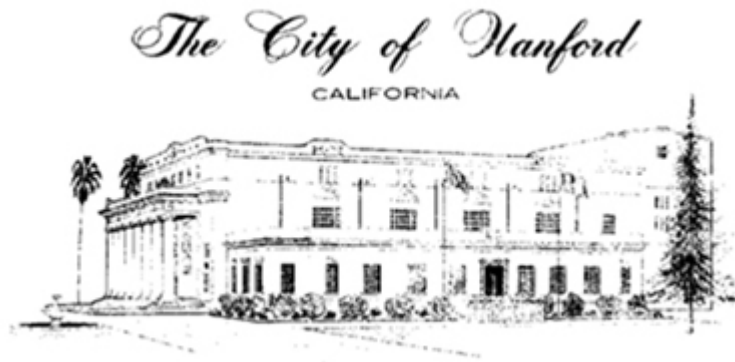




CITY COUNCIL MEETING

AGENDA

April 21, 2015 7:00 PM

**Council Chambers, Civic Auditorium
400 N. Douty Street**

6:00 PM - Study Session

Closed Session will immediately follow the Study Session if time permits

REGULAR COUNCIL MEETING - 7:00 PM

ROLL CALL BY THE CITY CLERK:

PUBLIC COMMENT:

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.

1. STUDY SESSION FOR THE DISCUSSION OF THE FOLLOWING:

- A.** Public Works: Staff will present the Council with a status update of the water fund projections, proposed budgetary changes due to chlorination and conservation, and analysis for direction from Council relating to potential water rate increases.

2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Sec. 54956.8
Property: APN 012-064-005
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Fernando and Fiorella Romero
Under Negotiation: Terms and Price
- Property: APNs 010-234-021, 010-234-022, 010-234-023
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Michael Mayer
Under Negotiation: Terms and Price
- Property: APN 010-234-020
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Fadenrecht, DM Family Trust
Under Negotiation: Terms and Price
- Property: APNs 012-086-007, 012-091-006
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Family Healthcare Network
Under Negotiation: Terms and Price
- B.** CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code 54957.6

Agency designated representatives:
Darrel Pyle and Mario Zamora

Employee Organization:
Service Employees International Union Local 521

ROLL CALL BY THE CITY CLERK:

FLAG SALUTE:

INVOCATION:

3. CLOSED SESSION ACTION REPORT:

A. Closed Session - Action Report

RECOGNITIONS/PROCLAMATIONS:

Proclamation: National Day of Prayer

PUBLIC COMMENT:

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.

WRITTEN CORRESPONDENCE:

4. STAFF COMMUNICATIONS:

5. CONSENT CALENDAR:

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.

- A.** City Clerk: Approve Meeting Minutes for April 7, 2015
- B.** City Manager: Authorize the Mayor to sign a letter of support for SB 16 (Beall) regarding transportation funding.
- C.** City Manager: Adopt Resolution 15-16-R consenting to the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure and approving an amendment to a certain Joint Powers Agreement related thereto; Authorize the City Manager to sign the Amendment to the Joint Powers Agreement and other program documents as required.
- D.** Community Development: Waive the 2nd reading and adopt Ordinance 15-03 approving Municipal Code Amendment 2014-07 amending Title 17, Sections 17.04.030, 17.16.040, 17.18.040, 17.24.011, 17.24.020. G, 17.24.040, 17.38.020.C.1.c, 17.39.040, 17.39.040.C.4, 17.39.040.E.1 of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to comply with State of California regulations as follows:
 - A. (*Density Bonus*)** a request to amend Section 17.39.040 by deleting Section 17.39.040.C.4 and revising Section 17.39.040.E.1 to allow the reviewing authority to approve the Density Bonus.
 - B. (*Emergency Shelters*)** a request to add "Emergency Shelter" definition to Section 17.04.030 and to add "Emergency Shelter" requirements to Section 17.24.011.G, and delete Section 17.24.020.G from the Ordinance.
 - C. (*Transitional/Supportive*)** a request to add three definitions to Section 17.04.030; "Supportive Housing, Target Population, Transitional Housing".
 - D. (*Farmworker Housing*)** a request to revise "Agriculture" under Section 17.04.030 definitions and add "Employee Housing" to Section 17.04.030 definitions.
 - E. (*Care Facilities & Group Homes*)** a request to add "Residential Care Facilities for seven or more persons" to both Sections 17.16.040 and Section 17.18.040.
 - F. (*SRO Regulations*)** a request to add a "Single-Room Occupancy (SRO)" to Section 17.04.030 definitions, add "Single-Room Occupancy facilities" to Section 17.24.040, and revise Section 17.38.020.C.1.(c) to include Single-Room Occupancy.
- E.** Parks & Recreation: Approve extension of Hanford Youth Softball Services Contract regarding concessions
- F.** Public Works: Approve a Notice of Completion for the Courthouse facility Electrical Upgrade Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

- G. Public Works: Waive the second reading and approve Ordinance 15-04 to amend Section 10.32.010 and Section 10.32.020 of the Hanford Municipal Code pertaining to Stop Intersections Designated (at Fourth and Redington Streets)
- H. Public Works: Approve the reimbursement of \$17,842 to Sharp Properties for improvements made within the City's right-of-way in conjunction with the Vendome Project at Eighth Street and Irwin Street.
- I. Finance: Warrant Register for 04/02/15-04/15/15

6. PUBLIC HEARINGS:

- A. Community Development: Adoption of Resolution 15-19-R, approving the issuance of California Statewide Communities Development Authority Revenue Bonds (Adventist Heath System/West) Series 2015.
- B. Community Development: Appeal 2015-03, filed by Estrella Associates, appealing Planning Commission's decision to deny Planned Unit Development 2014-02.
- C. Public Works: Conduct a public hearing and adopt Resolution No. 15-17-R creating a Rule 20B Underground Utility District in East Lacey Boulevard located along a portion of the approved commercial project being developed by 198/43 LLC.

