for General Plan Amendment No. 2010-01, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, the City Council of the City of Hanford hereby makes the following findings:

1. That the public hearing for proposed General Plan Amendment 2010-01 (Housing Element) was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That proposed General Plan Amendment 2010-01(Housing Element) is compatible, integrated and internally consistent with existing policies of the Hanford General Plan.

NOW, THEREFORE, BE IT RESOLVED, based on the Environmental Initial Study, the City Council of the City of Hanford approves Environmental Assessment Negative Declaration No. 2010-01 in accordance with the requirements of the California Environmental Quality Act; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves General Plan Amendment No. 2010-01 (Housing Element Update).

Passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 1st day of June, 2010 by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____
ABSTAIN:	Council Member	_____
ABSENT:	Council Member	_____
	APPROVED:	_____
		MAYOR

Attest: _____
City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, KAREN MADRUGA, City Clerk of the City Council of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of June, 2010.

Dated: _____

City Clerk

**CITY OF HANFORD PLANNING COMMISSION STAFF REPORT
PERTAINING TO THE 2009-2014 HOUSING ELEMENT UPDATE
TO THE GENERAL PLAN (AMENDMENT NO. 2010-01)
April 27, 2010**

Applicant

City of Hanford
317 N. Douty
Hanford, CA 93210

Consultant

John Douglas
13142 Rosalind Drive
North Tustin, CA 92705

PROPOSAL

California Government Code. Section 65302(c) mandates that each city and county shall include a Housing element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements. The City's previous Housing Element was adopted in 2003, and state law requires that the element be updated for the 2009-2014 planning period.

General Plan Amendment No. 2010-01 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation and preservation of housing for all economic segments of the community.

LOCATION

City of Hanford.

ANALYSIS

2009-2014 HOUSING ELEMENT UPDATE:

The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. In adopting its Housing Element, the City must consider local conditions and context, including economic, environmental, and fiscal factors, as well as community goals as set forth elsewhere in the General Plan. In cooperation with the Kings County Association of Governments (KCAG), the County of Kings and the cities of Avenal, Corcoran, Hanford, and Lemoore have collaborated to prepare a joint Housing Element document. Each jurisdiction will conduct CEQA analysis and hold adoption hearings for the portion of the Housing Element that pertains to that jurisdiction. The Draft Housing Element (Attachment 1) includes the following components:

- Introduction and overview of Housing Element content and requirements (Chapter 1);
- Analysis of population, household and employment trends, characteristics of the housing stock, a summary of current and projected housing needs (Chapter 2);
- Evaluation of resources and opportunities that will facilitate the development and preservation of housing for all economic segments of the community (Chapter 3);

- Review of potential constraints to meeting identified housing needs (Chapter 4);
- A Housing Action Plan to address identified needs, including housing goals, policies and programs (Chapter 5);
- Glossary of Terms (Chapter 6);
- Evaluation of housing accomplishments during the previous planning period (Appendix A);
- Inventory of potential sites for residential development (Appendix B); and
- Summary of public involvement during the Housing Element update process (Appendix C).

Legal Framework for the Housing Element

State law requires that Housing Elements comply with the statutory provisions of California Government Code Section 65580 et seq. The Housing Element is unique among General Plan elements in the extent to which state law prescribes local policies. The legislature has granted the California Department of Housing and Community Development (HCD) the authority to review local governments' housing elements and issue findings regarding whether, in its opinion, the housing element substantially complies with the requirements of state law.

Relationship of the Housing Element to the General Plan

The Housing Element is one of the mandated elements of the General Plan under state law. While the time horizon for a General Plan is often 20 years or more, state law requires housing elements to be updated on a more frequent schedule. The new Housing Element covers the period 2009 – 2014.

State law also requires all elements of the General Plan to be internally consistent. The Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns described in the Land Use Element. The programmatic actions called for in Chapter 5 of the Housing Element would not change the location or intensity of new development anticipated in the Land Use Element.

Key Issues

Since the Housing Element is revised periodically, this update represents a fine-tuning process rather than a wholesale overhaul. Many of the City's efforts have been successful and should be continued throughout the remainder of this planning period. Appendix A of the Housing Element includes a detailed review of previous policies and programs contained in the 2003 Housing Element, and identifies those components that are working well and those that should be revised to reflect changed circumstances or take advantage of new opportunities or lessons learned over the past few years.

Some new policies and programs contained in the draft Housing Element are the result of changes in state law or local conditions. The most significant of these proposed changes are summarized below:

A. Regional Housing Needs Allocation (RHNA) and Quantified Objectives

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 7½-year period from January 2007 through June 2014. Communities must demonstrate how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the Kings Regional Housing Technical Advisory Committee (KRHTAC). This methodology takes into account local growth assumptions and considers certain criteria as specified in Government Code §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to take into account the military base, the Tachi Rancheria, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG, in coordination with the KRHTAC, derived the distribution of each jurisdiction's share of the regional housing need and allocated the units according to the four income categories for housing affordability.

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps to meet the state's housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

All new units built or preserved after January 1, 2007 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3 of the Housing Element.

Kings County Regional Housing Needs, 2007-2014

Jurisdiction	Extremely Low	Very Low	Low	Medium	High	Total
Avenal	40	40	126	214	291	711
Corcoran	40	40	160	295	370	905
Hanford	723	723	1,015	938	2,359	5,758
Lemoore	374	374	534	502	1,237	3,021
Unincorporated	69	68	193	316	448	1,094
Kings County total	1,246	1,245	2,028	2,265	4,705	11,489

* 50% of VL units are assumed to be extremely-low per state law
Source: KCAG 2008

Cities must demonstrate that their land use plans and regulations provide realistic opportunities for development commensurate with the type and amount of housing identified in the RHNA during the new planning period. This is accomplished through a parcel-level analysis of vacant and “underutilized” sites with a potential for additional residential development or redevelopment. State law provides guidance regarding how cities estimate development potential, with the two most important factors being zoning (especially allowable density and development standards) and previous experience with affordable housing. Recent amendments to state law specify that in Kings County and many other areas of the San Joaquin Valley, a “default” density of 20 units per acre is considered to be appropriate to facilitate construction of lower-income housing. However, state law also provides that jurisdictions may utilize other assumptions based on local conditions. As discussed in Chapter 4 of the Housing Element, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, Lemoore allows mixed-use development at densities up to 20 units/acre. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the “default” density. Conversations with non-profits confirmed that densities in the range of 12-15 units/acre are typical and sufficient to make such projects feasible. This density range allows two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children.

It is also important to note that the RHNA is a *planning target*, *not a development quota*. While state law requires cities and counties to demonstrate that their land use plans and regulations could accommodate the type and amount of housing identified in the RHNA, the law does not require that sites identified in the Housing Element as suitable for affordable housing be developed for that purpose. The law recognizes that local governments generally do not build housing, and development depends on many factors including property owner desires, interested builders, available financing, and prevailing market forces.

To determine whether Kings County jurisdictions have adequate sites with realistic capacity for development commensurate with the RHNA, an analysis of vacant and underutilized parcels was conducted (see Housing Element Chapter 3 and Appendix B). The analysis included a review of recent development trends and a thorough review of potential development sites. The most significant aspect of this analysis deals with the capacity of the County and cities to accommodate their need for new lower-income units. As described in Chapter 3, the Housing Element demonstrates that each jurisdiction has adequate sites to accommodate its RHNA.

State law also requires that the Housing Element establish “Quantified Objectives” for the maintenance, preservation, improvement and development of housing during the new planning period. The quantified objectives for new construction set forth in the Housing Element are consistent with existing General Plan and zoning land use designations in each jurisdiction.

In summary:

- The RHNA identifies each jurisdiction’s fair share of the region’s housing needs for the 2007-2014 period

- The RHNA is a planning target, not a development quota
- Jurisdictions must demonstrate the availability of adequate sites, either vacant or underutilized, with appropriate zoning and development standards to accommodate the new housing need identified in the RHNA
- Sufficient opportunities for new development exist within each of the five jurisdictions to accommodate their RHNA obligations, and no changes to existing General Plan and zoning land use designations are necessary
- The Quantified Objectives for new housing construction established in the Housing Element are consistent with both the RHNA and the level of development assumed in the General Plans for each jurisdiction

While demonstrating the availability of adequate sites for residential development commensurate with the RHNA is one of the most noteworthy issues contained in the Housing Element, other new policies and programs described below are proposed in response to changes in state law or local circumstances.

B. Emergency Shelters and Transitional/Supportive Housing

An emergency shelter is a permanent, year-round facility that provides shelter to homeless families or individuals on a short-term basis, typically six months or less. Senate Bill (SB) 2 of 2007 strengthened the local planning requirements for emergency shelters. Unless adequate capacity is available to serve a jurisdiction's existing emergency shelter need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. As an alternative, SB 2 states that these requirements may be satisfied through a multi-jurisdictional agreement. In accordance with SB 2, the Housing Plan (Chapter 5) includes Program 3.13 to amend the Municipal Code to allow emergency shelters in the OR Office Residential zone subject to objective development standards without a conditional use permit or other discretionary approval.

Transitional housing is a temporary (often six months to two years) facility for a homeless individual or family that is transitioning to permanent housing. Supportive housing may be longer term and includes a supportive services component (e.g. job skills training, rehabilitation counseling, assistance with daily necessities, etc.) to allow individuals to gain necessary life skills in support of independent living. Senate Bill (SB) 2 of 2007 requires that transitional and supportive housing be treated as residential uses that are subject to only those requirements that apply to other residential uses of the same type in the same zone. The Housing Plan includes a commitment to amend the Code to clarify the requirements for transitional and supportive housing in conformance with SB 2 (Program 3.13).

C. Housing for Persons With Special Needs

State law requires that jurisdictions review their zoning regulations, development standards and procedures as part of the Housing Element update to ensure that they do not pose undue constraints on the provision and use of housing by persons with disabilities or other special needs. The Housing Element analysis indicated that some provisions of the Code may require revisions to ensure adequate provision for special needs housing in conformance with state law. Therefore, programs are included in the

Housing Element to amend the Code in the following areas to remove constraints and facilitate the provision of housing for persons and families with special needs (Program 4.18):

- Farmworker housing – amend the Municipal Code to incorporate the provisions of Health and Safety Code Sec. 17021.5 and 17021.6, which define employee housing with up to 12 units or 36 beds as an agricultural use (Program 3.12).
- Residential care facilities – amend the Municipal Code to allow residential care facilities for more than six persons by conditional use permit in the R1 and RM zones (Program 3.14).
- Single Room Occupancy (SRO) – adopt a definition and objective development standards to facilitate the establishment of SRO facilities (Program 3.16).

These Code amendments will be reviewed by the Planning Commission and City Council prior to implementation.

D. Zoning to Facilitate Affordable Housing

Density is a key factor in facilitating the development of affordable housing. Higher densities reduce per-unit land cost, which can improve the financial feasibility of housing for families of low- and moderate-income. The Medium Density Residential designation currently allows multi-family housing at up to 15 units/acre. Under current market conditions, this density is generally sufficient to facilitate the production of rental housing that is affordable at the lower-income level. However, in its review of the Housing Element, HCD noted that higher densities may be necessary in the future to provide flexibility so that non-profit developers can compete favorably for state and federal housing subsidies. To address HCD's concern, Program 3.5 includes a commitment to review current land use and zoning designations as part of the next General Plan update and increase the maximum density in the Medium Density category above 15 units/acre and/or designate additional sites to High Density Residential.

Other policies and programs contained in the Housing Plan (Chapter 5) represent a continuation of existing policies and activities with only minor refinements.

Review by the California Department of Housing and Community Development (HCD)

Cities and counties are required to submit draft housing elements to HCD for review prior to adoption, must consider HCD's comments, and must also submit adopted elements to HCD for review. Failure to adopt a housing element that HCD finds to be in compliance with state law may result in the loss of eligibility for community development grant funds and jurisdictions may be required to prepare more frequent housing element updates in the future. Cities are also required to report annually to HCD regarding their progress in implementing the policies and programs contained in the Housing Element.

In August 2009 the Draft Housing Element was submitted to HCD for review, and on October 30, 2009 a letter was received from HCD (Attachment 2) recommending revisions to the element. A summary of HCD's comments and the City's responses is provided in Attachment 3. All of the revisions proposed in response to HCD's comments represent clarifications to existing policies and do not raise any new substantive issues.

On March 29, 2010 a letter was received from HCD (Attachment 4) stating that the Housing Element, as revised, addresses all of the requirements of state law. The Element will comply with State housing element law when adopted and submitted to HCD pursuant to Government Code Section 65585(g). This ensures the City's continued eligibility for grant funds.

Budget Impact:

The Housing Element includes implementation programs that are funded by a variety of sources including state and federal grants, redevelopment set-aside funds and the General Fund.

GENERAL PLAN FINDINGS

Notice Finding:

- A. **That the public hearing on the proposed General Plan Amendment was properly noticed in accordance with state law and the Hanford Municipal Code.** This finding can be made based on the following:
- a. Notice of public hearing and environmental assessment was published in the Hanford Sentinel (the newspaper of general circulation) at least 10 days prior to the public hearing.

Evidence: General Plan Amendment No. 2010-01; Affidavit of Publication.

Consistency Finding:

- B. **That the General Plan Amendment is compatible, integrated and internally consistent with existing policies of the General Plan.** This finding can be made based on the following:
- a. The review by staff of the proposed general plan amendment with the existing General Plan indicates internal consistency, and that no policy conflicts exist with the text or the land use map.

Evidence: General Plan Text.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on April 3, 2010 as a 1/8 page ad. The Community Development Department has not received any written comments on the proposed project as of the date of this report.

ENVIRONMENTAL ASSESSMENT

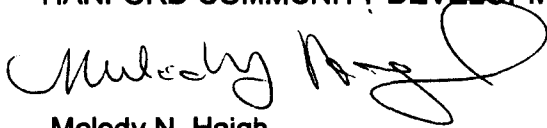
An environmental assessment has been prepared for the project in accordance with CEQA regulations. As a result of the initial study, it is determined that the adoption of the Housing Element would not have a significant effect on the environment. Therefore, Negative Declaration No. 2010-02 (Attachment 5) was prepared for General Plan Amendment No. 2010-01.

RECOMMENDATIONS

- A. That Negative Declaration No. 2010-02 be recommended for approval and forwarded to the City Council for final action.
- B. Approve the resolution recommending adoption of General Plan Amendment 2010-01 and forward to City Council for final action.

Respectfully submitted,

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT



Melody N. Haigh
Senior Planner



Cathy Cain
Planning Manager



Hilary M. Straus
Deputy City Manager/Community Development Director

Attachments:

- 1. Draft 2009-2014 Housing Element Update
- 2. October 30, 2009 Letter from HCD
- 3. Summary of HCD Comments and Responses
- 4. March 29, 2010 Letter from HCD
- 5. Negative Declaration No. 2010-02

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

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
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www.hcd.ca.gov



October 30, 2009

Ms. Cathy Cain
Interim Planning Manager
City of Hanford
317 North Douty Street
Hanford, CA 93230

Dear Ms. Cain:

RE: Review of the City of Hanford's Draft Housing Element

Thank you for submitting the City of Hanford's draft housing element received for review on September 1, 2009, with revisions received on October 23 and 28, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on October 14, 2009 with Mr. John Stowe, of your staff, Ms. Chris Lehn, of the Kings County Association of Governments, and Mr. John Douglas, the City's consultant, facilitated the review.

The Department acknowledges the innovative effort to collaborate on housing planning countywide through the coordinated joint housing element update process. In addition the Department commends Hanford for its successful rehabilitation program, which has assisted 46 families since 2004. The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include analyses of identified sites and governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department is committed to assist Hanford in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

cc: Terri King, Executive Director, Kings County Association of Governments
John Douglas, Conexus

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Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

cc: Terri King, Executive Director, Kings County Association of Governments
John Douglas, Conexus

APPENDIX

CITY OF HANFORD

The following changes would bring Hanford's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Hanford has a regional housing need allocation (RHNA) of 5,758 housing units, of which 2,461 are for lower-income households. To address this need, the element relies on vacant sites zoned for high and medium density residential, including sites in Specific Plan Areas. However, to demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses as follows:

Progress in Meeting the RHNA: The element indicates that 12 units affordable to low-income households have been built or are under construction (page A-38), but provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since January 1, 2007; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.

Sites Inventory: The element relies on available residential capacity in the Villagio and Live Oak Specific Plans to accommodate a portion of the City's RHNA for lower-income households. To demonstrate the adequacy of sites within the specific plans, the element must describe the status of the specific plans, include a parcel-specific inventory of sites including zoning, and describe any requirements for unit types, affordability, phasing, or other timing requirements that impact development potential in the planning period.

Small Sites: The inventory identifies potential capacity on several small sites (less than a half acre) to accommodate housing for lower-income households (Appendix B, 19-20). While it may be possible to build housing on a very small parcel, the nature and conditions necessary to construct the units often render the provision of affordable housing infeasible. For example, assisted housing developments utilizing State or federal financial resources typically include 50-80 units. Should the City need to rely on

small sites to accommodate a portion of the RHNA for lower-income households, the element must include an analysis demonstrating the potential of these sites to accommodate new residential development, given necessary economies of scale particularly for new multifamily rental development affordable to lower-income households. The analysis could describe existing and/or proposed policies or incentives the City will offer to facilitate small lot development, especially lot consolidation opportunities. Depending on the outcome of the analysis, the element may need to identify additional, appropriately sized, sites that facilitate the development of housing for lower-income households.

Zoning for Lower-Income Households: The element identifies sites within the RM-2 zone, allowing 22 units per acre, and RM-3 zone, allowing 15 units per acre, as appropriate to accommodate housing affordable to low-income households. Pursuant to Section 65583.2(c)(3)(A) and (B), the element must identify sites with zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 20 units per acre for Hanford), this analysis is not required. While the element includes some information regarding market rents (Appendix B-2), it should include a complete analysis demonstrating the appropriateness of the RM-3 designation to accommodate housing for lower-income households. The analysis could include information on financial feasibility pursuant to conversations with non-profit developers, and describe densities of recently built market-rate and restricted projects. By providing opportunities for higher density development, jurisdictions maximize both efficient use of land and financial resources available to promote affordable housing development, promote more compact, sustainable development, and preserve important agricultural resources.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

Fees and Exaction: While the element generally describes some fees for a typical single- and multi-family project, it did not include a complete description of processing and impact fees or analyze their cumulative impact on the cost and supply of housing. The element should include a description and analysis of total planning and impact fees (including known fees charged by other agencies) for typical multi- and single-family developments and the total effect or proportion of these fees and exactions on development costs. For further information, refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_fees.php.

3. *Analyze the opportunities for energy conservation with respect to residential development (Section 65583(a)(8)).*

The element did not address this requirement. The element must include an analysis of energy conservation opportunities in residential development. Given the importance of promoting strategies to address climate change and energy conservation, the analysis should facilitate policies and programs that could be implemented in the housing element. For example, the element could include incentives to promote higher density housing along transit, encourage green building techniques and materials in new and resale homes, promote energy audits and participation in utility programs, and facilitate energy conserving retrofits upon resale of homes. Additional information on potential programs to address energy conservation objectives and a sample analysis is available on the *Building Blocks*' website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php and the Department's *Green Building and Sustainability Resources* bibliography at http://www.hcd.ca.gov/hpd/green_build.pdf.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A-1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

For your information, where the inventory does not identify adequate sites pursuant to Government Code Sections 65583(a)(3) and 65583.2, the element must provide a program to identify sites in accordance with subdivision (h) of 65583.2 for 100 percent of the remaining lower-income housing need with sites zoned to permit owner-occupied and rental multifamily uses by-right during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 20 units per acre. Also, at least 50 percent of the remaining need must be planned on sites that exclusively allow residential uses.