7. NEW BUSINESS:

- A. Public Works: Award a contract to Intermountain Slurry Seal, Inc., of Elk Grove, CA in the amount of \$691,691.00 for the FY 14/15 Cape Seal Treatment Project, establish a construction contingency in the amount of \$69,100.00, and approve an additional appropriation of \$150,791.00 from Gas Tax Reserves.
- B. City Clerk: Review Accela's Legislative Management modules and approve contract related thereto.
- C. City Manager: Discuss the Sister City Program and the delegation travelling to the City of Setana, Japan.

8. COUNCIL REPORTS/COMMENTS:

9. ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. City Council Agendas and materials are also available at the City's website, www.cityofhanfordca.com; 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}



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 1. A.

SUBJECT:

Public Works: Staff will present the Council with a status update of the water fund projections, proposed budgetary changes due to chlorination and conservation, and analysis for direction from Council relating to potential water rate increases.

RECOMMENDATION:

Public Works: Staff will present the Council with a status update of the water fund projections, proposed budgetary changes due to chlorination and conservation, and analysis for direction from Council relating to potential water rate increases.

BACKGROUND:

Due to the current state of the drought and water conservation in California, coupled with the new requirement from the State Water Resources Control Board for continuous chlorination of the City's Water System, staff will on hand to present an update of the projected water fund balances through Fiscal Year 2015, additional budget issues for the mid-year budget update in June, and a discussion of the potential need for a water rate increase to deal with current issues and future reductions of water use directed by the State.

FISCAL IMPACT:

No impact at this time.



**AGENDA
STAFF REPORT**

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. A.

SUBJECT:

City Clerk: Approve Meeting Minutes for April 7, 2015

RECOMMENDATION:

That the City Council, by motion, approve meeting minutes for April 7, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description

📎 Minutes 4/7/15



**CITY COUNCIL MEETING
ACTION SUMMARY MINUTES
April 7, 2015 7:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street**

5:00 PM - Study Session

6:00 PM - Oath of Office & Reception for Fire Chief Ekk

Closed Session will immediately follow Study Session if time permits.

REGULAR COUNCIL MEETING - 7:00 PM

ROLL CALL BY THE CITY CLERK:

Mayor Russ Curry called the meeting to order at 5:00 p.m.

Present: Justin Mendes, Francisco Ramirez, Gary Pannett, David Ayers, Russ Curry

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PUBLIC COMMENT:

There were no comments given.

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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.

1. STUDY SESSION FOR THE DISCUSSION OF THE FOLLOWING:

- A.** City Clerk: Provide direction to staff regarding Agenda Management Programs and Electronic Voting.

City Clerk Jennifer Gomez provided information regarding AgendaQuick, Accela, and Granicus to provide an agenda management program and electronic voting. IT Manager Eric Forcey responded to questions and comments by the City Council. Following additional discussion, the Council provided a consensus for staff to move forward with Accela and bring back costs for the citizen engagement and video streaming modules.

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- B.** Public Works: Update on new California water use regulations

Public Works Director Lou Camara gave a water use regulation update based on the recent Executive Order by the Governor. Additional information by the State Water Resources Control Board is expected in May.

Community Development Director Darlene Mata discussed the current city ordinances. She reviewed the definition of "landscaping" and the issues involving residential requirements and code enforcement. Artificial turf and rocks are currently not allowed and residents are wanting these options in order to conserve water.

The consensus of the City Council was to allow drought resistant options and that staff should bring back alternatives to be in line with the State.

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2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Curry adjourned to closed session at 5:53 p.m.

Following closed session, the Mayor invited the public to the other room for a reception in honor of Fire Chief Ekk. City Clerk Jennifer Gomez gave the Oath of Office to the Fire Chief during the regular meeting immediately following the invocation.

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A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Pursuant to Government Code §54956.9(d)(3)

NUMBER OF POTENTIAL CASES: 1

ROLL CALL BY THE CITY CLERK:

Mayor Curry called the regular meeting to order at 7:00 p.m.

Present: Justin Mendes, Francisco Ramirez, Gary Pannett, David Ayers, Russ Curry

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FLAG SALUTE:

The flag salute was led by Mayor Curry.

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INVOCATION:

The invocation was given by Fire Inspector Gary Rocha.

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3. CLOSED SESSION ACTION REPORT:

A. Closed Session - Action Report

There was nothing to report.

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RECOGNITIONS/PROCLAMATIONS:

Police: Recognition of the Explorers for the Central Valley Explorer Competition in Tulare

Police Chief Sever recognized the Explorers in achieving 3rd Place overall and placing high in numerous events. He is thankful for the assistance from his staff and is extremely proud of the Explorers.

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PUBLIC COMMENT:

Richard Harriman commented and objected to an action taken by the Citizen Advisory Committee that he claimed was not on their agenda. He would like the City Council to place on a future agenda to clarify what jurisdiction that committee has and what actions they can take. He stated that their agendas should be easier to access on the city website.

A gentleman commented on the HERO program and highly supports it.

Bob Ramos inquired if there were any local contractors that submitted a bid regarding Consent item I.

Carolyn Hudgins with Women With Vision Unlimited discussed their various programs and inquired what the vision of the City Council is for the youth in the community.

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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.

WRITTEN CORRESPONDENCE:

4. STAFF COMMUNICATIONS:

Staff provided updates on their projects, upcoming meetings, and events.

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5. CONSENT CALENDAR:

Motion to approve the consent calendar by :Justin Mendes/Francisco Ramirez. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

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.