Program 3.13 (Emergency Shelters and Transitional/Supportive Housing): Pursuant to Chapter 633, Statutes of 2007 (SB 2), the element should describe capacity within the OR zone to demonstrate sufficient capacity is available to accommodate the need for emergency shelters.

2. *The housing element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households (Section 65583(c)(2)).*

While the element includes some programs to assist in the development of very low-, low-, and moderate-income households, pursuant to Chapter 891, Statutes of 2006 (AB 2634), existing programs should either be expanded or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of extremely low-income (ELI) households. To address this requirement, the element could revise programs to prioritize some funding for the development of housing affordable to ELI households, and/or offer financial incentives or regulatory concessions to encourage the development of housing types, such as single-room occupancy (SRO) units, which address the needs of this income group. To further assist in the development of housing for lower-income households, the City could consider expanding programs to offer priority processing, grant fee waivers and deferrals, modify development standards, and support or pursue funding applications.

In addition, the element indicates Hanford will amend their zoning ordinance to designate appropriate zones for SRO housing (page 4-13); however, it did not include a program to implement this zoning amendment.

3. *Describe the amount and uses of fund in the redevelopment agency's Low and Moderate Income Housing Fund (Section 65583(c)).*

While Table 3-8 estimates the per year expenditures for the Low- and Moderate-Income Set Aside Fund, the element should include an estimate of the moneys expected to accrue through the end of the planning period, and the planned use of these funds relative to the programs described in the element. For your information, Community Redevelopment Law (Health and Safety Code Section 33334.4) requires agencies, over each 10-year period of the implementation plan, to ensure housing assistance is proportionately provided to very low- and low-income households (based on the proportion each group represents of the community's total housing need for lower- and moderate-income persons) and also to persons under the age of 65 years (based on the proportion this population group represents of the total population reported from the current census). In addition, Section 33413(b)(4) requires a redevelopment implementation plan to be consistent with a community's housing element. The integration of applicable information from the redevelopment agency's current housing implementation plan into the housing element will assist in the development of an effective housing element.

4. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in Finding A-2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame (Section 65583(b)(1 & 2)).

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. While the element includes these objectives by income group for very low-, low-, moderate- and above moderate-income (page 5-41), pursuant to AB 2634, the element must also include objectives for extremely low-income households.

D. Consistency with General Plan

The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)(7)).

As you are aware, Government Code 65302.1 requires cities and counties in the San Joaquin Valley to amend appropriate elements of general plans to include data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality within one year of new housing element planning period (by August 30, 2010 for Kings County). Please note, should the resulting amendments to the general plan affect or be inconsistent with housing element policies and programs, the County must amend the element to address any potential conflicts or constraints and resubmit the housing element to the Department pursuant to Government Code Section 65585 and 65588. Of particular concern is that additional constraints not be imposed to reduce the development potential of the sites identified to accommodate the regional housing need. To the extent feasible, the pending housing element update is encouraged to incorporate policies consistent with the air quality objectives.

The City should also note recent statutory changes to Government Code Section 65302 (Chapter 369, Statutes 207 [AB 162]) which requires amendment of the safety and conservation elements of the general plan to include analysis and policies regarding flood hazard and management information upon the next revision of the housing element on, or after, January 1, 2009. For additional information, refer to Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf.

HCD Housing Element Comments and Responses
City of Hanford

HCD Comment	Housing Element Page Reference (revised draft)	Response
A.1 Progress in meeting the RHNA	p. 2-17 p. B-2	The Housing Element includes an extensive market analysis (see p. 2-17) of recently-built rental projects, which found that <u>all</u> multi-family rental units in Kings County, both market-rate and assisted, are affordable at the low- and very-low income levels. As noted in Appendix B, this market analysis is the basis for the affordability assumptions used in the land inventory analysis (see p. B-2).
A.1 Sites inventory	p. B-21	Table B-1c has been revised to describe the status of the Villagio and Live Oak projects. These projects have approved Master Plans (PUDs), are moving through the planning process, and represent realistic development potential during this planning period. Specific timing of construction will depend on market conditions.
A.1 Small sites	p. 2-19 p. B-14	HCD states that additional analysis is necessary to demonstrate the feasibility of developing lower-income housing on small sites (less than one-half acre) since subsidized housing projects typically include 50-80 units. However, the Housing Element clearly demonstrates that market-rate apartments in Kings County are affordable to lower-income households without subsidies. Further, over 91% of the realistic development capacity for lower-income housing is represented by sites larger than one acre (Table B-1c). This data supports the conclusion that site size does not represent a significant constraint on the development of lower-income housing.
A.1 Zoning for lower-income households	p. A-38	The issue of appropriateness of the City's zoning for lower-income housing is addressed above in the discussion regarding small sites. Due to the low land costs in the San Joaquin Valley, all multi-family housing developments, including new market-rate apartments, are affordable to lower-income households. Typical apartment densities for newer projects, including subsidized projects, are in the range of 13-19 units/acre (see Table A-3c).

HCD Comment	Housing Element Page Reference (revised draft)	Response
A.2 Fees and exactions	p. 4-23	Table 4-9 has been expanded to include a breakdown of fees for residential developments.
A.3 Opportunities for energy conservation	p. 3-11	Information has been provided regarding the City's policies and requirements to encourage energy conservation in residential development.
B.1 Adequate sites programs		As discussed above, the revised element demonstrates that the City has adequate sites for all income levels commensurate with the Regional Housing Needs Plan.
Program 3.13 - Emergency shelters	p. 4-13	The constraints analysis has been expanded to include the additional information requested by HCD regarding the OR (Office Residential) zone. This zone encompasses approximately 166 acres, is located near transit and commercial services, and can accommodate at least one emergency shelter.
B.2 Programs for extremely-low-income persons	p. 4-7 p. 5-25	Chapter 4 has been expanded to include reference to programs that address the needs of ELI households, including housing rehabilitation, preservation of existing affordable units, Section 8 vouchers, provision of adequate sites for new multi-family housing, regulatory and financial assistance to affordable projects, zoning to encourage and facilitate farmworker housing, emergency shelters, transitional and supportive housing, and second units. It should be noted that unsubsidized "market rate" rental housing in Kings County is affordable to low-income households. As a result, subsidized affordable units address the needs of very-low- and extremely-low-income persons. In addition, Program 3.11 has been expanded to further address ELI needs.
B.3 Amount and use of redevelopment agency funds	p. 3-8	Table 3-8 has been expanded to include the amount of funds expected to accrue in the Low/Mod Housing Fund during the planning period.
B.4 Programs to remove constraints		Please see discussions of potential constraints above.

HCD Comment	Housing Element Page Reference (revised draft)	Response
C. Quantified objectives	p. 5-49	Table 5-1 has been expanded to include quantified objectives for extremely-low-income units.
D. Consistency with the General Plan	p. 1-5	Text has been added to Chapter 1 to identify steps the City will take to ensure consistency between the Housing Element and other elements of the General Plan.

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

Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
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March 29, 2010

Ms. Cathy Cain
Interim Planning Manager
City of Hanford
317 North Douty Street
Hanford, CA 93230

Received
APR 1 2010
City of Hanford
Community Development

Received
APR 1 2010
City of Hanford
Community Development

Dear Ms. Cain:

RE: Review of the City of Hanford's Revised Draft Housing Element

Thank you for submitting the City of Hanford's revised draft housing element received for review on February 1, 2010 with revisions received on March 25 and March 26, 2010. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Telephone conversations with you, Ms. Melody Haigh, of your staff, and Mr. John Douglas, the City's consultant, facilitated the review.

The revised draft element addresses the statutory requirements described in the Department's October 30, 2009 review. For example, the element now includes a complete sites inventory and adequate analysis of government constraints. The Department's finding of adequate sites is based upon the preponderance of sites in the RM-2 zone, allowing 22 units per acre, to address the regional housing need for lower-income households. Hanford can maximize both efficient use of land and financial resources available to promote housing development affordable to lower-income households by providing opportunities for higher density development. Timely implementation of Program 3.5 will assist Hanford in this effort. As a result, the draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates your and Ms. Haigh's cooperation throughout the course of the review and looks forward to receiving Hanford's adopted housing element. For any questions or additional assistance, please contact Melinda Benson, of our staff, at (916) 445-5307.

Sincerely,

Cathy E. Creswell
Deputy Director

cc: Terri King, Executive Director, Kings County Association of Governments
John Douglas, Conexus

DRAFT

INITIAL STUDY and NEGATIVE DECLARATION

CITY OF HANFORD
2009-2014 HOUSING ELEMENT UPDATE

Lead Agency: **City of Hanford**
 317 N. Douty Street
 Hanford, CA 93230

Contact: **Melody Haigh, Senior Planner**
 559-585-2583
 mhaigh@ci.hanford.ca.us

March 12, 2010

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A. Project Description

1. Project title: **2009-2014 Housing Element Update**
2. Lead agency name and address: **City of Hanford
317 N. Douty Street
Hanford, CA 93230**
3. Contact person and phone number: **Melody Haigh, Senior Planner
559-585-2583
mhaigh@ci.hanford.ca.us**
4. Project location: **Citywide**
5. Project sponsor's name and address: **City of Hanford Community Development Department**
6. General plan designation: **Citywide - varies**
7. Zoning: **Citywide - varies**
8. Description of project: *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)*

Overview

California Government Code Section 65302(c) mandates that each city and county shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements. The City's previous Housing Element was adopted in 2003, and state law requires that the element be updated for the 2009 – 2014 planning period.

The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. In adopting its Housing Element, the City must consider local conditions and context, including economic, environmental, and fiscal factors, as well as community goals as set forth elsewhere in the General Plan.

In cooperation with the Kings County Association of Governments, the County of Kings and the cities of Avenal, Corcoran, Hanford and Lemoore have collaborated to prepare a joint Housing Element document. Each jurisdiction will conduct CEQA analysis and hold adoption hearings for the portion of the Housing Element that pertains to that jurisdiction.

Housing Element Contents

The Housing Element is comprised of the following chapters:

- Introduction and overview of Housing Element content and requirements (Chapter 1);
- Analysis of population, household and employment trends, characteristics of the housing stock, and a summary of current and projected housing needs (Chapter 2);
- Evaluation of resources and opportunities that will facilitate the development and preservation of

housing for all economic segments of the community (Chapter 3);

- Review of potential constraints to meeting identified housing needs (Chapter 4);
- A Housing Action Plan to address identified needs, including housing goals, policies and programs (Chapter 5);
- Glossary of Terms (Chapter 6);
- Evaluation of housing accomplishments during the previous planning period (Appendix A);
- Inventory of potential sites for residential development (Appendix B); and
- Summary of public involvement during the Housing Element update process (Appendix C).

Legal Framework for the Housing Element

State law requires that Housing Elements comply with the statutory provisions of California Government Code Section 65580 et seq. The Housing Element is unique among General Plan elements in the extent to which state law prescribes local policies, and the legislature has granted the California Department of Housing and Community Development (HCD) the authority to review local governments' housing elements and issue findings regarding whether, in its opinion, the housing element substantially complies with the requirements of state law. Cities are required to submit draft housing elements to HCD for review prior to adoption, and must also submit adopted elements for review. Failure to adopt a housing element that HCD finds to be in compliance with state law may result in the loss of eligibility for community development grant funds and cities may be required to prepare more frequent housing element updates in the future. Cities are also required to report annually to HCD regarding their progress in implementing the policies and programs contained in the Housing Element.

Relationship of the Housing Element to the General Plan

The Housing Element is one of the mandated elements of the General Plan under state law. While the time horizon for a General Plan is often 20 years or more, state law requires housing elements to be updated on a more frequent schedule. The new Housing Element covers the period 2009 – 2014.

State law also requires all elements of the General Plan to be internally consistent. The Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns described in the Land Use Element. The programmatic actions called for in Chapter 5 of the Housing Element would not change the location or intensity of new development anticipated in the Land Use Element (see Exhibit A-1, Land Use Element Map on p. 7).

Key Issues

Since the Housing Element is revised periodically, this update represents a fine-tuning process rather than a wholesale overhaul. Many of the City's efforts have been successful and should be continued during the next five years. Appendix A of the Housing Element includes a detailed review of current policies and programs, and identifies those components that are working well and those that should be revised to reflect changed circumstances or take advantage of new opportunities or lessons learned over the past few years.

Some new policies and programs contained in the draft Housing Element are the result of changes in state law or local conditions. The most significant of these proposed changes are summarized below:

A. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) AND QUANTIFIED OBJECTIVES

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for

anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 7½-year period from January 2007 through June 2014. Communities must demonstrate how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the Kings Regional Housing Technical Advisory Committee (KRHTAC). This methodology takes into account local growth assumptions and considers certain criteria as specified in Government Code §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to take into account the military base, the Indian reservation, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG in coordination with the KRHTAC derived the distribution of each jurisdiction's share of the regional housing need and allocated the units according to the four income categories for housing affordability.

Kings County Regional Housing Needs, 2007-2014

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	40	40	126	214	291	711
Corcoran	40	40	160	295	370	905
Hanford	723	723	1,015	938	2,359	5,758
Lemoore	374	374	534	502	1,237	3,021
Unincorporated	69	68	193	316	448	1,094
Kings County total	1,246	1,245	2,028	2,265	4,705	11,489

* 50% of VL units are assumed to be extremely-low per state law

Source: KCAG 2008

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps to meet the state's housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

All new units built or preserved after January 1, 2007 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3.

Cities must demonstrate that their land use plans and regulations provide realistic opportunities for development commensurate with the type and amount of housing identified in the RHNA during the new planning period. This is accomplished through a parcel-level analysis of vacant and "underutilized" sites with a potential for additional residential development or redevelopment (see Appendix B of the Draft Housing Element). State law provides guidance regarding how cities estimate development potential, with the two most important factors being zoning (especially allowable density and development standards) and previous experience with affordable housing.

Recent amendments to state law specify that in Kings County and many other areas of the San Joaquin Valley, a “default” density of 20 units per acre is considered to be appropriate to facilitate construction of lower-income housing. However, state law also provides that jurisdictions may utilize other assumptions based on local conditions. As discussed in Chapter 4 of the Housing Element, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, Lemoore allows mixed-use development at densities up to 20 units/acre. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the “default” density. Conversations with non-profits confirmed that densities in the range of 12-15 units/acre are typical and sufficient to make such projects feasible. This density range allows two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children.

It is also important to note that the RHNA is a *planning target*, not a *development quota*. While state law requires cities and counties to demonstrate that their land use plans and regulations could accommodate the type and amount of housing identified in the RHNA, the law does not require that sites identified in the Housing Element as suitable for affordable housing be developed for that purpose. The law recognizes that local governments generally do not build housing, and development depends on many factors including property owner desires, interested builders, available financing, and prevailing market forces.

To determine whether Kings County jurisdictions have adequate sites with realistic capacity for development commensurate with the RHNA, an analysis of vacant and underutilized parcels was conducted (see Housing Element Chapter 3 and Appendix B). The analysis included a review of recent development trends and a thorough review of potential development sites. The most significant aspect of this analysis deals with the capacity of the County and cities to accommodate their need for new lower-income units. As described in Chapter 3, the Housing Element demonstrates that each jurisdiction has suitable sites to accommodate its RHNA allocation.

State law also requires that the Housing Element establish “Quantified Objectives” for the maintenance, preservation, improvement and development of housing during the new planning period¹. The quantified objectives for new construction set forth in the Draft Housing Element are consistent with existing General Plan and zoning land use designations in each jurisdiction.

In summary:

- The RHNA identifies each jurisdiction’s fair share of the region’s future housing needs
- The RHNA is a planning target, not a development quota
- Jurisdictions must demonstrate the availability of adequate sites, either vacant or underutilized, with appropriate zoning and development standards to accommodate the new housing need identified in the RHNA
- Sufficient opportunities for new development exist within each of the five jurisdictions to accommodate their RHNA obligations, and no changes to existing General Plan and zoning land use designations are necessary
- The Quantified Objectives for new housing construction established in the 2008-2014 Housing Element are consistent with both the RHNA and the level of development assumed in the General Plans for each jurisdiction

¹ Government Code Sec. 65583(b)(1)

For purposes of CEQA analysis, it is important to note that the amount and location of new housing development anticipated in the RHNA and the 2009-2014 Housing Element is consistent with the land use designations in the 2002 General Plan (see Exhibit A-1). The 2002 General Plan was the subject of CEQA analysis (Final EIR – GPA 2002-01) which is incorporated herein by reference and available for review at City Hall and on the City website. The new Housing Element would not alter the amount, location or type of new development, or grant any additional entitlements for future development beyond the level that was the subject of previous CEQA evaluation in the 2002 General Plan EIR.

While demonstrating the availability of adequate sites for residential development commensurate with the RHNA is one of the most noteworthy issues contained in the Housing Element, the Draft Element also includes some other new policies and programs in response to changes in state law or local circumstances.

B. EMERGENCY SHELTERS

An emergency shelter is a permanent, year-round facility that provides shelter to homeless families or individuals on a short-term basis, typically six months or less. Senate Bill (SB) 2 of 2007 strengthened the local planning requirements for emergency shelters. Unless adequate capacity is available to serve a jurisdiction's existing emergency shelter need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. As an alternative, SB 2 states that these requirements may be satisfied through a multi-jurisdictional agreement. In accordance with SB 2, the Housing Plan (Chapter 5) includes Program 3.13 to amend the Municipal Code to allow emergency shelters in the Office Residential zone subject to objective development standards without a conditional use permit or other discretionary approval.

C. TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional housing is a temporary (often six months to two years) facility for a homeless individual or family that is transitioning to permanent housing. Supportive housing may be longer term and includes a supportive services component (e.g. job skills training, rehabilitation counseling, assistance with daily necessities, etc.) to allow individuals to gain necessary life skills in support of independent living. SB 2 requires that transitional and supportive housing be treated as residential uses that are subject to only those requirements that apply to other residential uses of the same type in the same zone. The Housing Plan includes a commitment to amend the Code in conformance with SB 2 (Program 3.13 in Chapter 5).

D. HOUSING FOR PERSONS WITH SPECIAL NEEDS

State law requires that cities review their zoning regulations, development standards and procedures as part of the Housing Element update to ensure that they do not pose undue constraints on the provision and use of housing by persons with disabilities or other special needs. The City's analysis indicated that some provisions of the Municipal Code may require revisions to ensure adequate provision for special needs housing in conformance with state law. Therefore, programs are included in Chapter 5 of the Housing Element to amend the Code in the following areas to remove constraints and facilitate the provision of housing for persons and families with special needs:

- Residential care facilities – amend the Municipal Code to allow residential care facilities for more than six persons by conditional use permit in the R1 and RM zones (Program 3.14).
- Farmworker housing – amend the Municipal Code to incorporate the provisions of Health

and Safety Code Sec. 17021.5 and 17021.6, which define employee housing with up to 12 units or 36 beds as an agricultural use (Program 3.12).

Other policies and programs contained in the Draft 2009-2014 Housing Element Action Plan (Chapter 5) represent a continuation of existing policies and activities with no significant land use implications.