- A.** City Clerk: Approve Meeting Minutes for March 17, 2015
- B.** City Clerk: Approve Meeting Minutes for March 24, 2015
- C.** City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Ryan Dedeker.
- D.** City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Seth Arellano.
- E.** City Manager: Approve a support letter for AB 857 (Perea), the Clean Trucking Act.
- F.** Human Resources: Approve Resolution 15-18-R amending the Employee Compensation Plan - Part Time Employee Pay Rates for 2015
- G.** Police: Response to Kings County Grand Jury Report
- H.** Public Works: Award a contract to Intermountain Slurry Seal, Inc. of Elk Grove, CA in the amount of \$195,315.00 for the FY 14/15 Slurry Seal on Residential Streets Project, and establish a construction contingency in the amount of \$19,500.00.
- I.** Public Works: Award the FY 14/15 Downtown Street Light Painting Project to Nelson's Painting Inc., of Clovis, in the amount of \$43,870.00 and authorize the City Manager to execute the attached agreement.

City Manager Darrel Pyle clarified for Mr. Ramos that nine area contractors were solicited and only one proposal was submitted.

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J. Community Development: Authorize the City Manager to sign leases with the following:

- Kristen Smith for 319 S. Irwin Street (Kiosk) for \$325 a month.
- Gold Top Investments LLC for 113 Court Street, Suite 101 a 409 square foot office space in the Courthouse for \$409 a month.

and set rental rates for City lease spaces and authorize the City Manager to sign future leases consistent with the established rates to be signed by the City Manager.

K. Finance: Warrant Register for period March 12, 2015 through April 1, 2015.

6. PUBLIC HEARINGS:

- A. Public Works: Conduct a public hearing and, by separate motions, adopt resolutions establishing the impact fees for each of the listed facilities: 15-08-R Police Facilities, 15-09-R Fire Facilities, 15-10-R Park and Recreational Facilities, 15-11-R Refuse and Recycling Facilities, 15-12-R Transportation Facilities, 15-13-R Water Facilities, 15-14-R Wastewater Facilities, and 15-15-R Storm Water Facilities.

Public Works Director Lou Camara provided background information for the Council's review and consideration. Mayor Curry opened the public comment at 7:31 p.m.

Robin Mattos inquired about the actual costs to provide the services and requested additional information in the agenda packet.

Jerry Irons opposed the fees as they are restrictive to small and medium size businesses and considers them unfair.

Mayor Curry closed the public comments at 7:38 p.m. Mr. Camara briefly explained the purpose of impact fees.

Motion to approve Resolution 15-08-R by :David Ayers/Justin Mendes. Passed. 4-1. Ayes: Ayers, Curry, Mendes, Pannett. Nays: Ramirez.

Motion to approve Resolution 15-09-R by :Justin Mendes/David Ayers. Passed. 4-1. Ayes: Ayers, Curry, Mendes, Pannett. Nays: Ramirez.

Motion to approve Resolution 15-10-R by :David Ayers/Russ Curry. Passed. 3-2. Ayes: Ayers, Curry, Pannett. Nays: Mendes, Ramirez.

Motion to approve Resolution 15-11-R by :David Ayers/Russ Curry. Passed. 4-1. Ayes: Ayers, Mendes, Pannett, Curry. Nays: Ramirez.

Motion to approve Resolution 15-12-R by :David Ayers/Russ Curry. Passed. 4-1. Ayes: Ayers, Curry, Mendes, Pannett. Nays: Ramirez.

Motion to approve Resolution 15-13-R by :Justin Mendes/David Ayers. Passed. 4-1. Ayes: Ayers, Curry, Mendes, Pannett. Nays: Ramirez.

Motion to approve Resolution 15-14-R by :David Ayers/Gary Pannett. Passed. 4-1. Ayes: Ayers, Curry, Mendes, Pannett. Nays: Ramirez.

Motion to approve Resolution 15-15-R by :Gary Pannett/David Ayers. Passed. 4-1. Ayes: Ayers, Curry, Mendes, Pannett. Nays: Ramirez.

- B. Community Development: Introduce and waive the first reading of Ordinance 15-03 approving MUNICIPAL CODE AMENDMENT 2014-07 a request to amend Title 17 Sections 17.04.030, 17.16.040, 17.18.040, 17.24.011, 17.24.020. G, 17.24.040, 17.38.020.C.1.c, 17.39.040, 17.39.040.C.4, 17.39.040.E.1 of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to comply with State of California regulations as follows:

- A. (Density Bonus)** a request to amend Section 17.39.040 by deleting Section 17.39.040.C.4 and revising Section 17.39.040.E.1 to allow the reviewing authority to approve the Density Bonus.
- B. (Emergency Shelters)** a request to add “Emergency Shelter” definition to Section 17.04.030 and to add “Emergency Shelter” requirements to Section 17.24.011.G, and delete Section 17.24.020.G from the Ordinance.
- C. (Transitional/Supportive)** a request to add three definitions to Section 17.04.030; “Supportive Housing, Target Population, Transitional Housing”.
- D. (Farmworker Housing)** a request to revise “Agriculture” under Section 17.04.030 definitions and add “Employee Housing” to Section 17.04.030 definitions.
- E. (Care Facilities & Group Homes)** a request to add “Residential Care Facilities for seven or more persons” to both Sections 17.16.040 and Section 17.18.040.
- F. (SRO Regulations)** a request to add a “Single-Room Occupancy (SRO)” to Section 17.04.030 definitions, add “Single-Room Occupancy facilities” to Section 17.24.040, and revise Section 17.38.020.C.1.(c) to include Single-Room Occupancy.

Community Development Manager Melody Haigh provided an overview of the municipal code sections pertaining to Density Bonus, Emergency Shelters, Transitional/Supportive, Farmworker Housing, Care Facilities & Group Homes, and Single-Room Occupancy Regulations with the recommendation to include a minimum of 300 feet from another emergency shelter to the proposed ordinance. Mayor Curry opened the public comments at 7:54 p.m., and with no comments closed the public comments at 7:54 p.m.

Council Member Ramirez made the motion without the language regarding a minimum 300 feet from another emergency shelter.

Motion to introduce and waive the first reading of Ordinance 15-03 by :Francisco Ramirez/. Died for lack of Second. 0-0.

Council Member Ramirez made a second motion to include the minimum of 300 feet from another emergency shelter.

Motion to introduce and waive the first reading of Ordinance 15-03 as amended by :Francisco Ramirez/Gary Pannett. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

7. DEFERRED BUSINESS: NONE

8. NEW BUSINESS:

- A.** Public Works: Introduce and waive the first reading of proposed Ordinance 15-04 to amend Section 10.32.010 and Section 10.32.020 of the Hanford Municipal Code pertaining to Stop Intersections Designated (at Fourth and Redington Streets)

Public Works Deputy Director John Doyel provided background information for the Council's review and consideration. He responded to questions and comments by the Council.

Motion to introduce and waive the first reading of Ordinance 15-04 by :David Ayers/Gary Pannett. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

- B.** Public Works: Approval of contract Scope of Work Change Order No. 2 with the firm of Quad Knopf, Inc., to provide planning and engineering services to update City Development Impact Fee Studies for Police Facilities, Fire Facilities, Park & Recreation Facilities and Transportation Facilities.

Public Works Director Lou Camara briefly discussed the Scope of Work Change Order No. 2. Staff responded to questions and comments by the public and City Council.

Motion to approve the contract by :David Ayers/Justin Mendes. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

- C.** City Manager: Discuss the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure and approving an amendment to a certain Joint Powers Agreement related thereto

City Manager Darrel Pyle gave an overview of the HERO program and requested direction from the City Council. The consensus of the Council was to bring a resolution back on the next agenda for action.

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- D.** City Manager: Approve the City Council Goals & Objectives for the 2015/16 Fiscal Year

City Manager Darrel Pyle responded to comments and questions by the City Council. Vice Mayor Ayers discussed prior strategic planning and goal setting meetings and expressed his support for staff to use this type of format next year. Mr. Pyle stated that he and the City Clerk will look at the past practices to develop a plan for next year.

Motion to approve the Goals & Objectives by :Justin Mendes/Francisco Ramirez. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

9. COUNCIL REPORTS/COMMENTS:

Council Member Mendes stated the Main Street Hanford meeting was very successful and that they appreciate this Council's decisions to address downtown concerns.

Council Member Ramirez commented on the Kids Day event that he attended and would like additional resources to be allocated to increase a social media presence to advertise future activities.

Council Member Pannett submitted a written report for the record.

Vice Mayor Ayers discussed upcoming meetings that may be of interest to the other Council Members. He also commented on the Sister City program and the opportunity to travel there this summer.

Mayor Curry commented on the meetings that he recently attended.

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10. ADJOURNMENT:

Mayor Curry adjourned the meeting at 8:42 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

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AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. B.

SUBJECT:

City Manager: Authorize the Mayor to sign a letter of support for SB 16 (Beall) regarding transportation funding.

RECOMMENDATION:

That the Council, by motion, authorize the Mayor to sign a letter of support for SB 16.

BACKGROUND:

Sen. Jim Beall's plan, SB 16, would expressly address the backlog of maintenance needs, and is estimated to generate between \$2.8 and \$3.6 billion annually and with the funds being directed to maintenance and preservation of local streets and roads and the state highway system. In addition, five percent of the revenues would be set aside to incentivize counties currently without a local transportation funding measure to approve such a measure.

The Senate plan proposes a five-year temporary funding source through:

- A 10 cent increase in the excise tax on gasoline and diesel;
- \$35 Vehicle Registration Fee (VRF) increase for all vehicles;
- A \$100 VRF increase for zero-emission vehicles;
- Payback of outstanding transportation loans over a three-year period; and
- Truck Weight Fees would be returned to the transportation fund over a five- year period (20 percent annually). The general fund would be backfilled by a 0.35 percent increase in the VLF over the five-year period (raised in 0.07 percent increments over the five-year period).

The proposal is supported by the League of California Cities.

FISCAL IMPACT:

Preliminary estimates of revenues are attached.

ATTACHMENTS:

Description

- ☐ Letter of Support
- ☐ Preliminary Estimates

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
RUSS CURRY

VICE-MAYOR
DAVID G. AYERS

COUNCIL MEMBERS
GARY PANNETT
FRANCISCO RAMIREZ
JUSTIN MENDES

April 21, 2015

Honorable Jim Beall
Member, California State Senate
State Capitol, Room 5066
Sacramento, CA 95814
Via FAX: (916) 651-4915

RE: **SB 16 (Beall). Transportation Funding.** *(as amended April 15, 2015)*
Letter of Support

Dear Senator Beall:

The City of Hanford supports SB 16, which would provide much needed funding to the state and local roadway system over a period of five years to address the overwhelming backlog of preservation and maintenance.

Our local streets and roads we all rely on are literally crumbling beneath our feet. The conditions are getting so bad that if California doesn't commit to prioritizing funding to fix them, we could be facing a catastrophe. Without this additional funding, 25% of local streets and roads will be in failed condition in a very short 10 years.

If regular maintenance is neglected, the costs of repairs increase exponentially. Senate Bill 16 would expressly address the backlog of maintenance needs, and is estimated to generate between \$2.8 and \$3.6 billion annually. In addition, five percent of the revenues would be set aside to incentivize counties currently without a local transportation funding measure to approve such a measure.

We cannot stress enough the importance of acting on the transportation funding shortfall. Thank you for your leadership on this critical issue. For these reasons, the City of Hanford supports SB 16 (Beall).