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

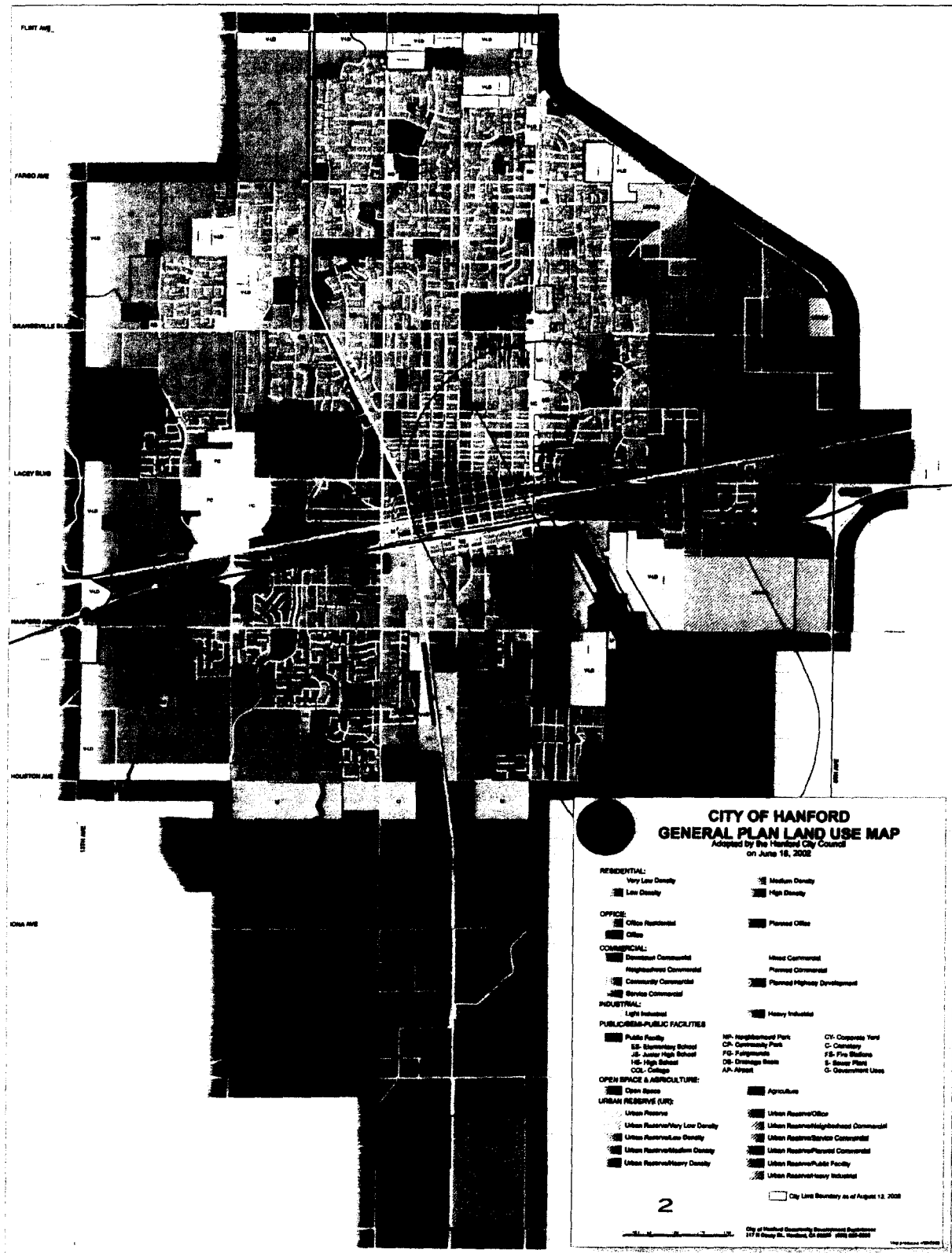
The Housing Element is a General Plan policy document and encompasses the entire city.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

State law requires that the City submit the draft Housing Element to the California Department of Housing and Community Development (HCD) for review, and that the City Council consider HCD's comments prior to its adoption.

Review of specific development proposals by other governmental agencies may be required prior to development of new housing anticipated in the Housing Element. Appropriate public agency review will be determined at the time specific development applications are submitted.

EXHIBIT A-1 Hanford General Plan Land Use Map



B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

N/A	Aesthetics	N/A	Agricultural Resources	N/A	Air Quality
N/A	Biological Resources	N/A	Cultural Resources	N/A	Geology/Soils
N/A	Hazards & Hazardous Materials	N/A	Hydrology/Water Quality	N/A	Land Use/Planning
N/A	Mineral Resources	N/A	Noise	N/A	Population/Housing
N/A	Public Services	N/A	Recreation	N/A	Transportation/Traffic
N/A	Utilities/Service Systems	N/A	Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Date: _____, 2010

Printed Name: Melody Haigh
Senior Planner

For: City of Hanford Community
Development Department

C. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a.) Earlier Analysis Used. Identify and state where they are available for review.
 - b.) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c.) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, including a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INTRODUCTION

In assessing the environmental impacts of the 2009-2014 Housing Element update it should be recognized that the type, location and design of development projects are controlled primarily by the Land Use Element of the General Plan, the Zoning Ordinance, Community Plans and Specific Plans. The Housing Element is a policy document that reflects and anticipates development as described in other City plans and ordinances, and does not regulate development. No changes to the allowable intensity, quantity or location of new housing development are proposed in the Housing Element. In some cases (such as for emergency shelters and transitional/supportive housing) the Housing Element identifies changes to land use policies or regulations that the City intends to implement, however those changes will require amendments to other documents such as the General Plan Land Use Element and/or Zoning Ordinance prior to implementation. The specific details of those changes will be subject to a subsequent public review and approval process that includes CEQA analysis. While this Initial Study describes the general characteristics and potential impacts associated with development anticipated in the Housing Element, specific analysis of the potential impacts of future developments cannot be conducted until detailed development plans and/or regulations are prepared.

The proposed Code amendments regarding emergency shelters, transitional/supportive housing, farmworker housing and care facilities for persons with disabilities are required by state law. These Code amendments will be subject to a subsequent public review and approval process that includes appropriate CEQA documentation when the amendments are initiated by the City. No specific projects are proposed as part of the Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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I. AESTHETICS. *Would the project:*

a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Impact Discussion (a-d): As noted in the Project Description, the Housing Element identifies a need for 5,758 additional housing units during the 2007-2014 period. This level of development is consistent with the General Plan and zoning, and no change in residential land use designations is proposed. While new residential developments could create light and glare, standard requirements and conditions of approval will ensure that lighting is designed in a manner that minimizes such impacts. Prior to development, each new project will be the subject of CEQA review and appropriate standards, conditions and mitigation measures will be determined at that time. No new impacts would result from this Housing Element amendment, and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

II. AGRICULTURE and FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
--	--	--	--	---

Impact Discussion: The Housing Element assumes that future development will be consistent with the land use designations contained in the General Plan Land Use Element. These land use designations have been established to encourage the protection of agricultural resources, and the Housing Element would have no adverse impact on farmland resources beyond those previously analyzed in the General Plan EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
--	--	--	--	---

Impact Discussion: See II.a, above. Adoption of the Housing Element would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and therefore no adverse impacts would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
--	--	--	--	---

Impact Discussion: There is no designated forest land or timberland within the city, and therefore no adverse impacts would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
--	--	--	--	---

Impact Discussion: There is no designated forest land or timberland within the city, and therefore no adverse impacts would result.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
--	--	--	--	---

Impact Discussion: See II.a and II.c above. The Housing Element would involve no other changes that would be expected to result in the conversion of farmland or forest land, and no mitigation measures are necessary in connection with the Housing Element update.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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III. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Impact Discussion (a-e):

Overview of Air Quality and the Regulatory Framework

Air quality in the San Joaquin Valley ranks among the worst in the country for ozone and particulate matter, exposing the residents of Kings County to unacceptable levels of air pollution. Regional and local air quality is impacted by topography, dominant airflows, atmospheric inversions, location and season. The combination of topography and inversion layers generally prevents dispersion of air pollutants.

Kings County is located within the San Joaquin Valley Air Basin (SJVAB), which is under the oversight of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD includes the counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and the Valley portion of Kern County. The SJVAPCD is responsible for controlling emissions primarily from stationary sources, but also has authority to control certain area sources and indirect sources. The SJVAPCD and the state Air Resources Board maintain air quality monitoring stations throughout the basin. The SJVAPCD, in coordination with the eight Valley regional transportation agencies, is also responsible for developing, updating, and implementing the Air Quality Attainment Plans (AQAPs) to comply with federal and state ambient air quality standards for the SJVAB.

Air Quality Impacts

New development anticipated in the Housing Element would generate both short-term and long-term pollutant emissions due to new vehicle trips, use of equipment, and off-site power and natural gas generation. Air

pollutant emissions associated with new developments could occur over the short-term for demolition, site preparation and construction activities. In addition, emissions and odors could result from the long-term operation of new developments. However, no changes to the development patterns described in the Land Use Element are proposed in the Housing Element update.

Short-Term Construction-Related Impacts. Air quality impacts may occur during site preparation and construction activities related to new housing development. Sources of emissions during this phase include exhaust emissions generated during demolition of an existing structure, site preparation and subsequent construction. To minimize construction-related air quality impacts, future development projects will be required to comply with the following SJVAPCD regulations.

- SJVAPCD Regulation VIII – Fugitive PM10 Prohibitions. Rule 8011-8081 are designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track-out, etc.
- SJVAPCD Rule 4601 – Architectural Coatings. The purpose of this rule is to limit Volatile Organic Compounds (VOC) emissions from architectural coatings.
- SJVAPCD Rule 4641 – Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations. The purpose of this rule is to limit VOC emissions by restricting the application and manufacturing of certain types of asphalt for paving and maintenance operations.

Additionally, future development projects will be evaluated for potential construction-related air quality impacts. Where appropriate, specific mitigation measures will be required to reduce potential impacts. Because the proposed Housing Element is consistent with the Land Use Element of the General Plan, no new significant impacts beyond those evaluated in the General Plan EIR would occur and no mitigation measures are necessary at this time.

Long-Term Air Quality Impacts. Long-term air quality impacts are those associated with the emissions produced from project-generated vehicle trips as well as from stationary sources related to the use of natural gas and electricity for heating, cooling, lighting, fireplaces, etc. The following existing SJVAPCD regulations help to reduce these impacts.

- SJVAPCD Rule 4901 – Wood Burning Fireplaces and Wood Burning Heaters. The purposes of this rule are to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices, and to establish a public education program to reduce wood burning emissions.
- SJVAPCD Rule 9510 – Indirect Source Review. This rule reduces the impact of NOX and PM10 emissions from growth. The rule places requirements on applicable development projects in order to reduce emissions through on-site mitigation, off-site SJVAPCD-administered projects, or a combination of the two.

In addition to these SJVAPCD requirements, the following local transit programs help to reduce vehicle emissions by reducing the use of individual automobiles.

- The Agricultural Industries Transportation Services (AITS) program operated by Kings Area Rapid Transit (KART) provides a valuable service to agricultural workers and farmers while also providing significant air quality benefits by reducing vehicle trips. The program is designed to provide qualified agricultural workers in Kings, Kern, Tulare, Fresno and Madera Counties with safe, reliable, and affordable vans they can use and drive themselves and others to work.

- The Kings Area Rapid Transit (KART) Vanpool program provides vanpool services in a public/private partnership supporting the needs of employers and employees. This successful program reduces vehicle trips and increases average vehicle ridership to provide significant air quality benefits. The program uses eight and 15 passenger vans for groups that wish to carpool to and from work. The cost is based upon the number of passengers and the distance traveled each month. Ridership and participation has progressively increased as travel expenses rise and commuters seek more affordable means of dependable and direct modes of transport to and from work. Currently, KART Vanpool program provides vans for employees of 10 correctional facilities and as an incentive to State employees they receive a rebate of up to \$65/month.

Because the proposed Housing Element is consistent with other elements of the General Plan, no new significant

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

impacts would be expected and no mitigation measures are necessary at this time.

Impact Discussion (a-f): As noted in the Project Description, the Housing Element identifies a need for 5,758 additional housing units during the 2007-2014 period. This development is expected to occur on sites that are currently designated for residential development.

The General Plan EIR noted (p. 4.4-7) that no undisturbed natural habitat remains in the planning area, although slough remnants with approximately 76 acres exist. While these sloughs contain riparian habitat and represent the most important wildlife habitat in the city, they have been substantially degraded through filling, burning and reduction of hydraulic capacity.

Prior to development, proposed plans will be reviewed in detail, and will be the subject of a separate CEQA review to assess potential impacts to biological resources. If any potential impacts are identified, appropriate standards, conditions and mitigation measures will be established at that time. Since the Housing Element

would not increase the level of development beyond what is currently allowed, no additional impacts would occur and no mitigation measures are necessary at this time.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
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Impact Discussion: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the project area. Therefore, the proposed project would not result in impacts in this regard.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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V. CULTURAL RESOURCES. *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Impact Discussion

a-d) The proposed Housing Element identifies a need for 5,758 additional housing units during the 2007-2014 planning period. This development is expected to occur on sites currently designated for residential development. Future development sites could contain sensitive historical, cultural, archaeological or paleontological resources. However, each new development will be required to comply with all applicable State and Federal regulations concerning preservation, salvage, or handling of archaeological resources. In addition, each development shall be required to comply with all applicable State and Federal regulations concerning burial sites. Although future development sites may have already been disturbed, human remains in a previously unknown burial site could potentially be encountered during construction activities associated with development of new housing. Prior to development, proposed plans will be reviewed in detail, and will be the subject of CEQA review to assess potential impacts to cultural resources. If any potential impacts are identified, appropriate standards, conditions and mitigation measures will be established at that time. Since the Housing Element would not increase the level of development beyond what is currently allowed, no additional impacts would occur and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. *Would the project:*

a) Expose people or structures to potential substantial adverse affects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Impact Discussion (a-e): Although Hanford is located within a relatively low seismic hazard area compared to many parts of California, some major fault zones are located within 50-60 miles of the city (General Plan EIR, p. 4.6-1). These faults have the potential to expose people or structures to significant impacts as a result of a fault rupture and seismic ground shaking.

The potential for liquefaction in the planning area is considered to be low (General Plan EIR, p. 4.6-4). While some areas of the San Joaquin Valley have experienced significant subsidence due to groundwater pumping, the planning area is not considered to be at risk of subsidence or settlement (General Plan EIR, p. 4.6-7).

Grading associated with future development could result in soil erosion. Also, some areas may have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, or where very-low-density development is planned. While it is not possible to determine specific potential impacts related to future developments at this time, some general requirements designed to minimize geological impacts will apply to all new development. These include compliance with the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and the standards of the Structural Engineers Association of California. Compliance with these building standards is considered the best possible means of reducing geologic hazards. In addition, as part of the City's planning and development review process, future development projects will be required to prepare site-specific geotechnical studies to determine appropriate construction methods to address potential hazards such as liquefaction. No mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Impact Discussion (a-b): Kings County is predicted to experience significant population growth in the coming years (53 percent between 2008 and 2030). Accommodating this amount of growth presents a challenge for attaining and maintaining air quality standards and for reducing greenhouse gas emissions. The increase in population is expected to be accompanied by a similar increase in vehicle miles traveled (VMT) (52.8 percent between 2008 and 2030).

The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which charged the California Air Resources Board (ARB) to develop regulations on how the state would address global climate change. AB 32 focuses on reducing greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfurhexafluoride (SF6). AB 32 requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020. ARB is the state agency charged with monitoring and regulating sources of emissions of greenhouse gases that cause global warming in order to reduce emissions of greenhouse gases. By January 1, 2008, ARB was required to determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit to apply to the 2020 benchmark. ARB adopted the 1990 greenhouse gas emission inventory/2020 emissions limit of 427 million metric tons of carbon dioxide equivalent (MMTCO₂e) on December 6, 2007. ARB then developed a document referred to as the "Scoping Plan" that assigns reduction targets to sectors responsible for the emissions. Local governments must achieve reductions through land use measures that will be substantially dependent on the General Plan for success. Statewide, ARB expects to target local governments with reducing GHGs by 5 million metric tons of CO₂ equivalent by 2020.

Senate Bill 375 was signed by the Governor on September 30, 2008. The legislation addresses implementation of the 2006 Global Warming Act. The bill assures that the decisions about how to achieve greenhouse gas emissions from cars and light trucks will remain in the hands of locally elected officials. SB 375 aligns what have been three separate planning processes - one for transportation, one for housing, and one for reducing greenhouse gas emissions - into a single process. This will provide more certainty for General Plans and assures better coordination between state agencies.

Because the Housing Element assumes that development will occur consistent with the adopted growth forecast, the Regional Housing Needs Plan, and the Land Use Element of the General Plan, it would not cause an increase in greenhouse gas emissions beyond the level currently projected to occur. Therefore, no new significant impacts are anticipated and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

Impact Discussion (a-c): Hazardous materials are routinely used and transported on major highways traversing the city. Therefore, future residents, workers, and visitors in this area could be exposed to hazards from the use, disposal, and transport of hazardous materials. New housing development would result in the use and disposal of household-type hazardous wastes. However, it is unlikely that such developments would result in the release of hazardous materials into the environment at a level that would result in a significant public hazard. Potential impacts related to the transport and exposure of people to hazardous materials will be analyzed as part of site-specific development proposals, and mitigation measures will be imposed where appropriate. No new impacts would occur as a result of this Housing Element amendment, and no mitigation measures are necessary at this time.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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Impact Discussion: Hazardous materials sites could exist in future development areas due to prior agricultural use and other activities. Grading operations could expose construction workers, future residents and the general public to these hazardous materials. Potential impacts associated with any such hazardous materials will be analyzed as part of each development proposal prior to construction. No new impacts would occur as a result of this Housing Element amendment, and no mitigation measures are necessary at this time.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

Impact Discussion (e-f): Hanford Municipal Airport is located in the southeastern portion of the city. While aircraft operations could present hazards to life and property in the event of a crash, the Housing Element would

not change development patterns described in the Land Use Element of the General Plan, therefore no additional impacts would occur and no mitigation measures are necessary at this time.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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Impact Discussion: Future residential development could result in congestion at intersections and along roadways, which could impede access by emergency vehicles and interfere with adopted response or evacuation plans. However, as part of the City's planning and development review process, future projects will be evaluated to determine whether any such hazards could occur and appropriate corrective measures will be required. No additional impacts would occur as a result of the Housing Element amendment, and no mitigation measures are necessary at this time.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
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Impact Discussion: The city is surrounded by agricultural land and is not subject to high wildland fire hazards. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY. *Would the project:*

a) Violate any water quality standards or waste discharge requirements?				X
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Impact Discussion: New development could impact water quality through runoff and wastewater discharge. However, all future developments will be required to comply with applicable federal, state and local water quality requirements such as the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) program. Additionally, through the City's development review process, future projects will be evaluated for potential site-specific water quality and flooding impacts. Development projects will be required to prepare water quality plans and/or incorporate "Best Management Practices" (BMPs) into their construction operations to reduce erosion, siltation and water pollution both during and after construction. Compliance with these regulations would be expected to reduce water quality impacts to a level that is less than significant. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
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Impact Discussion: Development consistent with Housing Element assumptions would result in increased water consumption having the potential to deplete groundwater supplies. Additionally, new developments will result in an increased amount of impervious surfaces and the potential to decrease groundwater recharge. These

potential impacts related to groundwater supplies and recharge will be analyzed as part of the planning and development review process for future projects. Since the Housing Element would not alter the development patterns described in the Land Use Element, no new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Impact Discussion (c-i): Future residential developments could result in modification of existing drainage patterns through grading and construction of homes, streets and other facilities. Such changes to drainage patterns could result in substantial erosion or siltation on- or off-site, as well as greater risk of flooding from increased runoff. However, prior to development of any new projects, potential impacts related to alteration of drainage patterns and flood hazards will be analyzed and appropriate conditions will be required. In addition, existing policies require the provision of adequate storm water drainage facilities and prevent residential development within 100-year floodplains. Since the Housing Element would not alter the development patterns described in the Land Use Element, no new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

j) Inundation by seiche, tsunami, or mudflow?				X
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Impact Discussion: There are no large bodies of water within the vicinity of the project site that could cause inundation by seiche, tsunami, or mudflow. Therefore, there would be no impacts related to inundation from the Housing Element.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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X. LAND USE AND PLANNING. *Would the project:*

a) Physically divide an established community?				X
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Impact Discussion: Future residential development as anticipated in the Housing Element update would be consistent with the land use patterns established in the Land Use Element of the General Plan. As such, the Housing Element would not have the potential to divide an existing community. However, as part of the planning and development review process, all new projects will be evaluated to determine potential impacts and any appropriate mitigation measures will be imposed. No mitigation measures are necessary at this time.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
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Impact Discussion: New residential development will be required to comply with all applicable plans and regulations, including the General Plan, specific plans, and zoning. Some revisions to the Zoning Code regarding development standards and procedures for emergency shelters, transitional/supportive housing, farmworker housing and residential care facilities are proposed in the Housing Element. While no potentially significant impacts are anticipated as a result of those proposed changes, they will be subject to public review and environmental analysis as part of the Code amendment process prior to adoption. In addition, prior to development of any new housing project, CEQA analysis will be conducted to evaluate the project's conformance with applicable policies and regulations. Potential impacts of this Housing Element amendment, if any, would be less than significant and no mitigation measures are necessary at this time.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
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Impact Discussion: There are no habitat conservation areas in the city. No impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XI. MINERAL RESOURCES. *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Impact Discussion (a-b): The Housing Element amendment assumes development patterns consistent with the Land Use Element, and therefore would have no effect on mineral resources. However, prior to development of specific projects, potential site-specific impacts to mineral resources will be evaluated as part of the planning and development review process and any appropriate requirements will be applied at that time. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XII. NOISE. *Would the project result in:*

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X

Impact Discussion (a-d): Future residential developments would be expected to result in short-term construction-related noise impacts, including groundborne vibration that could exceed established standards. Required compliance with the City's noise regulations and restrictions on construction hours will help to mitigate these impacts. Development would also be expected to result in an incremental increase in long-term noise levels from increased vehicular traffic as well as new stationary sources of noise. As part of the planning and development review process, projects will be subject to site-specific analysis of potential noise impacts and any appropriate mitigation measures will be imposed at that time. The Housing Element amendment would not grant development entitlements nor alter development patterns shown in the Land Use Element, and therefore would not result in new noise impacts. No mitigation measures are necessary in connection with this Housing Element amendment.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Impact Discussion (e-f): Hanford Municipal Airport is located in the southeastern portion of the city, and future residential development could expose people to aircraft noise. However, the Housing Element would not alter the development patterns shown in the Land Use Element. Therefore no new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. *Would the project:*

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
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Impact Discussion: The Housing Element identifies the need for 5,758 new housing units during the 2007-2014 period, consistent with the adopted Regional Housing Needs Plan. This new residential development anticipated in the Housing Element would result in population growth. However, the level of population growth assumed in the Housing Element is consistent with the General Plan and the regional growth forecast. Further, the City is required by state law to accommodate its fair share of regional housing needs, therefore this population growth is not considered an adverse environmental impact under CEQA. No new impacts would result from the Housing Element and no mitigation measures are necessary at this time.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Impact Discussion (b-c): It is expected that most new residential development would occur on vacant land and therefore would not displace existing houses or people. In the case of redevelopment project areas covered under the City's redevelopment plan, existing law requires that the Agency and City provide suitable replacement housing if existing housing would be displaced. No new impacts would result from the Housing Element and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

Impact Discussion: New residential development would be expected to increase the demand for public services. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for public services and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Since the Housing Element assumes the same level of development described in the Land Use Element, no new impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Impact Discussion (a-b): New residential development would be expected to increase the demand for parks and recreation facilities. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for recreational facilities and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Quimby Act park fees that all new residential developments are required to pay are used to acquire and/or improve park facilities, which helps to mitigate the impact of additional residents. Since the Housing Element assumes the same level of development described in the Land Use Element, no new impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. TRANSPORTATION / TRAFFIC. *Would the project:*

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Impact Discussion (a-g): New residential development anticipated by the 2009-2014 Housing Element would be expected to generate increased traffic on the road network and could also result in hazardous road conditions, inadequate emergency access or insufficient parking. As part of the planning and development review process, all new developments will be evaluated to determine the extent of traffic impacts relative to road capacity, design, emergency access and parking, and appropriate mitigation measures will be imposed to ensure that safe design standards and adequate service levels are maintained. The traffic impact fees that new residential developments are required to pay will help to mitigate the impact of additional traffic through funding of new road improvements. Since the Housing Element assumes the same level of development described in the Land Use Element, no new traffic impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

ISSUES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded				X

entitlements needed?				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Impact Discussion (a-g): New residential development anticipated in the Housing Element would be expected to increase the demand for utilities and service systems, including water, wastewater treatment, storm water drainage, and solid waste disposal, however this demand would not be expected to exceed that anticipated in the General Plan. As part of the planning and development review process, all new developments will be evaluated to determine the level of demand for these facilities and appropriate mitigation measures will be imposed to ensure that adequate service levels are maintained. Since the Housing Element assumes the same level of development described in the Land Use Element, no new traffic impacts would result from the Housing Element amendment and no mitigation measures are necessary at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
--	--	--	---	--

Impact Discussion: Under state law, each city is required to prepare a Housing Element that, among other things, identifies how the jurisdiction's fair share of regional housing growth needs will be accommodated. Hanford's fair share of new housing need, as established by the Regional Housing Needs Plan, is 5,758 units for the period 2007-2014. However, the Housing Element would not convey any development entitlements nor change any existing General Plan land use or zoning designations that regulate future projects. While new residential developments anticipated in the Housing Element update could have significant adverse impacts on the environment, such impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, specific project proposals will be evaluated prior to approval and appropriate conditions and measures will be required to mitigate any potential impacts as required by CEQA.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
--	--	--	---	--

Impact Discussion: As noted above, the Housing Element identifies a remaining need for 5,758 additional residential units during the 2007-2014 period and includes commitments to amend zoning regulations regarding some types of special needs housing such as emergency shelters, transitional/supportive housing, farmworker housing and residential care facilities. However, these program commitments do not convey any development entitlements nor identify the specific size or configuration of any particular project. While the new residential development anticipated in the Housing Element update could have significant adverse impacts on the environment, including cumulative impacts, such impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, future projects will be evaluated prior to approval and appropriate conditions will be required to mitigate any potential impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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Impact Discussion: New residential development anticipated in the Housing Element update could have significant adverse impacts; however, the Housing Element is a policy document that does not convey development entitlements for any specific sites or projects. As a result, any potential impacts cannot be fairly evaluated until specific development proposals are presented to the City for review. Accordingly, as part of the City's planning and development review process, each project will be evaluated prior to construction and appropriate conditions and measures will be required to mitigate any potential impacts.

D. LIST OF PREPARERS

Lead Agency:

City of Hanford

Melody Haigh

Senior Planner

Cathy Cain

Planning Manager

Environmental Consultant:

Conexus

John Douglas, AICP

Principal

E. REFERENCES

Kings County 2009-2014 Joint Housing Element
City of Hanford General Plan and Final EIR, 2002
City of Hanford Municipal Code

The documents cited above are available for review at City Hall.

F. DISTRIBUTION LIST

County Clerk
State Clearinghouse
City of Avenal
City of Corcoran
City of Lemoore
County of Kings – Community Development Agency
Kings County Association of Governments

CALIFORNIA ENERGY COMMISSION

1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov



March 26, 2010

Encl: 3
MAR 29 2010
California Energy
Commission - Development

Melody Haigh
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Dear Ms. Haigh:

The California Energy Commission has received the City of Hanford's Negative Declaration titled 2009-2014 Housing Element, SCH 2010031064 that was submitted on 3/15/2010 for comments due by 4/13/2010. After careful review, the Energy Commission has found the following:

We would like to assist in reducing the energy usage involved in your project. Please refer to the enclosed Appendix F of the California Environmental Quality Act for how to achieve energy conservation.

In addition, the Energy Commission's *Energy Aware Planning Guide* is also available as a tool to assist in your land use planning. For further information on how to utilize this guide, please visit www.energy.ca.gov/energy_aware_guide/index.html.

Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,

BILL PFANNER
Supervisor, Local Energy & Land Use Assistance Unit
Special Projects Office
Fuels and Transportation Division
California Energy Commission
1516 Ninth Street, MS 23
Sacramento, CA 95814

Enclosure

Appendix F

ENERGY CONSERVATION

I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) decreasing overall per capita energy consumption,
- (2) decreasing reliance on natural gas and oil, and
- (3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

A. Project Description may include the following items:

1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
2. Total energy requirements of the project by fuel type and end use.
3. Energy conservation equipment and design features.
4. Initial and life-cycle energy costs or supplies.
5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

C. Environmental Impacts may include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, opera-

tion, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.

2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

D. Mitigation Measures may include:

1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
3. The potential for reducing peak energy demand.
4. Alternate fuels (particularly renewable ones) or energy systems.
5. Energy conservation which could result from recycling efforts.

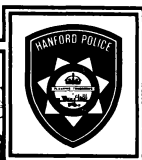
E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.

H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.

I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.



CITY OF HANFORD POLICE DEPARTMENT

CARLOS A. MESTAS, CHIEF OF POLICE

May 18, 2010

TO: City Manager / City Council

FROM: Chief Carlos Mestas

SUBJECT: **Public Hearing for the Edward Byrne Memorial Justice Assistance Grant (JAG) Formula Program: Local Solicitation**

RECOMMENDATION:

That the City Council hold the public hearing and by motion approve the use of the Edward Byrne Memorial JAG Grant funds for the purchase of the listed items.

DISCUSSION:

The City of Hanford Police Department is eligible to receive \$20,319.00 from JAG grant funds. The amount the Hanford Police Department was eligible for was determined, based on a formula by the Bureau of Justice Statistics.

Upon approval, the Hanford Police Department will be expending these funds to purchase needed non-budgeted equipment for the department. Listed below are the items to be purchased by the grant.

1. 16 Dell Desktop Computers
2. 1 – Ballistic Trajectory Kit
3. Photo Identification Kit

The Dell Computers will replace existing computers at the police department that are over seven years old. The Bullet Trajectory and Photo Identification kits are both used in the processing of crime scenes.

The Hanford Police Department grant manager may attempt to modify this grant to purchase public safety software to meet the potential contractual requirements of future software purchase.

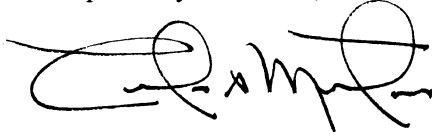
SUPPORT OF COUNCIL GOALS

- Safest City in the valley
- Financially sound City providing quality service

IMPACT TO BUDGET:

The purchase of this equipment will be funded by the Edward Byrne Jag Grant and will have no negative impact on the Budget.

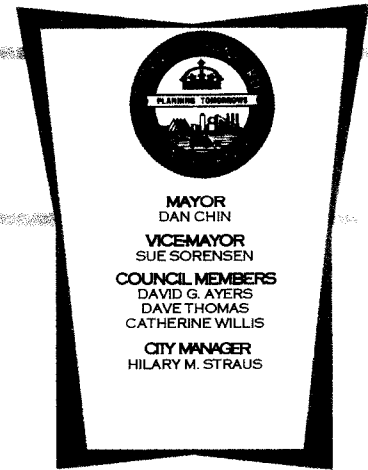
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Mestas', with a large circular flourish at the end.

Carlos Mestas
Chief of Police

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



June 1, 2010

TO: City Council /City Manager
FROM: Community Development Department
SUBJECT: Amended Conditional Use Permit 2004-04, Heliport

RECOMMENDATION:

That the City Council review and, by motion, take the following actions:

1. Approve Negative Declaration No. 2010-03 for the Conditional Use Permit No. 2004-04.
2. Approve the Resolution Amending Conditional Use Permit No. 2004-04.

PROPOSAL/BACKGROUND:

The applicant, Adventist Health/Adventist Medical Center, proposes to establish a rooftop heliport on a new three-story hospital building. The proposed heliport will be located approximately 44 feet above surrounding grade on top of the 3rd floor of the building. The landing pad will measure 48 feet by 48 feet and is designed to accommodate emergency medical service (EMS) helicopters.

The Adventist Medical Center hospital was approved with a conditional use permit and variance, and included the construction of a heliport on top of the hospital. This approval took place on January 4, 2005, but was not submitted to the Airport Land Use Commission (ALUC) for review, the State Clearinghouse, or to the Department of Aeronautics (Caltrans). In order to obtain permits to operate the heliport, certain requirements need to be met. Caltrans regulations require an action to be taken by the ALUC specifying either that the heliport is consistent with the Airport Land Use Compatibility Plan or that the ALUC has no comments with regards to the heliport. Caltrans also requires that the City Council take action on the heliport and the accompanying environmental document. On May 3, 2010, the ALUC made the determination that the heliport was not inconsistent with the Kings County Airport Land Use Compatibility Plan. This item is now before the Council in order to provide Caltrans with a resolution that specifically approves the heliport. The original resolution approving the conditional use permit did not make a specific reference to the heliport.

The attached resolution includes all the original findings for Conditional Use Permit No. 2004-04, which are still valid

ENVIRONMENTAL REVIEW:

An environmental initial study was completed for this project in accordance with the California Environmental Quality Act Guidelines. As a result of the environmental initial study, it is determined that the project will not have the potential either individually or cumulatively to degrade the quality of the environment for the neighborhood or city in general, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Negative Declaration No. 2004-31 was approved by the Hanford City Council on January 4, 2005. However, staff updated the environmental review to include more specific information on the heliport and sent it to the State Clearinghouse for review. The environmental review ended on May 21, 2010, and Negative Declaration No. 2010-03 was prepared for the heliport.

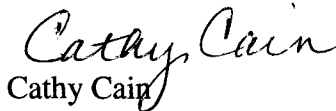
COMMENTS FROM OTHER AGENCIES:

The Community Development Department has received no comments on the proposed project as of the date of this report.

Respectfully submitted,



Melody Haigh
Senior Planner



Cathy Cain
Interim Community Development Director

Attachments:

1. ALUC Staff Report
2. ALUC Resolution
3. Environmental Initial Study
4. Negative Declaration: Amended CUP 2004-04

RESOLUTION NO. _____
(Amended Conditional Use Permit No. 2004-04)

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HANFORD TO APPROVE
THE AMENDMENT TO CONDITIONAL USE PERMIT NO. 2004-04 FOR A HELIPORT
ADVENTIST HEALTH/ADVENTIST MEDICAL CENTER**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on June 1, 2010, at 7:30 p.m., it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, an amendment to Conditional Use Permit No. 2004-04, filed by Adventist Health/Adventist Medical Center, proposes to establish a heliport on the new hospital at 115 Mall Drive; and

WHEREAS, an Environmental Initial Study was completed for this project in accordance with the California Environmental Quality Act Guidelines. As a result of the initial study, it is determined that the project will not have significant effect on the environment and Negative Declaration No. 2010-03 was prepared.

WHEREAS, the Kings County Airport Land Use Commission, at its regularly scheduled meeting held on May 3, 2010, held a public hearing and received testimony and evidence for and against the proposed Heliport. After closing the public hearing, the Kings County Airport Land Use Commission, by resolution, found that the heliport was not inconsistent with the Kings County Land Use Compatibility Plan; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on June 1, 2010, considered the amendment to Conditional Use Permit No. 2004-04; and

WHEREAS, on the basis of the application, evidence in the staff report, and information obtained at the public hearing held on December 28, 2004, the Council formerly made and can re-affirm the following findings as required by Section 17.58.060(A) of the Zoning Ordinance:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located.
2. The proposed use would be compatible with existing land uses and future permitted land uses within the general area in which the proposed use is to be located.
3. The proposed use is consistent with the General Plan.
4. There will not be significant harmful effects upon the quality of the environment and natural resources.
5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the City and that any incompatible impacts of the proposed use are mitigated by the conditions of approval.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves Negative Declaration No. 2010-03 in accordance with the requirements of the California Environmental Quality Act.

BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves the amendment to Conditional Use Permit No. 2004-04, to include the Adventist Medical Center Heliport as identified by the attached Exhibit "A", subject to the following conditions:

ADMINISTRATION

Contact the Planning Division (559) 585-2580

Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City,

staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Senior Planner: Melody Haigh (559) 585-2583

Concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.
2. That all approved proposals of the application be conditions of development if not mentioned herein.

Special Requirements:

1. That the applicant install safety measures that include standard 6-foot wide metal safety netting for fall protection; standard helistop perimeter lights, obstruction lights, 3-color beacon and lighted windcone; and an eight-foot wide gurney ramp for moving patients back and forth between the helistop and hospital interior.
2. That the applicant adhere to flight paths as proposed as they have been designed to meet required airspace obstruction-clearance criteria and to be as close as possible to local prevailing winds for operational safety.

FIRE DEPARTMENT

Contact Battalion Chief/Fire Marshal: David D. Sumaya (559) 585-2545

Concerning questions that you may have on the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances. All Fire Code requirements will be adhered to at all times.**
2. All fire protection systems must be installed and operational prior to issuance of a Certificate of Occupancy.

Special Requirements:

1. That applicant comply with 2007 CFC 1107.1 General. Helistops and heliports shall be maintained in accordance with Sections 1107.2 through 1107.8. Helistops and heliports on buildings shall be constructed in accordance with the California Building Code.

EXPIRATION

The Amendment to Conditional Use Permit No. 2004-04 shall become null and void one (1) year after the effective date of approval unless a building permit is obtained and construction diligently pursued. If a building permit is not required, a Zoning and Safety occupancy application must be completed within one (1) year of the effective date of approval. The Commission may grant a one-year time extension if an application and fee is received from the applicant before the expiration date.

Passed and adopted at a regular meeting of the City Council of the City of Hanford held on the **1st** day of **June, 2010** by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____
ABSTAIN:	Council Member	_____
ABSENT:	Council Member	_____
	APPROVED:	_____
		MAYOR

Attest: _____
City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, KAREN MADRUGA, City Clerk of the City Council of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of June , 2010.

Dated: _____

City Clerk

KINGS COUNTY PLANNING COMMISSION STAFF REPORT

Airport Land Use Commission Consistency Review May 3, 2010

APPLICANT: Adventist Medical Center Hanford, 450 Greenfield Avenue,
Hanford, CA 93230

PROPERTY OWNER: Adventist Health, 450 Greenfield Avenue, Hanford, CA 93230

LOCATION: 125 Mall Drive, Hanford (APN: 018-650-106, 018-650-107)

**GENERAL PLAN
DESIGNATION:** Office

**ZONE DISTRICT
CLASSIFICATION:** Office (O)

**CONSISTENCY
REVIEW:** It is recommended that the Airport Land Use Commission (ALUC) review and comment by approving a resolution either stating that it has been reviewed and is consistent with the *Kings County Airport Land Use Compatibility Plan* (ALUCP), or that the ALUC has reviewed the plan and has no comment.

DISCUSSION:

The applicant, Adventist Health/Adventist Medical Center, proposes to establish a rooftop helipad on a new three-story hospital building. The proposed helipad will be located approximately 44 feet above surrounding grade on top of the 3rd floor of the building. The landing pad will measure 48 feet by 48 feet and is designed to accommodate emergency medical service (EMS) helicopters.

Caltrans Department of Aeronautics is requiring that a resolution by the ALUC be approved, indicating that they have reviewed the plans and they are consistent, or have no comments.

CURRENT USE OF SITE: An Adventist Medical Center is currently being constructed onsite.

**LAND USE
SURROUNDING SITE:** Planned Commercial, Office, and Residential.

STATUTORY REQUIREMENTS: According to Public Utilities Code, Division 9, Part 1, Chapter 4, Article 3, Section 21661.5, an application for the construction of a new airport (heliports and helipads included) must be approved by the city council of the city in which the helipad is to be located and

action must be taken by the Airport Land Use Commission prior to the submission of an application to the California Department of Transportation.

ENVIRONMENTAL REVIEW:

An environmental initial study was completed for this project in accordance with the California Environmental Quality Act Guidelines. As a result of the environmental initial study, it is determined that the project will not have the potential either individually or cumulatively to degrade the quality of the environment for the neighborhood or city in general, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Negative Declaration No. 2004-31 was approved by the Hanford City Council on January 4, 2005, and may be used by this Commission for review of the heliport's compatibility with the ALUCP. The IS/ND was circulated by the City of Hanford in 2005 for local review. The IS/ND is also currently being circulated through the Office of Planning and Research's State Clearinghouse at the request of Caltrans Department of Aeronautics. The second public review period for the project is detailed in the next section titled Project Review.