Sincerely,

Russ Curry
Mayor
City of Hanford

cc: Senator Andy Vidak, Fax: (559) 585-7161
Assembly Member Rudy Salas, Fax: (559) 585-7175
Hilary Baird, League Regional Public Affairs Manager, hbaird@cacities.org
Meg Desmond, League of California Cities, mdesmond@cacities.org

Proposed New Local Streets&Roads Funding preliminary estimates
Estimated Allocations of \$1.33 billion and \$1.71 billion

Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
ALAMEDA COUNTY	21,273,366	27,351,470
ALAMEDA	1,541,285	1,981,652
ALBANY	377,715	485,634
BERKELEY	2,380,688	3,060,884
DUBLIN	1,084,384	1,394,208
EMERYVILLE	212,792	273,589
FREMONT	4,542,884	5,840,851
HAYWARD	3,105,449	3,992,720
LIVERMORE	1,730,406	2,224,808
NEWARK	900,171	1,157,363
OAKLAND	8,735,313	11,231,117
PIEDMONT	228,430	293,696
PLEASANTON	1,482,037	1,905,477
SAN LEANDRO	1,778,660	2,286,848
UNION CITY	1,522,340	1,957,295
ALPINE COUNTY	399,449	513,577
AMADOR COUNTY	1,895,434	2,436,987
AMADOR	4,381	5,633
IONE	160,603	206,489
JACKSON	94,743	121,813
PLYMOUTH	21,784	28,008
SUTTER CREEK	59,734	76,801
BUTTE COUNTY	6,814,762	8,761,837
BIGGS	36,692	47,176
CHICO	1,792,818	2,305,051
GRIDLEY	136,689	175,743
OROVILLE	324,127	416,734
PARADISE	542,070	696,948
CALAVERAS COUNTY	2,886,604	3,711,347
ANGELS CAMP	77,888	100,141
COLUSA COUNTY	2,261,530	2,907,681
COLUSA	125,168	160,930
WILLIAMS	108,779	139,859
CONTRA COSTA COUNTY	16,469,013	21,174,445
ANTIOCH	2,159,255	2,776,185
BRENTWOOD	1,110,326	1,427,562
CLAYTON	227,173	292,079
CONCORD	2,552,933	3,282,343
DANVILLE	883,823	1,136,344
EL CERRITO	488,563	628,152
HERCULES	500,855	643,956
LAFAYETTE	500,165	643,069
MARTINEZ	748,290	962,087
MORAGA	335,181	430,947
OAKLEY	772,285	992,938
ORINDA	366,904	471,734
PINOLE	397,633	511,243
PITTSBURG	1,346,160	1,730,777
PLEASANT HILL	687,035	883,330
RICHMOND	2,152,825	2,767,918
SAN PABLO	651,722	837,928
SAN RAMON	1,567,288	2,015,085
WALNUT CREEK	1,350,541	1,736,410

Proposed New Local Streets&Roads Funding preliminary estimates

Estimated Allocations of \$1.33 billion and \$1.71 billion

Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
DEL NORTE COUNTY	1,175,278	1,511,072
CRESCENT CITY	157,439	202,421
EL DORADO COUNTY	6,112,142	7,858,469
PLACERVILLE	213,522	274,528
SOUTH LAKE TAHOE	488,563	628,152
FRESNO COUNTY	20,585,894	26,467,577
CLOVIS	2,072,706	2,664,908
COALINGA	387,593	498,334
FIREBAUGH	158,392	203,647
FOWLER	119,326	153,420
FRESNO	10,458,235	13,446,302
HURON	163,929	210,766
KERMAN	291,694	375,035
KINGSBURG	237,010	304,727
MENDOTA	227,680	292,731
ORANGE COVE	224,110	288,141
PARLIER	304,634	391,673
REEDLEY	531,969	683,960
SANGER	520,550	669,278
SAN JOAQUIN	82,573	106,166
SELMA	486,332	625,284
GLENN COUNTY	2,753,961	3,540,807
ORLAND	155,836	200,361
WILLOWS	131,943	169,641
HUMBOLDT COUNTY	5,384,956	6,923,515
ARCATA	360,069	462,945
BLUE LAKE	25,658	32,989
EUREKA	553,388	711,499
FERNDALE	29,289	37,657
FORTUNA	242,933	312,342
RIO DELL	68,598	88,197
TRINIDAD	7,464	9,597
IMPERIAL COUNTY	9,201,980	11,831,117
BRAWLEY	562,719	723,495
CALEXICO	822,770	1,057,848
CALIPATRIA	166,992	214,704
EL CENTRO	920,150	1,183,050
HOLTVILLE	134,701	173,187
IMPERIAL	581,724	747,931
WESTMORLAND	49,572	63,736
INYO COUNTY	3,317,395	4,265,222
BISHOP	78,963	101,524
KERN COUNTY	19,623,677	25,230,442
ARVIN	410,249	527,463
BAKERSFIELD	7,450,348	9,579,019
CALIFORNIA CITY	304,533	391,542
DELANO	1,104,363	1,419,895
MARICOPA	23,934	30,773
MCFARLAND	282,789	363,586
RIDGECREST	582,657	749,131
SHAFTER	354,166	455,356
TAFT	189,182	243,234
TEHACHAPI	294,574	378,738
WASCO	530,590	682,187

Proposed New Local Streets&Roads Funding preliminary estimates
Estimated Allocations of \$1.33 billion and \$1.71 billion

Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
KINGS COUNTY	4,085,367	5,252,615
AVENAL	339,481	436,476
CORCORAN	528,318	679,266
HANFORD	1,121,320	1,441,697
LEMOORE	516,432	663,984
LAKE COUNTY	2,899,081	3,727,389
CLEARLAKE	310,111	398,714
LAKEPORT	104,378	134,200
LASSEN COUNTY	2,811,636	3,614,960
SUSANVILLE	377,269	485,060
LOS ANGELES COUNTY	126,180,020	162,231,454
AGOURA HILLS	474,365	609,898
ALHAMBRA	1,836,873	2,361,694
ARCADIA	1,166,288	1,499,513
ARTESIA	357,148	459,190
AVALON	77,482	99,620
AZUSA	998,079	1,283,244
BALDWIN PARK	1,655,196	2,128,109
BELL	790,682	1,016,592
BELLFLOWER	1,576,841	2,027,368
BELL GARDENS	953,354	1,225,741
BEVERLY HILLS	734,741	944,667
BRADBURY	21,946	28,217
BURBANK	2,200,106	2,828,707
CALABASAS	485,642	624,397
CARSON	1,994,433	2,564,271
CERRITOS	1,117,081	1,436,247
CLAREMONT	766,302	985,245
COMMERCE	275,467	354,172
COMPTON	2,023,641	2,601,824
COVINA	1,008,484	1,296,622
CUDAHY	527,953	678,797
CULVER CITY	828,977	1,065,828
DIAMOND BAR	1,237,665	1,591,283
DOWNEY	2,306,512	2,965,515
DUARTE	469,030	603,039
EL MONTE	2,565,103	3,297,990
EL SEGUNDO	346,357	445,316
GARDENA	1,256,488	1,615,484
GLENDALE	4,216,932	5,421,769
GLENDORA	1,071,565	1,377,726
HAWAIIAN GARDENS	322,950	415,222
HAWTHORNE	1,828,435	2,350,845
HERMOSA BEACH	400,595	515,050
HIDDEN HILLS	41,378	53,200
HUNTINGTON PARK	1,316,972	1,693,250
INDUSTRY	16,308	20,967
INGLEWOOD	2,418,009	3,108,868
IRWINDALE	35,029	45,038
LA CANADA FLINTRIDGE	438,281	563,504
LA HABRA HEIGHTS	125,614	161,504
LAKEWOOD	1,697,182	2,182,091
LA MIRADA	1,023,838	1,316,364

Proposed New Local Streets&Roads Funding preliminary estimates

Estimated Allocations of \$1.33 billion and \$1.71 billion

Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
LANCASTER	3,242,848	4,169,376
LA PUENTE	879,482	1,130,763
LA VERNE	690,666	887,999
LAWNDALE	682,349	877,306
LOMITA	429,052	551,638
LONG BEACH	10,034,314	12,901,261
LOS ANGELES	83,055,190	106,785,244
LYNWOOD	1,486,662	1,911,423
MALIBU	279,199	358,970
MANHATTAN BEACH	747,296	960,810
MAYWOOD	609,188	783,241
MONROVIA	811,006	1,042,722
MONTEBELLO	1,334,254	1,715,469
MONTEREY PARK	1,318,960	1,695,806
NORWALK	2,234,770	2,873,275
PALMDALE	3,157,232	4,059,299
PALOS VERDES ESTATES	288,185	370,523
PARAMOUNT	1,178,640	1,515,395
PASADENA	3,074,456	3,952,873
PICO RIVERA	1,364,820	1,754,769
POMONA	3,320,026	4,268,605
RANCHO PALOS VERDES	882,829	1,135,066
REDONDO BEACH	1,381,392	1,776,075
ROLLING HILLS (L)		
ROLLING HILLS ESTATES	166,140	213,609
ROSEMEAD	1,171,480	1,506,189
SAN DIMAS	750,704	965,191
SAN FERNANDO	514,505	661,507
SAN GABRIEL	871,856	1,120,958
SAN MARINO	277,333	356,571
SANTA CLARITA	4,241,840	5,453,794
SANTA FE SPRINGS	365,038	469,335
SANTA MONICA	1,880,320	2,417,554
SIERRA MADRE	226,077	290,671
SIGNAL HILL	232,548	298,990
SOUTH EL MONTE	458,949	590,078
SOUTH GATE	2,085,444	2,681,286
SOUTH PASADENA	527,588	678,327
TEMPLE CITY	732,916	942,320
TORRANCE	3,036,750	3,904,393
VERNON	2,475	3,182
WALNUT	662,431	851,697
WEST COVINA	2,291,056	2,945,643
WEST HOLLYWOOD	771,494	991,921
WESTLAKE VILLAGE	180,622	232,229
WHITTIER	1,769,715	2,275,348
MADERA COUNTY	5,910,384	7,599,066
CHOWCHILLA	386,417	496,821
MADERA	1,278,008	1,643,153

Proposed New Local Streets&Roads Funding preliminary estimates
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Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
MARIN COUNTY	4,789,199	6,157,542
BELVEDERE	44,116	56,721
CORTE MADERA	199,101	255,986
FAIRFAX	152,956	196,658
LARKSPUR	251,472	323,321
MILL VALLEY	289,179	371,801
NOVATO	1,082,254	1,391,470
ROSS	49,917	64,179
SAN ANSELMO	258,490	332,344
SAN RAFAEL	1,193,102	1,533,989
SAUSALITO	154,072	198,092
TIBURON	184,375	237,053
MARIPOSA COUNTY	1,863,286	2,395,653
MENDOCINO COUNTY	4,323,396	5,558,652
FORT BRAGG	149,082	191,677
POINT ARENA	10,162	13,065
UKIAH	328,285	422,080
WILLITS	103,485	133,052
MERCED COUNTY	7,762,808	9,980,753
ATWATER	589,229	757,580
DOS PALOS	102,430	131,696
GUSTINE	114,560	147,291
LIVINGSTON	285,000	366,429
LOS BANOS	753,888	969,285
MERCED	1,645,581	2,115,748
MODOC COUNTY	2,717,657	3,494,130
ALTURAS	59,329	76,280
MONO COUNTY	2,010,832	2,585,355
MAMMOTH LAKES	168,067	216,086
MONTEREY COUNTY	8,814,455	11,332,870
CARMEL-BY-THE-SEA	83,202	106,974
DEL REY OAKS	33,772	43,421
GONZALES	184,862	237,679
GREENFIELD	363,030	466,753
KING CITY	267,962	344,523
MARINA	570,690	733,744
MONTEREY	621,500	799,071
PACIFIC GROVE	318,102	408,989
SALINAS	3,174,656	4,081,700
SAND CITY	6,957	8,945
SEASIDE	708,251	910,609
SOLEDAD	575,254	739,612
NAPA COUNTY	3,326,958	4,277,517
AMERICAN CANYON	405,686	521,596
CALISTOGA	108,921	140,041
NAPA	1,598,139	2,054,750
SAINT HELENA	122,531	157,540
YOUNTVILLE	82,593	106,192
NEVADA COUNTY	3,402,367	4,374,472
GRASS VALLEY	264,311	339,829
NEVADA CITY	63,304	81,391
TRUCKEE	330,212	424,558