PROJECT REVIEW:

March 23, 2010	Application submitted
April 9, 2010	Application certified complete
April 21, 2010	Begin 30-day review period for environmental review
May 21, 2010	30 day environmental review period ends
June 1, 2010	City Council hearing

STAFF ANALYSIS:

In order to find the proposed Heliport consistent with the *City of Hanford General Plan* and *Zoning Ordinance*, and *Kings County Airport Land Use Compatibility Plan*, the Commission must find that it is consistent with the criteria listed in Section 2.2.2:

Review of heliports should examine the relationships between existing and planned land uses in the vicinity of the proposed facility and the impacts that the facility would have upon these land uses.

1. Would the existing or planned land uses be considered incompatible with the heliport if the latter were already in existence?
 - a). No. Construction of the new hospital upon which the heliport will be located is currently underway. The existing and planned land uses are similar to what is nearby. The current heliport at the Hanford Community Medical Center/Kerr Center has not been found incompatible with

surrounding uses. A helistop for patient transport is a common element of hospital development throughout California and the United States.

2. What measures are included in the heliport proposal to mitigate the noise, safety, and height restriction impacts on surrounding land uses?
 - a). It is not anticipated that there will be mitigations needed for height as the hospital has already received approvals for the height of the building.
 - b). Safety measures include standard 6-foot wide metal safety netting for fall protection; standard helistop perimeter lights, obstruction lights, 3-color beacon and lighted windcone; and an eight-foot wide gurney ramp for moving patients back and forth between the helistop and hospital interior.
 - c). Flight paths have been designed to meet required airspace obstruction-clearance criteria and to be as close as possible to local prevailing winds for operational safety. Land uses along the primary approach path between the project site and Highway 198 are primarily agricultural and open space. Land uses beneath the primary departure path are primarily commercial, streets, and parking areas associated with the Hanford Mall.

The Adventist Medical Center hospital construction project was approved by the City of Hanford with a conditional use permit and variance, including the construction of a heliport on top of the hospital. This approval took place on January 4, 2005, but was not submitted to the ALUC for review or to the Department of Aeronautics (Caltrans). Caltrans regulations require an action to be taken by the ALUC specifying either that the heliport is consistent with the Airport Land Use Compatibility Plan or that the ALUC has no comments with regards to the Heliport.

The ALUCP does not contain directives or policies pertaining to helipads located in Kings County. In addition, the ALUCP does not contain directives or policies pertaining to land outside the airport influence area and the compatibility zones. The Adventist Medical Center project site is not located in the airport influence area or an airport compatibility zone. Therefore, the proposed project does not conflict with the ALUCP.

RECOMMENDATIONS:

It is recommended that the Commission take action on the *Heliport* as described above, consistent with the *Airport Land Use Compatibility Plan*, and adopt Resolution 10-01. Approval of this Resolution will:

1. Make the finding that the proposed *Heliport* for Adventist Medical Center in Hanford does not conflict with the Airport Land Use Compatibility Plan.

PREPARATION:

Staff report prepared by Melody Haigh, Senior Planner for the City of Hanford for the Kings County Community Development Agency on April 20, 2010. Copies are available for review at the Kings County Community Development Department, Government Center, Hanford, California, or at the Kings County Clerk's Office, Government Center, Hanford, California.

**BEFORE THE KINGS COUNTY AIRPORT LAND USE COMMISSION
COUNTY OF KINGS, STATE OF CALIFORNIA**

**IN THE MATTER OF)
A HELIPORT FOR)
THE ADVENTIST MEDICAL CENTER)**

RESOLUTION NO. 10-01

RE: Adventist Medical Center

WHEREAS, pursuant to California Public Utilities Code, Section 21676 (c) the Kings County Airport Land Use Commission has reviewed the Heliport for the Adventist Medical Center and finds it consistent with the Airport Land Use Compatibility Plan.

WHEREAS, on November 2, 2009, the Kings County Community Development Agency made the recommendation that the City of Hanford Airport Master Plan is consistent with the Kings County Airport Land Use Compatibility Plan and it was approved; and

WHEREAS, on May 3, 2010, the Airport Land Use Commission held a duly noticed public hearing to receive testimony from any interested person.

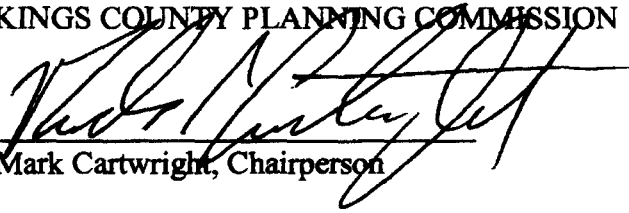
NOW, THEREFORE, BE IT RESOLVED, that this Airport Land Use Commission finds that:

1. The Airport Land Use Compatibility Plan does not contain directives or policies concerning the construction or use of helipads.
2. Assessor Parcel Numbers 018-650-106 and 018-650-107 is the project location where the Adventist Medical Center is currently being constructed and this location is not within the Hanford Airport Influence Area or the Hanford Airport Compatibility Zones.
3. Construction and operation of the Adventist Medical Center's proposed Heliport does not conflict with the directives or policies of the Airport Land Use Compatibility Plan
4. The Adventist Medical Center's proposed Heliport is consistent with the Airport Land Use Compatibility Plan.

The foregoing Resolution was adopted on a motion by Commissioner Gregory, and seconded by Commissioner Draxler, at a regular meeting held on May 3, 2010, by the following vote:

AYES:	COMMISSIONERS	Gregory, Draxler, Trapnell, Cartwright
NOES:	COMMISSIONERS	
ABSTAIN:	COMMISSIONERS	
ABSENT:	COMMISSIONERS	Jones

KINGS COUNTY PLANNING COMMISSION


Mark Cartwright, Chairperson

WITNESS, my hand this 3rd day of May, 2010.


Gregory R. Gatzka
Secretary to the Commission

cc: Kings County Board of Supervisors
Kings County Counsel
City of Hanford, 317 N. Douty, Hanford, CA 93230
Jeff Wright/Heliplanners, 31110 Avenida Del Reposo, Temecula, CA 92591-1718
John Hollander, 1479 W. Lacey Blvd, Hanford, CA 93230

**ENVIRONMENTAL CHECKLIST FORM
APPENDIX G**

1. **Project title:** Adventist Health Medical Center, Amended Conditional Use Permit No. 2004-04.
2. **Lead agency name and address:** Community Development Department, 317 N. Douty Street, Hanford CA.
3. **Contact person and phone number:** Melody Haigh, Senior Planner (559) 585-2583
4. **Project location:** The proposed project is located east of Mall Drive, west of Campus Drive, and south of 7th Street, approximately 0.25 mile north of the State Route 198 interchange at 12th Avenue (APN: 018-650-064, 018-650-069, 018-650-076, 018-650-077, 018-650-078).
5. **Project sponsor's name and address:** Adventist Medical Center Hanford, 450 Greenfield Avenue, Hanford, CA.
6. **General plan designation:** General Plan designates the property as Office.
7. **Zoning:** The zoning is "O" which corresponds to the General Plan designation.
8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)** Amended Conditional Use Application No. 2004-04 filed by Adventist Medical Center Hanford, proposing to build and operate a 3-story hospital in an "Office" zone with an approved variance to allow the building to be 56.86 feet in height, in lieu of the 35-foot limit. The proposed hospital will include a rooftop helipad on the new building. The proposed helipad will be located approximately 44 feet above surrounding grade on top of the 3rd floor of the building. The landing pad will measure 48 feet by 48 feet and is designed to accommodate emergency medical service (EMS) helicopters (see attached site plan).
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

	Office uses	(Zoned "O" and "PF")
	Service commercial uses	(Zoned "SC")
	Multi-family residential	(Zoned "RM2" and "OR")
	Hanford Mall	(Zoned "PC and PF")

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)** Building Permits from the State of California.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---------------------------------|--------------------------------------|
| ■ Aesthetics | ■ Mineral Resources |
| ■ Agriculture Resources | ■ Noise |
| ■ Air Quality | ■ Population/Housing |
| ■ Biological Resources | ■ Public Services |
| ■ Cultural Resources | ■ Recreation |
| ■ Geology/Soils | ■ Transportation/Traffic |
| ■ Hazards & Hazardous Materials | ■ Utilities/Service Systems |
| ■ Hydrology/Water Quality | ■ Mandatory Findings of Significance |
| ■ Land Use/Planning | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects:
- 1) Have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and
 - 2) Have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Melody Haigh

4-20-10

Signature

Date

Aesthetics

AESTHETICS -- Would the project:	Potenti ally Signifi cant Impact	Less Than Significa nt VA/with Mitigatio n Incorpor ation	Less Than Significa nt Impact	No Impact
a.) Have a substantial adverse effect on a scenic vista?			X	
b.) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c.) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d.) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

The project site is relatively flat and clearly visible to motorists on Highway 198. The project site is adjacent to urban development, characterized by retail shopping office and residential uses. There are no visually distinguishing resources on the project site. The Medical Center will not obstruct a scenic vista. There are no significant impacts.

The Hanford General Plan designates the project site for future office development, which allows a hospital and heliport with approval of a conditional use permit. The City will review the proposal in regard to City codes, regulations, and/or policies concerning setbacks, height limitations, building coverage, and landscaping to ensure aesthetic compatibility to the surrounding structures. The exterior elevations will be reviewed and approved by the Planning Commission to insure architectural compatibility. There are no significant impacts.

The project lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. There are no significant impacts.

Agricultural Resources

AGRICULTURE RESOURCES: In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b.) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X	

Construction of the project will not result in the removal of agricultural land from production. No significant impacts are anticipated.

Air Quality

AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b.) Violate any air quality standard or contribute substantially to an existing or projected air quality			X	

violation?				
c.) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d.) Expose sensitive receptors to substantial pollutant concentrations?			X	
e.) Create objectionable odors affecting a substantial number of people?			X	

The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for ozone and fine particulate matter (PM2.5). This project would contribute to the overall decline in air quality due to increased traffic and ongoing operational emissions. Although this project alone would not generate significant air emissions, the increase in emissions from this project will cumulatively impact the air quality in the San Joaquin Valley. A concerted effort should be made to reduce project-related emissions. The project will follow mitigation measures found in the Hanford General Plan EIR. An overriding environmental consideration was adopted as part of the General Plan EIR based on cumulative impacts. Because the project is of a small scale in comparison with development in the region as a whole, quantity of air pollutant generated by future construction will not be substantial and would not result in the deterioration of the ambient air quality or the creation of objectionable odors. Similarly, alteration of air movement, moisture, temperature, or any change in climate, locally or regionally, would not be significant. Earth moving, hauling and other construction activities would result in localized and temporary increases in the levels of Ten Micron Particulates (PM10). The significance of construction related particulate emission is determined not only by particulate (dust) emission but also by the proximity to sensitive receptors. When simple mitigation measures are used such as wetting down the area, particulates may be reduced by 80%. No significant impacts are anticipated to occur due to construction related dust emissions. Construction activities also result in pollutant emissions from the operation of gasoline and diesel-powered equipment. It is expected that these emissions would not be significant at the regional level and would not create local violations of air quality standards. It should also be noted that mitigations directly concerning vehicular emissions are the responsibility and jurisdiction of various state and federal agencies. The City has no authority to regulate vehicular emissions. The San Joaquin Valley Air Pollution Control District has recently adopted federal non-attainment plans for PM10, carbon monoxide, and ozone which are being followed. Therefore, a further study of the air emission would not result in substantial new additional information to the decision maker that is not currently in the initial study. No significant impacts are expected.

The Home Depot air study completed in 2003 was used in evaluation of the Hospital Project. In this report the ambient air quality effects of CO traffic emissions were estimated for commercial development in the area, using the CALINE4 dispersion model, which was developed by California Department of Transportation (Caltrans). Under the 2025 conditions, concentrations would decrease compared to existing with-project conditions, despite an increase in traffic volume, because improvements in vehicle emission control technology would decrease average

vehicle emissions to a degree that outweighs the increase in 2025 traffic volume. Consequently, the highest CO concentrations occur under existing conditions; however, those concentrations are still less than the state and federal ambient air quality standards even with the Target Shopping Center Project added to the Home Depot study. These conclusions were made after discussions with the San Joaquin Valley Unified Air Pollution Control District (S.J.V.U.A.P.C.D.).

The results of the analysis demonstrate that no air quality-related mitigation measures are needed to reduce CO concentrations resulting from vehicle traffic associated with the Hospital Project. However, at the request of the city, the applicant will participate in an Air Quality Mitigation Plan developed for the Home Depot project. This will included; 1) bicycle racks be installed, 2) installation of conduit for two electric vehicles, 3) bus turn-outs, 4) extensive tree planting in the parking lot, 5) dust control, 6) employees participation in the Fresno Rideshare Plan, 7) van pool parking spaces, and 8) Hanford Community Medical Center providing a transit pass subsidy of \$20.00 per month for employees who will commute to work on the city bus. All of the above mitigation measures will be made conditions of approval for this project.

Construction activities also result in pollutant emissions from the operation of gasoline and diesel-powered equipment. It is expected that these emissions would not be significant at the regional level and would not create local violations of air quality standards. In addition the project will not conflict with or obstruct implementation of the applicable air quality plan or violate any air quality standard or contribute substantially to an existing or projected air quality violation. The proposed project will not create objectionable odors affecting a substantial number of people. There are no significant impacts.

Biological Resources

BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant VA/with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b.) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

c.) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.				X
d.) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e.) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f.) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The site is currently privately owned. No rare or endangered plant species are known to exist at the site. The development of the project will not result in a loss of wildlife habitat or a corresponding reduction in the number and diversity of species. No rare or endangered species are known to exist in the area and no significant impact is anticipated. Changes in the number and species of plants can be expected through ornamental landscaping. No significant impacts are anticipated.

Cultural Resources

CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b.) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?				X

c.) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d.) Disturb any human remains, including those interred outside of formal cemeteries?				X

No significant impacts are expected. It is unlikely that any significant cultural resources exist near the surface of the site. There is no record evidence of any historic or archaeological site significance. However, should any cultural resources be uncovered during construction of the project, all activity in the vicinity of the "find" should be stopped and a qualified archaeologist should be consulted to determine appropriate mitigation measures. No significant impacts are anticipated.

Geology and Soils

GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant with VA/mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii. Strong seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

The project will require some earth movement resulting in disruption and compaction of soils. There are no known earthquake faults and/or geologic hazards existing and/or caused as a result of the project that would expose people or structures to potential substantial adverse effects.

Earthwork disturbance, including cut and fill resulting from urban development, may create temporary increases of wind and water soil erosion if not properly mitigated by construction requirements. Mitigation measures required in the Hanford General Plan EIR will be followed during future grading as well as site development. No significant impacts are anticipated.

Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant VA/with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b.) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c.) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

d.) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e.) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

The project could result in potential hazards to human health or the environment due to the storage, and handling of hazardous materials. A hazardous materials storage permit will be required for any such items from the Kings County Department of Environmental Health prior to the site being open to the general public. There are no significant impacts.

All existing and/or proposed schools are over one-half mile away from the project site and as such the potential emissions of hazardous materials is expected to be less than significant. It should also be noted that the project area is not within two miles of a public or private airport. There are no impacts associated with this project.

Safety measures include standard 6-foot wide metal safety netting for fall protection; standard helistop perimeter lights, obstruction lights, 3-color beacon and lighted windcone; and an eight-foot wide gurney ramp for moving patients back and forth between the helistop and hospital interior.

Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with VA/mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Violate any water quality standards or waste discharge requirements?			X	
b.) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c.) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d.) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f.) Otherwise substantially degrade water quality?			X	
g.) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

h.) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i.) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.) Inundation by seiche, tsunami, or mudflow?				X

The project is expected to change the existing site drainage conditions by introducing a parking lot, and other impervious surfaces over approximately 55% percent of the lot. As a result of the new impervious surfaces, the amount of storm water that runs off the site will be increased. Runoff from the site will be collected and routed to the city system. Storm water runoff from the site is not expected to have a significant effect on the quality of any surface water bodies.

The project site has been identified by the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 0600880185C, June 16, 2009) as within Zone X, an area determined to be outside the 500 year flood. No significant impact is anticipated.

Land Use and Planning

LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Physically divide an established community?				X
b.) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

The General Plan designates the property as Office and it is zoned "O". The proposed project will not physically divide an established community, conflict with any land use plan, conflict with

any applicable habitat conservation plan, and will not have a significant effect on the environment beyond what has been identified in the Program E.I.R. for the 2002 General Plan Update.

Construction of the new hospital upon which the heliport will be located is currently underway. The existing and planned land uses are similar to what is nearby the current heliport at the Hanford Community Medical Center/Kerr Center and that use has not been considered incompatible with surrounding uses. A helistop for patient transport is a common element of hospital development throughout California and the United States.

Mineral Resources

MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant VAA with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b.) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

There are no known mineral resources in the project area. There are no impacts associated with this project.

Noise

NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant VAA with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Expose of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b.) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c.) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e.) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f.) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

In the short-term, the ambient noise level will be raised during the 3 to 4-month construction phase of the project by the operation of heavy equipment and associated activities. Because the construction noise will be intermittent and typically occur on weekdays between 7:00 a.m. and 7:00 p.m., the impact of the noise on the surrounding land uses is not expected to be significant. In the long-term, the proposed use will add traffic and other noises that are generally associated with medical use to the ambient noise levels in the vicinity. However, the ambient

noise level should not be increased in excess of currently recognized standards and impacts will not be significant. No significant impacts are anticipated.

Flight paths have been designed to meet required airspace obstruction-clearance criteria and to be as close as possible to local prevailing winds for operational safety. Land uses along the primary approach path between the project site and Highway 198 are primarily agricultural and open space. Land uses beneath the primary departure path are primarily commercial, streets, and parking areas associated with the Hanford Mall.

Population and Housing

POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant VAI with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Induce substantial population growth in the area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b.) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c.) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

The project will have less than significant impact on population and no impact on housing. There are no significant impacts.

Public Services

PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

A. Fire Protection: The project site receives fire protection service from the City of Hanford Fire Department. All buildings in the Medical Center will be fully fire sprinklered, and will be served out of both fire stations. The development is just outside the five-minute response time that the department has established. The department, which currently has a 21-man staff, has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment. A future fire station will be constructed at Seventh Street and Campus Drive and when built will result in response times of less than 5 minutes. There are no significant impacts.

B. Police: The project site receives police protection service from the City of Hanford Police Department. The department currently has 36 "sworn" positions and 12 "non-sworn" positions and has indicated that they will be able to service the development. There are no significant impacts.

C. Schools: The proposed Medical Center will be subject to per sq. ft. development fee paid when building permits are obtained. No new environmental impacts other than those addressed in the General Plan Program E.I.R. will occur. The General Plan Program E.I.R. made a finding of overriding considerations concerning school impacts. The project will not generate additional school students.

D. Parks or other recreational facilities: The impact of this proposal on existing recreational opportunity facilities is not significant since a development will not generate additional park users.

E. Maintenance of Public facilities including roads: Public Works Department has reviewed the development and stated there are no significant impacts to public facilities due to the approval of the project.

F. Other Governmental Services: Other various public service departments and agencies have reviewed this proposal and stated that the development will not significantly affect their services.

Recreation

RECREATION	Potentially Significant Impact	Less Than Significant with VA/with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b.) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.				X

The combination of City parks and school sites provide open space and recreational opportunities within the planning area. The impact of this proposal on existing recreational opportunity facilities is not anticipated to be significant since a development will not generate additional park users. There are no impacts associated with this project.

Transportation/Traffic

TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b.) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X		
c.) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d.) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e.) Result in inadequate emergency access?			X	
f.) Result in inadequate parking capacity?			X	
g.) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

As part of the Medical Center submittal, the City staff required a traffic study to be prepared for the project. Since the Medical Center project is phased the City will monitor the traffic conditions and will make the necessary improvements as required.

Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant VAA with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b.) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c.) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d.) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
e.) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
f.) Comply with federal, state, and local statutes and regulations related to solid waste?				X

The development of the site will result in minimal long-term energy consumption. All private utility companies have acknowledged that the increase demand can be served without significant impact to their utilities. There are no significant impacts.

Existing water and sewer lines will be used. Once the developer installs/connects to the city's water and sewer system the monthly user fee charges will be used to maintain the city system. Previous computer modeling indicates that the existing downstream sewer line and sewer treatment plant can handle the development. There are no significant impacts.

The storm drainage run-off will be directed to a storm drainage basin located south of the project site. the applicant will be required to submit plans that will be reviewed and approved by the City Public Works Department. There are no significant impacts.

Development of the project site will generate additional solid waste. Waste collection for the City is provided by the City of Hanford. The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responsible for disposal at landfill during the planning period of the General Plan. The applicant will be required to participate in the City recycling program. There are no significant impacts.

Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b.) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c.) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

The proposed project was reviewed in the context of the General Plan Program EIR to determine if additional environmental documentation is required. This review was accomplished through the use of this Environmental Initial Study. Based upon the results of the initial study, the following findings have been made: (1) that in accordance with CEQA Guidelines Section 15162, no new effects will occur and no new mitigation measures are required as a result of this

proposed project due to the required site development improvement conditions; (2) all environmental effects of this proposed project are within the scope and have been addressed in the General Plan Program EIR; (3) additional environmental review will not be required and (4) overriding considerations for agriculture, air quality and schools have been taken into account in the General Plan Program EIR.

The proposed construction will not degrade the quality of the environment, nor will it significantly impact any specific element of the environment except otherwise discussed within this initial study. No environmental element is known to exist on the site that could be adversely impacted by the project. The proposal will not create cumulative impacts that are disadvantageous to long-term environmental goals, nor cause any substantial impact to human beings, directly or indirectly. The project site and the surrounding area have been designated, and planned for Planned Commercial uses by the Hanford General Plan.

Conditional Use Permit No. 2004-04

Project Title

508.139

File No.

N/A

State Clearinghouse Number
(If Applicable)

ENVIRONMENTAL IMPACT STATEMENT – NEGATIVE DECLARATION NO. 2010-03

APPLICANT

Adventist Health Systems West
2100 Douglas Blvd.
Roseville, CA

DESCRIPTION OF PROJECT

Conditional Use Application No. 2004-04 filed by Adventist Health Systems West, proposing to build and operate a 3-story hospital complex with a heliport, in an "Office" zone. The proposed hospital is located at the southeast corner of W. 7th Street and Mall Drive.

NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a substantial, demonstrable negative aesthetic effect;
- c) Substantially affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere substantially with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Substantially degrade water quality;
- g) Contaminate a public water supply;
- h) Substantially degrade or deplete ground water resources;
- i) Interfere substantially with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce substantial growth of concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause substantial flooding, erosion or salutation;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line with capacity to serve new development;
- t) Substantially diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land;
- z) Interfere with emergency response plans or emergency evacuation plans.

Review has been completed before the Airport Land Use Commission on May 3, 2010, and before the City Council on June 1, 2010.

Prepared by: Melody Haigh, Community Development Department

Additional copies are available at: Community Development Department, 317 N. Douty Street; Hanford, CA 93230



CITY OF HANFORD

Department of Public Works

Focused On Our Community 24/7

900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

May 25, 2010

TO: City Manager/City Council

FROM: Deputy Director of Public Works/ Acting City Engineer

SUBJECT: Automated Meter Read Capital Project

RECOMMENDATION

That the City Council, by motion, award a contract with Mattos Underground of Laton, CA for the installation of water meters and appurtenances in conjunction with the City's Automated Meter Read Capital Project for a not to exceed value of \$60,000.00.

DISCUSSION

On July 7, 2009, the City Council approved a resolution authorizing the City to sign a lease purchase agreement with Government Capital Corporation upon final underwriting and approval by City staff and the City Attorney. Subsequently, the City executed a contract for the purchase and installation of the water meters and Firefly MIU's including activation for all of the approximately 13,350 metered locations citywide. During the installation process, a significant number of meters were identified as being very difficult to modify and therefore requiring additional plumbing for replacement. City staff determined that this type of work was outside of the expertise of Ferguson Enterprises to complete. The City sought estimates from two firms in order to determine which firm could respond more efficiently and provide a more economical service.

This approval will be for a not to exceed amount to allow Mattos Underground to change out as many meters as they can within the budget. There are approximately 750 meters that require the additional plumbing. Due to staffing and workload, staff requests that the City Council approve the work to be completed by Mattos Underground.

COUNCIL GOALS

- Financially Sound City Providing Quality Services

IMPACT ON BUDGET

The City has been successful in salvaging the old meters and adapters that have been taken out as a result of this project. At this time over \$80,000.00 of additional revenues has been generated. Staff requests that these additional funds not considered in the Council's original approval be utilized for this work.

Respectfully submitted,

Johnathan L. Doyel, P.E.
Deputy Director of Public Works/
Acting City Engineer

Reviewed by,

Lou Camara
Director of Public Works

CITY OF HANFORD

Contract For

Installation of Water Meters

THIS CONTRACT is made this ____ day of _____, 2010, in the County of Kings, State of California, by and between the **City of Hanford, a Municipal Corporation**, ("City"), and **MATTOS UNDERGROUND, a California Corporation**, ("Contractor"). The City and the Contractor for the considerations stated herein agree as follows:

1. Prevailing Wage Requirement

In accordance with the provisions of Section 1770 to 1780 of the Labor Code, the City of Hanford has ascertained that the general prevailing rate of per diem wages applicable to the work to be done is contained in the wage schedule of the General Prevailing Wage Determinations made by the State of California Director of Industrial Relations. A copy of said schedule is now on file in the office of the City Engineer and by reference incorporated herein as if set out in full.

The Contractor to whom the contract is awarded shall pay not less than the specified wages to all workmen employed in the execution of the contract.

The Contractor agrees to comply with Sections 1810-1817 of the Labor Code prohibiting employment for over eight (8) hours in any one day or forty (40) hours in one week unless compensated at the rate of 1½ times the basic rate of pay (LC 1815).

2. Insurance Requirements

The contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contractor's bid.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Service Office Commercial General liability coverage "occurrence" form CG 0001 (Ed. 11/88).
2. Insurance Services Office form Number CA 0001 (Ed. 6/92) covering Automobile Liability, Code 1 "any auto."
3. Workers' Compensation Insurance as required by the Labor code of the State of California and Employers Liability Insurance.

B. Minimum Limits of Insurance

Contractor shall maintain limits no less than:

1. Comprehensive General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage.
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
3. Workers' Compensation and Employers Liability: Workers' Compensation limits as required by the Labor Code of the State of California and Employers' Liability limits of \$1,000,000 per accident.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, and employees; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability-Automobile Liability Coverages.
 - a. The City, its officers, officials, employees and volunteers are to be covered as insured as respects; liability arising out of activities performed by, or on behalf of, the Contractor; products used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
 - b. The Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
 - c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
 - d. The Contractor's insurance shall apply separately to each insured against whom claim is made or suite is brought, except with respect to the limits of the insurer's liability.

2. Workers' Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by the Contractor for the City.

3. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

E. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A:VII.

F. Verification of Coverage

Contractor shall furnish the City with certificates of insurance and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms provided by the City and are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies at any time.

G. Cost of Services

Contractor shall be paid a sum not to exceed \$60,000.00.

H. Time of Completion

Contractor shall complete all work as identified in this bid proposal in no less than 90 calendar days from the issuance of a Notice to Proceed. The Notice to Proceed will occur after this bid contract has been approved.

I. Method of Payment.

Contractor shall submit monthly billings to City describing the work performed during the preceding month. Contractor's bills shall include a brief description of the Services performed and any other description of any reimbursable expenditure. City shall pay Consultant no later than 30 days after the date of submittal of a complete invoice for completed tasks and approval of the invoice by City staff.

Installation of Water Meters

SCOPE OF WORK

Install as many new water meters including all appurtenances as possible on a time and material basis not to exceed \$60,000.00. Work shall include all labor. Parts to be supplied by the City of Hanford.

All questions regarding the extent of contract are to be directed to Johnathan L. Doyel, Deputy Public Works Director @ 559-585-2571.

CONTRACTOR: Mattos Underground, Inc.

ADDRESS: 819 Wood Avenue, Laton, CA 93242

PHONE NO: 559-351-6578

SIGNATURE: _____ DATE: _____
Mattos Underground, Inc.

APPROVED BY: CITY OF HANFORD

ACCEPTED BY: _____ DATE: _____
Public Works Director



CITY OF HANFORD

Department of Public Works

Focused On Our Community 24/7

900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

May 12, 2010

TO: City Manager/City Council

FROM: Assistant Engineer

SUBJECT: Lead Abatement and Exterior Painting of the Courthouse Roof Project

RECOMMENDATION

That the Council, by motion, award a contract to Nelson's Painting of Clovis, CA, for the low bid of \$44,800.00, and establish a construction contingency of \$4,480.00.

DISCUSSION

In accordance with Council Action, bids were solicited and opened on March 11th, 2010 for the Lead Abatement and Exterior Painting of the Courthouse Roof Project. This project includes repair, lead surface preparation, and repainting of the Courthouse structure roof peaks. The roof structure is showing signs of advanced corrosion and deterioration and is in need of refurbishment.

Four (4) bids were received ranging from a low bid of \$44,800.00 by Nelson's Painting to a high bid of \$68,900.00. A copy of the Bid Tabulation is attached for Council review.

The contract stipulates that the project be completed within sixty (60) calendar days from the date of the Notice to Proceed. For each day of delay beyond the approved time, the Contractor shall be assessed \$250 per day-liquidated damages. If approved, work on this project is expected to begin in July 2010.

SUPPORT OF COUNCIL GOALS

- Financially Sound City Providing Quality Services
- Quality revitalization, redevelopment, and development.

IMPACT ON BUDGET

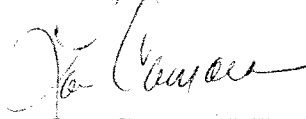
The FY 2009-2010 Building Capital Improvement Program Budget provides \$55,000.00 for construction, including contingency for this Project. An additional \$25,000.00 of CDBG funds were added to the project as part of a CDBG action plan amendment per Council approval on January 19th, 2010. Therefore, total funding for this project is \$80,000 for construction, including contingency. A copy of the Budget Page 210 is attached for Council review.

Respectfully submitted,



Steven Weatherly, E.I.T.
Assistant Engineer

Reviewed by,



Lou Camara, P.E.
Director of Public Works

Lead Abatement and Exterior Painting of the Courthouse Roof

004-2104-810624

Old Courthouse

5/11/2010

			Nelson's Painting		Color Chart, Inc.	
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Unit Cost</u>	<u>Subtotal</u>
1 Site Preparation and Mobilization	1	LS	1,200.00	\$1,200.00	5,700.00	\$5,700.00
2 Lead Paint Surface Preparation	1	LS	22,600.00	\$22,600.00	22,500.00	\$22,500.00
3 Surface Priming	1	LS	10,500.00	\$10,500.00	8,000.00	\$8,000.00
4 Finish Painting	1	LS	10,500.00	\$10,500.00	15,000.00	\$15,000.00
			TOTAL	\$44,800.00	TOTAL	\$51,200.00

			Ro's Precise Painting & Powder Coating		WM B Saleh Co.	
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Unit Cost</u>	<u>Subtotal</u>
1 Site Preparation and Mobilization	1	LS	10,040.00	\$10,040.00	3,766.00	\$3,766.00
2 Lead Paint Surface Preparation	1	LS	31,000.00	\$31,000.00	24,920.00	\$24,920.00
3 Surface Priming	1	LS	12,500.00	\$12,500.00	11,766.00	\$11,766.00
4 Finish Painting	1	LS	12,500.00	\$12,500.00	28,448.00	\$28,448.00
			TOTAL	\$66,040.00	TOTAL	\$68,900.00

CITY OF HANFORD

Two Year Budget

Fiscal Years 2010 and 2011

AMENDED 1/19/10

CAPITAL IMPROVEMENT PROJECT

BUILDINGS - COURTHOUSE - REFURBISH/REPAINT ROOF PEAKS

004

810624

	2009-10 <u>PROPOSED</u>	2010-11 <u>PROPOSED</u>	2011-12 <u>PROJECTED</u>
<u>PROJECT COSTS</u>			
Engineering	2,500		
Inspection	1,200		
Construction	50,000		
Department Overhead	600		
City Overhead	700		
Contingency	5,000		
Total Costs	<u>60,000</u>	<u>NA</u>	<u>NA</u>

*ADD \$25,000
TO PROJECT ACCOUNT
PER CDBG AMENDMENT
DATED 1/19/10*

\$85,000

SOURCE OF FUNDING

004 Accumulated Capital Outlay (CDBG)
Total

60,000		
<u>60,000</u>	<u>NA</u>	<u>NA</u>

PROJECT DESCRIPTION/JUSTIFICATION

These funds will be used to refurbish/repaint the Courthouse roof structure raised silver peaks. Upon inspection, the structures are showing signs of advanced corrosion and deterioration and are in need of refurbishment.

City of H A N F O R D

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
DAN CHIN

VICE MAYOR
SUE SORENSEN

COUNCIL MEMBERS
DAVID G. AYERS
DAVE THOMAS
CATHERINE WILLIS

CITY MANAGER
HILARY M. STRAUS

Date: June 1, 2010
To: Mayor/City Council
From: Everett Ehda, Airport Manager
Subject: Vineyard Lease

RECOMMENDATION

That the City Council, by motion, approve the Airport vineyard lease to be entered into with SGC, LLC.

ISSUE STATEMENT/DISCUSSION

The previous lease for the vineyard land at the Hanford Municipal Airport was with Blackstone Ranch LLC, President Scott Salyer. This lease was defaulted, and control of the property reverted to the City. Blackstone's default occurred earlier this spring, and the City arranged for SGC, LLC, to provide time sensitive care/maintenance for the vineyard to ensure the vineyard's health/production capability while the City secured a new long-term tenant/grape grower.

SGC indicated their interest to take over the vineyards on an on-going basis, and presented a proposal for a long-term lease. City staff and legal counsel have reviewed SGC's proposal, and have concluded that the new lease will benefit the Airport for many years into the future from a tenant capability, airport operations and financial perspective.

COUNCIL GOALS

- Strong Local Economy
- Financially Sound City Providing Quality Services

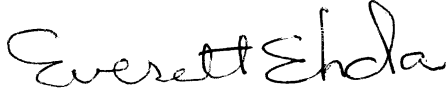
IMPACT ON BUDGET

There will be no cost to the City or Airport. The new long-term lease with SGC, LLC, will result in increased revenue to the Airport Enterprise Fund.

- The "year 1" lease payment to the City will be \$58,630.
- This is a yearly increase of \$20,080 from the Blackstone Agreement, reflecting the prospective lease terms.

- The new lease agreement calls for SGC to pay the City in years 1-5 of the lease: \$58,630 per year; in years 6-10, \$63,320 per year; in years 11-15, \$68,370; and, in years 16-20: \$73,874.

Respectfully Submitted:

A handwritten signature in black ink that reads "Everett Ehda". The signature is fluid and cursive, with the first name "Everett" and last name "Ehda" clearly distinguishable.

Everett Ehda
Airport Manager

Reviewed by:

A handwritten signature in black ink that reads "Hilary M. Straus". The signature is more stylized and compact than the one on the left, with a long horizontal flourish at the end.

Hilary M. Straus
City Manager

AGRICULTURAL LEASE

THIS AGRICULTURAL LEASE ("Lease") is effective the _____ day of _____, 2010 ("Effective Date") by and between the CITY OF HANFORD, a municipal corporation ("Lessor"), and SGS, LLC, a California limited liability company ("Lessee").

WITNESSETH; That:

In consideration of the mutual covenants set forth herein between the parties, Lessor and Lessee hereto agree as follows:

1. Lease of Real Property. Lessor hereby leases to Lessee and Lessee hereby hires from Lessor on the terms and conditions set forth in this Lease, approximately one hundred twenty three (123) acres of real property situated in the County of Kings, State of California and more particularly described in Exhibit "A," which is attached hereto and made a part hereof ("Premises").

2. Disclaimer of Warranty - Soil. Lessor makes no warranty of the soil suitability for growing the crops the Lessee is authorized to grow under the Lease nor any warranty as to the suitability or productivity of such soil.

3. Lease Subject to Existing Rights of Lessor and Others.

(a) This Lease is subject to (a) all existing easements, servitudes, licenses, and right-of-way for canals, ditches, levies, roads, highways, telephone and electric power lines, railroads, pipelines and other purposes, whether recorded or not; and (b) the rights of Lessor under any existing or future oil, gas or mineral lease or leases affecting the entire or any portion of the Premises, whether recorded or not. Lessee shall have no right, title and interest, in any way, to any oil, gas or mineral rights presently existing or to be existing on or about said Premises.

(b) Lessee acknowledges and agrees that: (1) Lessor intends to construct an extension of the runway for the Hanford Municipal Airport upon real property which is adjacent to and which intersects the Premises; and (2) that Lessee will not plant, cultivate or harvest crops or otherwise use the Premises in any way which would interfere with the operation of the Hanford Municipal Airport or violate any federal, state or local law, ordinance, or regulation including, without limitation, any regulations issued by the Federal Aviation Administration which are in effect during the term of this Lease.

(c) Lessee further acknowledges that Lessor may construct a municipal water storage facility on a portion of the Premises during the term of this Lease. Lessor will, if Lessor proceeds with the construction of such water storage facility, remove some of the grapevines located on the Premises. The

approximate location of the portion of the Premises that will be affected is identified in the attached Exhibit "B," which is incorporated herein by reference. Lessee acknowledges that Lessor's construction of the municipal water storage facility may affect a larger or smaller portion of the Premises and may affect other portions of the Premises if Lessor determines that the facility should be located elsewhere. In the event Lessor removes grapevines during the term of this Lease for purposes of constructing water storage improvements, the rent paid by Lessee shall be adjusted in the manner described in Section 5 below. Nothing in this Section 3(c) shall be interpreted to require Lessor to construct a water storage facility on the Premises.

4. Term. The term of this Lease shall expire at 12:00 a.m., June 30, 2030.

5. Rent. As annual rental for the leased Premises, Lessee hereby agrees to pay Lessor, the following amounts:

<u>YEARS</u>	<u>RENTAL RATE</u>	<u>ANNUAL PAYMENT</u>
Years 1 (Commencing the Effective Date)-5, inclusive	\$500.00/ac. for crop land (110 ac.) + \$250.00/ac. for access roads and ag. support land (14.52 ac.)	\$58,630.00
Years 6-10, inclusive	\$540.00/ac. for crop land (110 ac.) + \$270.00/ac. for access roads and ag. support land (14.52 ac.)	\$63,320.00
Years 11-15, inclusive	\$583.00/ac. for crop land (110 ac.) + \$292.00/ac. for access roads and ag. support land (14.52 ac.)	\$68,370.00
Years 16-20, inclusive	\$630.00/ac. for crop land (110 ac.) + \$315.00/ac. for access roads and ag. support land (14.52 ac.)	\$73,874.00

For purposes of this Lease, Year 1 shall be the period commencing on the effective date and ending on June 30, 2011. Each subsequent year shall commence on July 1 and shall end the following June 30 (e.g., Year 2 begins on July 1, 2011 and ends on June 30, 2012).

The rent for Year 1 shall be paid upon the parties' execution of this Lease. Subsequent annual rental payments shall be paid by Lessee on July 1 of each year that this Lease remains in effect (e.g., the rental amount for Year 2 will be paid on July 1, 2011).