Proposed New Local Streets&Roads Funding preliminary estimates
Estimated Allocations of \$1.33 billion and \$1.71 billion

Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
ORANGE COUNTY	41,414,515	53,247,234
ALISO VIEJO	1,013,169	1,302,646
ANAHEIM	7,173,035	9,222,474
BREA	859,950	1,105,650
BUENA PARK	1,706,654	2,194,270
COSTA MESA	2,376,753	3,055,825
CYPRESS	1,013,778	1,303,429
DANA POINT	757,093	973,406
FOUNTAIN VALLEY	1,191,459	1,531,876
FULLERTON	2,842,314	3,654,404
GARDEN GROVE	3,562,107	4,579,851
HUNTINGTON BEACH	4,127,320	5,306,555
IRVINE	4,921,755	6,327,971
LAGUNA BEACH	514,262	661,194
LAGUNA HILLS	685,798	881,740
LAGUNA NIGUEL	1,372,488	1,764,627
LAGUNA WOODS	380,250	488,893
LA HABRA	1,281,578	1,647,743
LAKE FOREST	1,605,197	2,063,825
LA PALMA	330,698	425,184
LOS ALAMITOS	248,876	319,983
MISSION VIEJO	2,043,032	2,626,755
NEWPORT BEACH	1,762,088	2,265,542
ORANGE	2,894,584	3,721,609
PLACENTIA	1,060,916	1,364,035
RANCHO SANTA MARGARITA	1,013,048	1,302,490
SAN CLEMENTE	1,394,738	1,793,235
SAN JUAN CAPISTRANO	755,207	970,980
SANTA ANA	7,256,420	9,329,683
SEAL BEACH	527,568	678,301
STANTON	807,254	1,037,898
TUSTIN	1,589,397	2,043,510
VILLA PARK	127,927	164,477
WESTMINSTER	1,912,590	2,459,045
YORBA LINDA	1,405,083	1,806,535
PLACER COUNTY	8,804,242	11,319,740
AUBURN	279,990	359,987
COLFAX	40,526	52,105
LINCOLN	916,925	1,178,904
LOOMIS	136,770	175,847
ROCKLIN	1,210,343	1,556,155
ROSEVILLE	2,575,082	3,310,820
PLUMAS COUNTY	2,238,439	2,877,993
PORTOLA	45,597	58,624

Proposed New Local Streets&Roads Funding preliminary estimates
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	Allocation if \$1.33 billion	Allocation if \$1.71 billion
RIVERSIDE COUNTY	33,589,032	43,185,898
BANNING	615,090	790,830
BEAUMONT	829,099	1,065,984
BLYTHE	458,909	590,026
CALIMESA	166,952	214,652
CANYON LAKE	227,680	292,731
CATHEDRAL CITY	1,071,788	1,378,013
COACHELLA	885,020	1,137,883
CORONA	3,227,717	4,149,922
DESERT HOT SPRINGS	567,952	730,224
EASTVALE	1,200,465	1,543,455
HEMET	1,653,837	2,126,361
INDIAN WELLS	104,337	134,148
INDIO	1,697,202	2,182,117
JURUPA VALLEY	2,578,129	3,314,737
LAKE ELSINORE	1,150,426	1,479,120
LA QUINTA	901,003	1,158,432
MENIFEE	1,933,665	2,486,140
MORENO VALLEY	4,041,603	5,196,347
MURRIETA	2,158,647	2,775,403
NORCO	555,153	713,768
PALM DESERT	1,056,089	1,357,829
PALM SPRINGS	974,408	1,252,810
PERRIS	1,462,484	1,880,337
RANCHO MIRAGE	359,927	462,763
RIVERSIDE	6,369,635	8,189,531
SAN JACINTO	924,166	1,188,214
TEMECULA	2,155,888	2,771,856
WILDOMAR	792,102	1,018,417
SACRAMENTO COUNTY	24,909,602	32,026,632
CITRUS HEIGHTS	1,787,260	2,297,906
ELK GROVE	3,259,278	4,190,500
FOLSOM	1,501,246	1,930,173
GALT	492,660	633,420
ISLETON	17,119	22,010
RANCHO CORDOVA	1,375,997	1,769,138
SACRAMENTO	9,861,501	12,679,073
SAN BENITO COUNTY	1,891,665	2,432,140
HOLLISTER	756,586	972,754
SAN JUAN BAUTISTA	38,640	49,680