If, during the term of this Lease, Lessor removes grapevines located on the Premises for purposes of constructing a water storage facility in accordance with Section 3(c) above, the rental amount paid by Lessor for the following Year shall be adjusted to reflect the reduction in vineyard acreage. For example, if Lessor removes one and 69/100 (1.69) acres of grapevines in Year 16 of this Lease, the rental amount for Year 17 will be reduced by \$532.35 (1.69 ac. x \$315/ac).

Furthermore, if Lessor removes grapevines before Lessee has harvested the grapes that would have been produced by such grapevines that year, Lessee shall be entitled to a one-time credit that will be applied toward the rent payable for the following Year.

Example: If Lessor removes one and 69/100 (1.69) acres of grapevines in Year 16 and such removal occurs before Lessee has harvested the grapes to be produced by such vines that year, the following will occur: (i) for year 17, there will be a \$532.35 one-time credit; and (ii) the rental rate for Years 17-20 will be permanently reduced by \$532.35 to \$73,341.65 to reflect the one and 69/100 (1.69) acre reduction in grapevines. The Year 17 rental amount would be \$72,809.30 [$\$73,341.65$ (adjusted rental rate) - \$532.35 (one-time credit) = \$72,809.30], and the rental amount for Year 18 would be \$73,341.65.

If the grapevines are removed by Lessor during the final Year of this Lease and Lessee has not harvested the grapes from such vines, Lessor will be entitled to a partial refund of the prepaid rent for that Year. The partial refund will be calculated as follows: $[(\# \text{ of acres of vines removed} \div \text{total acres of Premises}) \times \text{rent paid for then-current Year}]$. Lessor's payment representing a partial refund of the prepaid rent, if such payment ever becomes necessary, will be due no later than the sixtieth (60th) calendar day following the last day of this Lease. For example, if Lessor removes one and 69/100 (1.69) acres of grapevines in Year 20 and such removal occurs before Lessee has harvested the grapes from such vines, Lessor will pay to Lessee \$532.35 no later than August 29, 2030. In the event the term of this Lease is extended through mutual agreement of the parties, the refund of partial rent would only occur if Lessor removes grapevines during the final Year of the extended term.

6. Assessments, Fees and Expenses Incurred Subsequent to Harvest. Any and all assessments and fees relating to the selling and processing of all crops grown on the Premises shall be paid by Lessee before they become delinquent.

7. Use. The Premises shall be used for agricultural purposes only and for no other purpose whatsoever. Lessee agrees to farm the Premises in accordance with good husbandry and generally accepted farming practices in the area, and agrees to keep the Premises, and in particular the ditches, rights-of-ways, and areas under or around fences, free of noxious weeds, grasses and brush. In the event that Lessee does not farm the Premises in accordance with general accepted farming practices in the area, Lessor may, after written notice to Lessee and after Lessee's failure to do so within fifteen (15) days after the date of such notice, perform, or through Lessor's contractor perform, such generally accepted farming practices at Lessee's expense.

8. Improvements by Lessor. Except as otherwise provided in this Lease, Lessor shall not be obligated to make any improvements, alterations or repairs to the Premises or any portion thereof, or to pay or reimburse Lessee for any part of the cost thereof.

9. Utilities and Miscellaneous Expenses. Lessee shall, before delinquency, pay any and all costs and assessments for water and irrigation, whether district water, canal or ditch water or pump water, including but not limited to, the payment of all canal or ditch company or irrigation district assessments. Lessee shall irrigate the Premises in accordance with generally accepted farming practices in the area. Lessee shall pay any personal property taxes levied upon

Lessee's personal property located on the Premises at any time during the term of this Lease. Lessee shall promptly pay for all labor, farm implements, tools, seed, electricity, gas, harvesting expenses, chemicals, sprays, fertilizers, tapping materials and any and all other materials and services of whatsoever kind or nature which may be used for the planting, cultivation, irrigation, production and harvesting of the crops on the Premises and in the performance of Lessee's other obligations under this Lease and the Lessor shall not be liable for any part thereof

10. Repairs and Maintenance.

- a. Lessee shall care for both the Premises and the approaches to and appurtenances of the Premises, including, but not limited to, all fences, if any, trees, vines, ditches and roadways, and shall maintain them in proper order and condition as is consistent with good farming practices in the area. In addition to the foregoing, it is understood and agreed, there is an irrigation system including wells, pumps, pipelines and other irrigation equipment presently located upon the Premises which provide irrigation water to the Premises.
- b. Lessee shall be responsible, at its sole expense, for the upkeep, maintenance and repair of the wells, pumps, pipelines and other irrigation equipment which Lessee uses in its operation and use of the Premises.
- c. Lessee shall also be responsible, at its sole expense, for the lowering of the bowls, repair of well casing or other parts of the wells and for changes in the pump setting for the wells and pumps used by Lessee.
- d. Lessee shall also be responsible, at its sole expense, for the replacement of the pump and other irrigation equipment used by Lessee.

If the existing well goes dry or fails to produce sufficient water to irrigate the crops on the Premises in a manner consistent with good farming practices in the area, and so long as such replacement is not the result of any act or omission to act on the part of the Lessee or any of the Lessee's employees, agents, representatives or independent contractors, Lessee may drill a new or replacement well. Lessee may not terminate this Lease in the event the existing well goes dry or fails to produce sufficient water to irrigate the crops on the Premises. Prior to drilling a new or replacement well, Lessee will submit a cost estimate to Lessor. If Lessor approves the cost estimate, which approval will not be unreasonably withheld, and Lessee proceeds with the work to drill a new or replacement well, Lessor will reimburse Lessee in the form of a reduction in rent. Reimbursement for the expenses incurred by Lessee to drill a new or replacement well will be amortized over a ten (10) year period. The first rental reduction shall apply with respect to the first rental payment due following Lessee's full payment of expenses for the drilling of a new or replacement well. Example: If Lessee drills a new well and pays related expenses totaling \$50,000.00 in January 2017, the rental payment due on July 1, 2017 will be reduced by \$5,000.00.

Should this Lease expire or terminate before Lessee receives full reimbursement for costs incurred to drill a new or replacement well, Lessor will, within sixty (60) days of the expiration or termination of this Lease, render a balloon payment to Lessee that represents the unpaid balance owing to Lessee; provided, however, Lessor may offset any balloon payment that may be owed to Lessee against any amount that Lessee may owe to Lessor upon the termination or expiration of this Lease. Lessee will ***not*** be entitled to interest or markup on any amount paid for the drilling of a new or a replacement well. Lessee shall provide to Lessor a true and correct copy of all invoices for well drilling work on which Lessee makes payment and for which Lessee seeks reimbursement hereunder; such copies of invoices will be presented to Lessee within ten (10) business days of Lessor's full payment of such invoice and at least fifteen (15) calendar days prior to the end of the then-current one-year rental period. Should Lessee provide a copy of any invoice to Lessor less than fifteen (15) calendar days prior to the end of then-current one-year rental period, the first rental adjustment will be postponed until July 1 of the following calendar year (e.g., if Lessee provides an invoice to Lessor on June 29, 2017, the first rental adjustment will occur with respect to the rental payment due on July 1, 2018).

- e. The responsibilities of Lessor and Lessee identified in this paragraph 10 shall be completed in a timely manner.

11. Improvements and Waste.

- a. Except as otherwise provided, Lessee shall not construct any improvements on the Premises, or make any alterations in any existing improvements without the prior written consent of Lessor. Lessee hereby acknowledges and agrees that any and all improvements placed upon the Premises by Lessee shall become the sole property of Lessor upon termination of this Lease, without the payment of any consideration to Lessee, and shall not be removed by Lessee without the express written consent of Lessor; however, Lessor shall have the right to require Lessee to remove all improvements Lessee has placed upon the Premises during the term of this Lease. On or before One Hundred Twenty (120) days prior to the last day of the term of this Lease, Lessor shall provide Lessee with written notice that Lessee must remove all such improvements. Lessee shall remove all such improvements and leave the Premises clean of all debris and disced twice on or before the last day of the term of this Lease. Such removal and cleanup shall be at the sole expense of Lessee. Lessee shall not commit or permit or suffer the commission of any waste upon or do or permit or suffer any damage to be done on the Premises. Lessee will return the Premises to Lessor in the same condition that existed as of the Effective Date, reasonable wear and tear excepted.
- b. Lessee acknowledges that the grape vines currently planted on the Premises

are owned by and belong to Lessor and are not to be removed at the expiration or earlier termination of this Lease. Lessee may graft the existing vines with newer or more desirable varieties during the term of this Lease.

12. Compliance with the Law. In all operations under this Lease or on the Premises, Lessee shall, at its own expense, promptly comply with any and all laws, ordinances, rules, regulations, requirements and orders whatsoever, present or future, of the federal, state, county or municipal government or any other governmental jurisdiction which may in any way apply to the use, maintenance, occupation or operation on the Premises or the production of crops thereon or for the sale or other disposition of such crops.

13. Lessee Not Partner. At all times herein mentioned and while Lessee is planting, propagating, harvesting or performing any other activity under this Lease or in connection with the Premises, Lessee shall not be an agent, employee or representative, or partner of Lessor. Any persons employed by Lessee on or in connection with the Premises shall be the Lessee's employees or agents and shall not be the employees (either regular or special) or agents of Lessor.

14. Use of Wells, Pumps, and Ditch or Canal Water. Subject to the provisions of this Lease, Lessee shall be entitled to reasonable use of wells, pumps and ditch and canal water, if available, on the Premises to irrigate the crop on the Premises during the term of this Lease. Any and all irrigation done by Lessee shall be done in accordance with the generally accepted farming practices in the area. Lessor does not warrant, represent or guaranty the quantity or quality of the water available for use by Lessee. Should such water become unavailable or inaccessible during the term of this Lease, Lessee shall not have any right, claim or cause of action for damages against Lessor for such unavailability or any consequences thereof.

15. Taxes and Liens. Lessee agrees to pay and discharge, at maturity, all taxes or assessments levied or assessed against any personal property put or placed by Lessee on or in the Premises and to allow no liens or encumbrances to be placed or remain against its property on the Premises or against the Premises insofar as such liens or encumbrances may be asserted by reason of Lessee's acts or occupation or use of said Premises. Lessee acknowledges, understands and agrees that: (1) this Lease may create a possessory interest in Lessee which may be subject to property taxes; (2) the property interest of Lessee created by this Lease may be subject to property taxes; and (3) this Lease may be subject to property taxes. Lessee shall pay all such taxes as identified above, before the same become delinquent. Lessee shall keep the Premises and all improvements thereon, free from all liens and claims of mechanics, laborers, materialmen and others for work done and materials furnished to Lessee and Lessee shall not create or suffer to be created any lien or encumbrance on the Premises.

16. Insurance.

- a. Lessee shall, at its own expense, carry at all times (i) adequate worker's compensation insurance, (ii) public liability insurance with liability limits not less than \$2,000,000.00 for the injury or death of one person and \$2,000,000.00 for the injury or death of more than one person in any one incident, and (iii) property damage insurance in the amount of \$1,000,000.00. All such insurance shall be carried with competent and reliable insurance companies, reasonably satisfactory to Lessor. Prior to Lessee taking possession of the Premises, Lessee shall procure and cause to be furnished to Lessor a certificate or certificates of insurance from said companies stating that said insurance is in full force and effect, that the premiums have been paid thereon and that the insurance company will give Lessor at least thirty (30) days prior written notice of any termination, cancellation or modification of the terms of said insurance. After Year 10 of this Lease, Lessor may increase the minimum insurance requirements if Lessor, in its reasonable judgment, finds that the initial insurance limits are no longer adequate.
- b. Endorsements. Each general liability policy shall be with insurers possessing a Best's rating of no less than A:VII and which are licensed to conduct business in California, and shall be endorsed with the following specific language:
 - i. Lessor, its elected or appointed officers, officials, and employees, shall be covered as additional insureds on general and automotive liability policies of insurance with respect to liability arising out of actions or omissions of Lessee occurring under this Lease.
 - ii. These policies of insurance shall be considered primary insurance as respects Lessor, its elected or appointed officers, officials, and employees. Any insurance maintained by Lessor, including any self-insured retention Lessor may have, shall be considered excess insurance only and shall not contribute with the policies of insurance obtained by Lessee.
 - iii. These policies of insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
 - iv. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to Lessor, its elected or appointed officers, officials, employees, agents or volunteers.
 - v. The insurance provided by these policies shall not be suspended, voided, canceled, modified or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.
 - vi. The general liability insurance coverage shall be at least as broad as Insurance

Services Office commercial general liability coverage (occurrence form CG0001 1204).

- c. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to Lessor prior to the execution of this Lease. At Lessor's option, Lessee shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- d. Certificates of Insurance. Lessee shall provide certificates of insurance and amendatory endorsements affecting coverage to Lessor as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with Lessor on the date of execution of this Lease by Lessee. A current certification of insurance shall be kept on file with the Lessor at all times during the term of this Lease. Lessor reserves the right to require and Lessee shall provide within ten (10) days of Lessor's request, complete certified copies of all insurance policies and endorsements affecting coverage which are required by this Lease.
- e. Waiver of Subrogation. Notwithstanding any other provisions of this Lease, Lessee releases Lessor and, on behalf of its insurers, waives its entire right to recovery against the Landlord for loss or damage to the extent that the loss or damage is covered by insurance or would have been covered by insurance proceeds payable under any policy required to be maintained under this Lease. Lessee agrees to furnish to its insurance companies, which has or will issue such policies, notice of the waiver contained herein and to have the insurance policies properly endorsed, if necessary, to prevent the invalidation of said coverage by said waivers. This waiver shall not relieve Lessee from maintaining any insurance required hereunder.

17. Indemnification. Lessee agrees to pay and to defend, protect, indemnify and hold harmless Lessor, its officials, officers, employees and agents, from and against any and all liabilities, losses, damages, costs, expenses, attorney's fees, causes of action, suits, claims, demands or judgments of any nature whatsoever relating to or arising from (a) any work or thing done during the Lease term in, on or about the Premises or any part thereof by Lessee, its agents, contractors, servants, employees, licensees or invitees; (b) injury to or the death of persons or damage to property during the Lease term on the Premises or adjoining ditches, rights-of-ways, fences, canals, levies, roads, highways and the like, or in any manner arising out of or connected with the use, nonuse, condition, possession, operation, maintenance, management or occupation of the Premises by Lessee, or any of its agents, contractors, servants, employees, licensees or invitees; (c) any negligence or intentional misconduct on the part of Lessee or any of its agents, contractors, servants, employees, licensees or invitees; (d) violation by Lessee or any of its agents, contractors, servants, employees, licensees or invitees of any covenant or restriction or any governmental restriction, statute, charter, law, rule, ordinance or regulation affecting the Premises or the occupancy or use thereof; and (e) the occurrence of any event of default as described in Paragraph 25 below, provided such losses, claims, or expenses are not caused solely by the willful misconduct or gross negligence of Lessor, its agents, or employees. The provisions of this Paragraph 17 shall survive the termination of this Lease.

18. Entry by Lessor. Lessee shall permit Lessor and Lessor's agents and assigns, at all reasonable times, to enter the Premises and to use the roads established on the Premises now or in the future, for the purpose of inspection, Lessee's compliance with the terms of this Lease, exercise of all rights under this Lease, posting of notices, and all other lawful purposes. Lessee shall supply Lessor and Lessor's agents and assigns with keys and other instruments necessary to affect entry on the Premises.

19. Surrender Upon Termination. Whenever any lands constituting all or any part of the Premises shall cease to be subject to this Lease by lapse of time, termination or otherwise, Lessee shall promptly and peacefully surrender up the possession of all such lands and, subject to the provisions of Paragraph 11 of this Lease, all improvements thereon to the Lessor in as nearly their original condition as may be practicable considering Lessee's improvements thereon and reasonable use thereof, and if requested by Lessor, shall duly and promptly execute, acknowledge and deliver to Lessor a good, sufficient and recordable quitclaim deed covering all rights of Lessee in and to such lands.

20. Holding Over. In the event Lessee holds over and remains in possession of the Premises or any part thereof after expiration of this Lease, with the express consent of Lessor, such holding over shall be construed to be a tenancy for year-to-year only with rent payable at the times and in the amounts specified by Lessor. Such tenancy shall be subject to all the terms and conditions of this Lease.

21. Assignment of Subletting. Lessee shall not assign this Lease, or any rights under it, and shall not sublet the entire or any part of the Premises, or any right or privilege appurtenant to the Premises, or permit any other person (the agents and employees of Lessee excepted), to occupy or use the entire or any portion of the Premises, without first obtaining Lessor's written consent, which consent shall not be unreasonably withheld. The consent of one assignment, subletting, occupation, or use by another person is not a consent to a further assignment, subletting, occupation, or use by another person. Any assignment or subletting without Lessor's consent shall be void, and shall, at the Lessor's option, terminate this Lease. No interest of Lessee in this Lease shall be assignable by operation of law without Lessor's written consent. No assignment of this Lease by Lessee shall release Lessee from the obligations imposed upon Lessee hereunder.

22. Nonwaiver. The failure or omission of Lessor to terminate this Lease for any violation of any of its terms, conditions or covenants by Lessee shall in no way bar, stop or prevent Lessor from terminating this Lease thereafter, either for such or any other subsequent violation of any such term, condition or covenant of this Lease. The acceptance of rent hereunder shall not be, or be construed to be, a waiver of any breach of any term, covenant or condition of this Lease by Lessee.

23. Time is of the Essence. Time is hereby expressly declared to be of the essence of this Lease and of each and every provision hereof, and each such provision is hereby made and declared to be the material, necessary and essential part of this Lease.

24. Insurance Hazards. Lessee shall not use the Premises, or permit others to use them, or permit acts that will increase the existing rates of insurance on the Premises, or cause a cancellation of any insurance policy covering the Premises; nor shall Lessee sell or permit to be

kept, used or sold, in or about the Premises, any article that is prohibited by the standard form of fire insurance policies.

25. Default. The occurrence of any one or more of the following events shall constitute a default hereunder by Lessee:

A. Acts Constituting a Default:

1. Use of the Premises for any purpose other than as authorized in this Lease;
2. The abandonment of the Premises by Lessee. Abandonment is herein defined to include, but is not limited to, any absence by Lessee from the Premises for thirty (30) calendar days or longer during the term of this Lease or while in default of any provisions of this Lease;
4. 3. The failure by Lessee to make any payment of rent or additional rent required to be made by Lessee hereunder, as and when due, where such failure shall continue for a period of three (3) days after written notice thereof from Lessor to Lessee; provided, however, that any such written notice shall be in lieu of, and not in addition to, any notice required under California Code of Civil Procedure, Section 1161; The failure by Lessee to observe or perform any of the express or implied covenants or provisions of this Lease to be observed or performed by Lessee, other than as specified in 2. or 3. above, where such failure shall continue for a period of ten (10) days after written notice thereof from Lessor to Lessee; provided, however, that any such notice shall be in lieu of, and not in addition to, any notice required under California Code of Civil Procedure, Section 1161; provided further, that if the nature of Lessee's default is such that more than ten (10) days are reasonably required for its cure, then Lessee shall not be deemed to be in default if Lessee shall commence such cure within said ten (10) day period and thereafter diligently prosecute such cure to completion;
5. (i) The making by Lessee of any general assignment for the benefit of creditors; (ii) the filing by or against Lessee of a petition to have Lessee adjudged bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Lessee, the same is dismissed within thirty (30) days); (iii) the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where possession is not restored to Lessee within thirty (30) days; or (iv) the attachment, execution or other judicial seizure of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where such seizure is not discharged within thirty (30) days;

and

6. Assignment of the Premises by Lessee, either voluntarily or by operation of law, whether by judgment, executions, dissolution, or any other means, without the consent of Lessor.

B. Remedies: Lessor shall have the following remedies if Lessee commits a default. These remedies are not exclusive but are cumulative and in addition to any remedies now or hereafter allowed by law or elsewhere provided.

1. Lessee's Right to Possession Not Terminated. Lessor can continue this Lease in full force and effect, and the Lease will continue in effect as long as Lessor does not terminate Lessee's right to possession, and Lessor shall have the right to collect rent when due. During the period Lessee is in default, Lessor can enter the Premises and relet them, or any part of them, to third parties for Lessee's account. Lessee shall be liable immediately to Lessor for all costs Lessor incurs in reletting the Premises, including, without limitation, broker's commissions, expenses associated with restoring or rehabilitating the Premises, and like costs. Reletting can be for a period shorter or longer than the remaining term of this Lease. Lessee shall pay to Lessor the rent due under this Lease on the dates the rent is due, less the rent Lessor received from any reletting. No act by Lessor allowed by this paragraph shall terminate or cause a forfeiture of this Lease unless Lessor notifies Lessee that Lessor elects to terminate and forfeit this Lease.
2. Termination of Lessee's Right to Possession. Lessor can terminate Lessee's right to possession of the Premises at any time. No act by Lessor other than giving notice to Lessee shall terminate or cause a forfeiture of this Lease. Acts of maintenance, efforts to relet the Premises or the appointment of a receiver on Lessor's initiative to protect Lessor's interest under this Lease shall not constitute a termination of Lessee's right to possession. On termination, Lessor has the right to recover from Lessee:
 - a. The worth, at the time of the award, of the unpaid rent that had been earned at the time of termination of this Lease;
 - b. The worth, at the time of the award, of the amount by which the unpaid rent that would have been earned after the date of termination of this Lease until the time of award exceeds that amount of the loss of rent that Lessee proves could have been reasonably avoided;
 - c. The worth, at the time of the award, of the amount by which

the unpaid rent for the balance of the term after the time of award exceeds that amount of the loss of rent Lessee proves could have been reasonably avoided; and

- d. Any other amount, and court costs, necessary to compensate Lessor for all detriment proximately caused by Lessee's default of this Lease or which in the ordinary course of things, would be likely to result therefrom.

"The worth, at the time of the award," as used in a., b. and c. of this paragraph, is to be computed by allowing interest at the rate of Ten Percent (10%) per annum or the maximum amount allowed by law, whichever is greater. "The worth, at the time of the award," as referred to in c. of this paragraph, is to be computed by discounting the amount at the discount of the Federal Reserve Bank of San Francisco at the time of award, plus One Percent (1%).

3. Appointment of Receiver. If Lessee is in default of this Lease, Lessor shall have the right to have a receiver appointed to collect rent and conduct Lessee's business. Neither the filing of a petition for the appointment of a receiver nor the appointment itself shall constitute an election by Lessor to terminate or forfeit this Lease.
4. Removal of Property. Where personal property of the Lessee remains on the Premises after the tenancy has been terminated, for whatever reason, and the Premises have been vacated by the Lessee, the Lessor shall give written notice to such Lessee in accordance with the language of California Civil Code Sections 1983 through 1985, inclusive. The notice shall advise the person to be notified that said personal property must be claimed within fifteen (15) days from the date of personal delivery of said notice or within eighteen (18) days after the date said notice is deposited in the mail.

During the notice period, Lessor may store said personal property in a place of safekeeping pursuant to the language of California Civil Code Section 1986. Lessee shall pay to Lessor the reasonable cost of storage of said personal property before Lessor is obligated to release said personal property to Lessee. If said personal property is not claimed and released within the above-mentioned fifteen (15) days or eighteen (18) day period, then, pursuant to the language of California Civil Code Section 1988, Lessor may either retain said personal property, or sell said personal property at a public sale.

5. Lessor's Right to Cure Lessee's Default. Upon ten (10) days prior written notice to Lessee, Lessor may cure any default by Lessee at Lessee's cost and may enter upon the Premises for such purpose. If Lessor, at any time by reason of Lessee's default, pays any sum or

does any act that requires the payment of any sum, the sum paid by Lessor shall be due immediately from Lessee to Lessor at the time the sum is paid, and if paid at a later date, shall bear interest at the rate of Ten Percent (10%) per annum or the maximum amount allowed by law from the date the sum is paid by Lessor until Lessor is reimbursed by Lessee. The sum, together with interest on it, shall be additional rent.

6. Upon the occurrence of any event of default and termination of this Lease by Lessor, Lessor shall also have the right to reenter the Premises and take possession of all crops, both harvested and unharvested, and shall become the owner of all crops of which it has so taken possession, without being obligated to compensate Lessee in any way for them. In the event Lessor takes possession of the Premises and crops as provided herein, Lessee shall be liable to Lessor for husbandry costs incurred by Lessor to maintain and harvest said crops in excess of any amounts received by Lessor, if any, from the sale of said crops. Lessee hereby waives all claims for damages which may be reasonably caused by Lessor's reentering and taking possession of the Premises, to the extent that such damages are not caused by the willful misconduct or gross negligence of Lessor, or its agents or employees, and Lessee shall hold Lessor harmless from all reasonable loss, costs or damages occasioned by Lessor thereby, and no such reentry shall be considered or construed as a forcible entry. Lessee hereby waives all claims for damages which may be reasonably caused by Lessor's reentering and taking possession of the Premises or removing or storing the property of Lessee as hereinafter provided, and Lessee shall hold Lessor harmless from all reasonable loss, cost or damages occasioned by Lessor thereby, and no such reentry shall be considered or construed as a forcible entry. Lessor may also make repairs and replacement to the Premises at Lessee's expense.

26. Prevention or Performance. Should performance of the obligations of either party under this Lease be prevented or delayed by act of God, war, insurrection, fire, flood, storm, strike, lockouts or by any law, regulation or order of any federal, state, county or municipal authority or by any other cause beyond the control of such party, such party's performance under this Lease to the extent it is so prevented or delayed shall be excused.

28. Action of Receiver. If, in an action against Lessee, Lessor has a receiver appointed to take possession of the Premises, or to collect the rents or profits derived from the Premises, or both, the receiver has the right, if it is necessary or convenient in order to collect rents and profits, to conduct the business of the Lessee then being conducted on the Premises and to take possession of any personal property belonging to Lessee and used in the conduct of the business and physically located on the demised Premises, and to use such personal property in conducting the business of the Premises, neither the application for the appointment of a receiver nor the appointment of a receiver shall be construed as an election by Lessor to terminate this Lease unless written notice of

such intention is given to Lessee. Notice. Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three (3) business days after being mailed by first class mail, charges and postage prepaid, properly addressed to the party to receive such notice at the last address furnished for such purpose by the party to whom notice is directed and addressed as follows:

LESSOR:

City Manager
City of Hanford
319 N. Douty Street
Hanford, CA 93230

LESSEE:

SGS, LLC

Either party, Lessor or Lessee, may change their address for the purposes of this section by giving written notice of such change to the other party in the manner provided for herein.

29. Environmental Matters.

- A. Compliance with Environmental Law. Lessee shall at all times and in all respects comply with all federal, state and local laws, ordinances and regulations (collectively "Hazardous Materials Laws") relating to industrial and agricultural hygiene, environmental protection or the use, analysis, generation, manufacture, storage, disposal, or transportation of any hazardous, toxic, contaminated or polluting materials, substances or wastes, including without limitation, any "pesticides," "herbicides," "hazardous substances," "hazardous waste," "hazardous materials," "toxic substances" or "petroleum products" (collectively "Hazardous Materials").
- B. Hazardous Materials Handling. Lessee shall, at its own costs, procure and maintain in effect during the entire term of this Lease or any extension thereof, and comply with all conditions of any and all permits, licenses or governmental and regulatory approvals required for Lessee's use, analysis, generation, manufacture, storage, disposal or transportation of the Hazardous Materials on the Premises. Lessee shall cause any and all Hazardous Materials removed from the Premises to be removed and transported solely by duly licensed haulers to duly licensed facilities for final disposal of such materials and waste. Lessee shall in all respects use, handle, treat, deal and manage any and all Hazardous Materials in, on, under or about the Premises in total conformity with all applicable Hazardous Materials Laws and pursuant to prudent industry and agricultural practices. Upon expiration or earlier termination of the term of this Lease or any extension thereof, Lessee shall cause all Hazardous Materials to be removed from the Premises and transported for use, storage or disposal in accordance and in compliance with all applicable Hazardous Materials

Laws. Lessee shall not take any remedial action in response to the presence of any Hazardous Materials consent decree or other compromise in respect to any claims relating to any Hazardous Materials in any way connected with the Premises, without first notifying Lessor of Lessee's intention to do so and affording Lessor ample opportunity to appear, intervene or otherwise appropriately assert and protect Lessor's interest with respect thereto.

- C. Notices. Lessee shall immediately notify Lessor in writing of: (i) any enforcement, clean up, removal or other governmental or regulatory action instituted, completed or threatened pursuant to any Hazardous Materials Laws; (ii) any claim made or threatened by any person against Lessee or the Premises relating to damage, contribution, cost recovery compensation, loss or injury resulting from or claimed to result from any Hazardous Materials; and (iii) any reports made to any governmental agency arising out of or in connection with any Hazardous Materials used or stored upon or removed from the Premises, including any complaints, notices, warnings or asserted violations in connection therewith. Lessee shall also supply to Lessor as promptly as possible, and in any event within five (5) business days after Lessee first receives or sends the same, with copies of all claims, reports, complaints, notices, warnings or asserted violations relating in any way to the Premises or Lessee's use thereof. Upon Lessor's request, Lessee shall promptly deliver to Lessor copies of hazardous waste manifests reflecting the legal and proper use and disposal of all Hazardous Materials used or removed from the Premises.
- D. Indemnification of Lessor. Lessee shall indemnify, defend (by counsel reasonably acceptable to Lessor), protect and hold Lessor, its employees, agents, attorneys, successors, assigns, officials and officers, free and harmless from and against any and all claims, liabilities, penalties, forfeitures, losses or expenditures (including attorneys' fees) or death of or injury to any person or damage to any property whatsoever, arising from or caused in whole or in part, directly or indirectly, by (a) the presence in, on, upon or about the Premises or a discharge in or from the Premises of any Hazardous Materials or Lessee's use, analysis, storage, transportation, disposal, release, threatened release, discharge or generation of Hazardous Materials to, in, on, upon, about or from the Premises or (b) Lessee's failure to comply with any Hazardous Materials Law; provided such loss, damage, or claim is not the direct and sole result of the use of the Premises by Lessor subsequent to termination of this Lease or the conduct or actions of Lessor, its agents, or employees. Lessee's obligations hereunder shall include, without limitation, and whether foreseeable or unforeseeable, all costs of any required or necessary repair, clean up or detoxification or decontamination of the Premises, and the preparation and implementation of any closure, remedial action or other required plans in connection therewith, and shall survive the expiration or earlier termination of the term of this Lease or any extension thereof. For purposes of the release and indemnity provisions hereof, any acts or omissions of Lessee or its

employees, agents, assignees, contractors, licensees or invitees of Lessee, or other acting for or on behalf of Lessee, whether or not they are negligent, intentional, willful or unlawful, shall be strictly attributable to Lessee. This indemnification shall survive the termination of this Lease.

30. Attorney's Fees. If any arbitration is initiated, or an action at law or in equity is necessary to enforce or interpret the terms of this Lease, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Lease, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court for the County of Kings, State of California, for any proceeding arising hereunder.

31. Sole and Only Agreement. This Lease supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to their rights and obligations and contains all of the covenants and agreements between the parties with respect to said rights and obligations under this Lease in any manner whatsoever. Each party to this Lease acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Lease and no other agreement, statement or promises shall be valid or binding.

32. Invalidity. If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

33. Successors and Assigns. Subject to the provisions of paragraph 21 of this Lease, this Lease shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

34. Amendment. No change, amendment or modification of this Lease shall be valid unless the same be in writing and signed by the parties hereto.

35. Governing Law. This Lease shall be construed and governed pursuant to the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Lease effective on the day and in the year first set forth above.

LESSOR

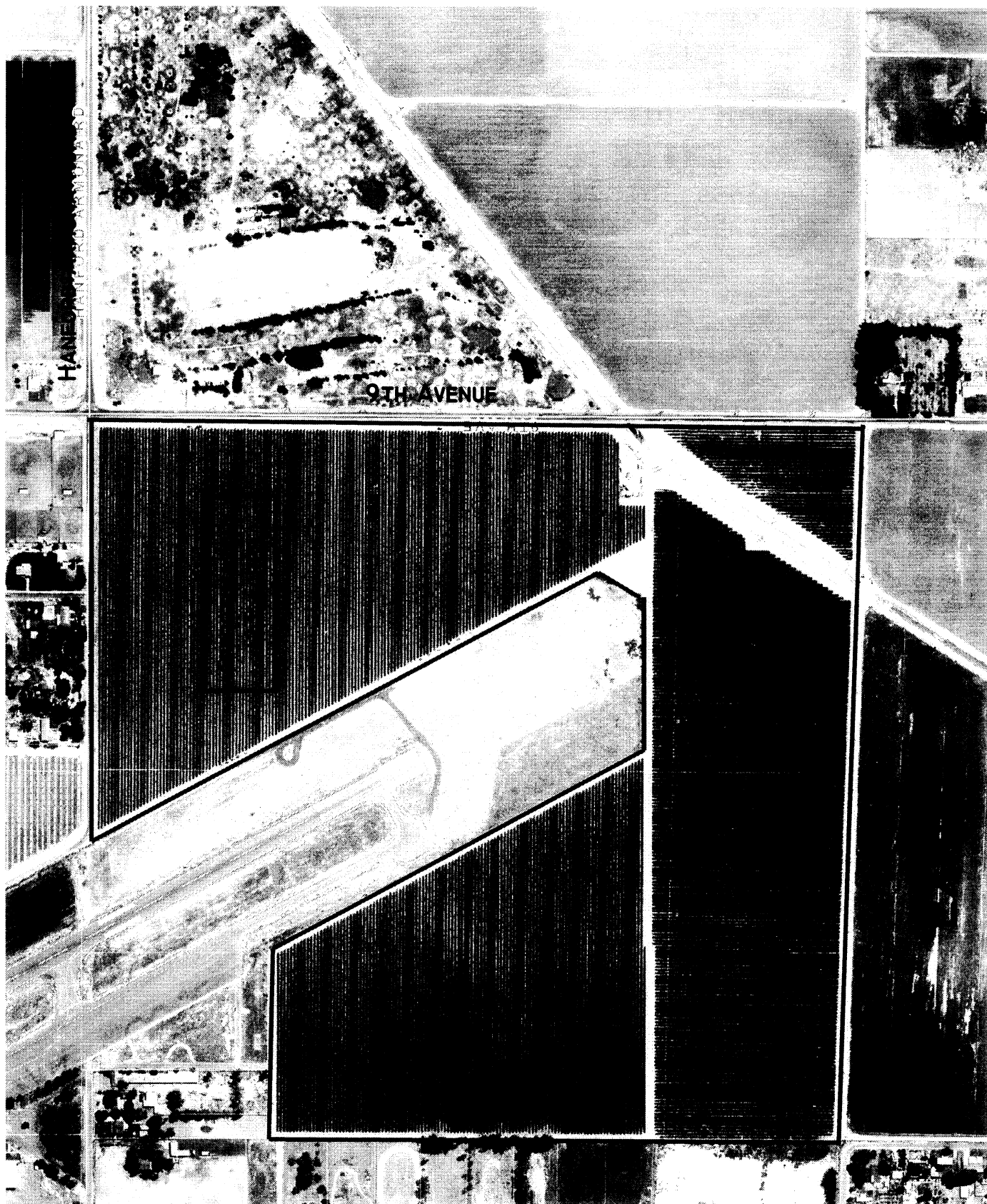
LESSEE

City of Hanford, a municipal corporation

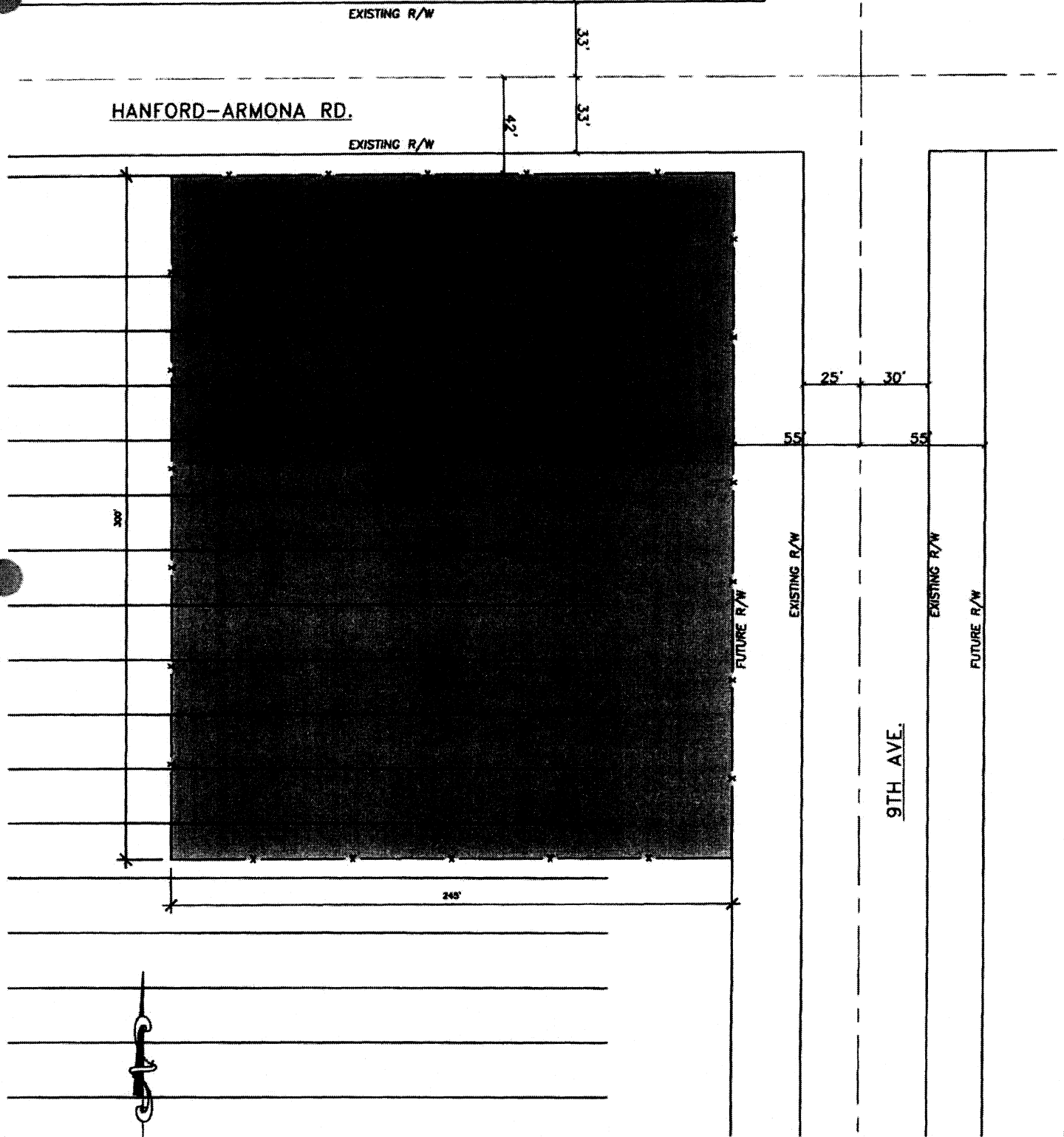
SGS, LLC

By: _____
HILARY M. STRAUS
City Manager

By: _____ [name]
Manager



FUTURE WATER STORAGE SITE



SCALE: 1"=60'

TITLE: Exhibit "B"	
APPROVED BY: _____	
DRAWN BY: SPD	
DATE: 7-8-09	
JOB No.: _____	SHEET 2 OF 2