Proposed New Local Streets&Roads Funding preliminary estimates

Estimated Allocations of \$1.33 billion and \$1.71 billion

Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
SAN BERNARDINO COUNTY	32,792,442	42,161,712
ADELANTO	659,429	847,838
APPLE VALLEY	1,435,143	1,845,183
BARSTOW	492,498	633,212
BIG BEAR LAKE	127,338	163,721
CHINO	1,718,845	2,209,943
CHINO HILLS	1,601,790	2,059,444
COLTON	1,076,169	1,383,646
FONTANA	4,100,810	5,272,470
GRAND TERRACE	257,942	331,640
HESPERIA	1,856,041	2,386,338
HIGHLAND	1,095,966	1,409,099
LOMA LINDA	478,969	615,817
MONTCLAIR	761,332	978,856
NEEDLES	117,825	151,490
ONTARIO	3,540,160	4,551,635
RANCHO CUCAMONGA	3,628,758	4,665,545
REDLANDS	1,458,894	1,875,721
RIALTO	2,057,311	2,645,115
SAN BERNARDINO	4,314,677	5,547,442
TWENTYNINE PALMS	625,374	804,052
UPLAND	1,543,678	1,984,729
VICTORVILLE	2,445,959	3,144,805
YUCAIPA	1,067,995	1,373,137
YUCCA VALLEY	431,871	555,263
SAN DIEGO COUNTY	47,725,946	61,361,930
CARLSBAD	2,234,587	2,873,041
CHULA VISTA	5,195,336	6,679,717
CORONADO	547,101	703,415
DEL MAR	94,520	121,526
EL CAJON	2,053,802	2,640,603
ENCINITAS	1,321,881	1,699,561
ESCONDIDO	2,992,066	3,846,942
IMPERIAL BEACH	541,056	695,644
LA MESA	1,192,027	1,532,607
LEMON GROVE	530,022	681,457
NATIONAL CITY	1,293,525	1,663,103
OCEANSIDE	3,713,765	4,774,840
POWAY	1,055,866	1,357,542
SAN DIEGO	27,913,284	35,888,508
SAN MARCOS	1,829,125	2,351,732
SANTEE	1,177,322	1,513,700
SOLANA BEACH	279,564	359,440
VISTA	1,977,882	2,542,991
SAN FRANCISCO COUNTY	9,955,824	12,800,345
SAN FRANCISCO	17,364,403	22,325,661
SAN JOAQUIN COUNTY	13,529,758	17,395,404
ESCALON	148,534	190,973
LATHROP	402,237	517,162
LODI	1,291,050	1,659,922
MANTECA	1,478,244	1,900,600
RIPON	313,742	403,382
STOCKTON	6,103,215	7,846,990
TRACY	1,727,039	2,220,479

Proposed New Local Streets&Roads Funding preliminary estimates

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Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
SAN LUIS OBISPO COUNTY	7,967,251	10,243,608
ARROYO GRANDE	352,219	452,853
ATASCADERO	581,623	747,801
EL PASO DE ROBLES	618,011	794,585
GROVER BEACH	269,281	346,218
MORRO BAY	215,165	276,641
PISMO BEACH	176,789	227,300
SAN LUIS OBISPO	922,341	1,185,867
SAN MATEO COUNTY	11,717,938	15,065,921
ATHERTON	153,220	196,997
BELMONT	538,703	692,618
BRISBANE	89,875	115,554
BURLINGAME	602,109	774,140
COLMA	36,611	47,072
DALY CITY	2,198,361	2,826,464
EAST PALO ALTO	679,976	874,255
FOSTER CITY	652,472	838,893
HALF MOON BAY	271,208	348,695
HILLSBOROUGH	234,008	300,867
MENLO PARK	667,238	857,878
MILLBRAE	458,503	589,504
PACIFICA	820,073	1,054,379
PORTOLA VALLEY	95,838	123,221
REDWOOD CITY	1,638,239	2,106,307
SAN BRUNO	898,427	1,155,120
SAN CARLOS	592,657	761,987
SAN MATEO	2,030,477	2,610,613
SOUTH SAN FRANCISCO	1,336,099	1,717,842
WOODSIDE	116,385	149,638
SANTA BARBARA COUNTY	8,145,089	10,472,258
BUELLTON	99,246	127,602
CARPINTERIA	295,852	380,381
GOLETA	630,789	811,015
GUADALUPE	144,904	186,305
LOMPOC	878,549	1,129,564
SANTA BARBARA	1,909,751	2,455,394
SANTA MARIA	2,050,699	2,636,613
SOLVANG	112,674	144,866
SANTA CLARA COUNTY	26,054,618	33,498,795
CAMPBELL	851,755	1,095,114
CUPERTINO	1,215,901	1,563,301
GILROY	1,063,107	1,366,852
LOS ALTOS	607,869	781,546
LOS ALTOS HILLS	183,401	235,802
LOS GATOS	624,765	803,270
MILPITAS	1,451,308	1,865,968
MONTE SERENO	74,358	95,604
MORGAN HILL	835,610	1,074,355
MOUNTAIN VIEW	1,557,369	2,002,332
PALO ALTO	1,356,159	1,743,634
SAN JOSE	20,751,465	26,680,455
SANTA CLARA	2,458,920	3,161,469
SARATOGA	649,004	834,433
SUNNYVALE	2,982,756	3,834,972

Proposed New Local Streets&Roads Funding preliminary estimates
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	Allocation if \$1.33 billion	Allocation if \$1.71 billion
SANTA CRUZ COUNTY	5,396,154	6,937,913
CAPITOLA	206,849	265,948
SANTA CRUZ	1,286,770	1,654,419
SCOTTS VALLEY	242,466	311,742
WATSONVILLE	1,065,744	1,370,242
SHASTA COUNTY	6,317,702	8,122,760
ANDERSON	219,587	282,326
REDDING	1,857,156	2,387,772
SHASTA LAKE	209,425	269,260
SIERRA COUNTY	1,082,120	1,391,298
LOYALTON	18,012	23,158
SISKIYOU COUNTY	4,472,115	5,749,862
DORRIS	19,087	24,540
DUNSMUIR	39,005	50,149
ETNA	15,841	20,367
FORT JONES	17,058	21,932
MONTAGUE	30,891	39,718
MOUNT SHASTA	75,170	96,647
TULELAKE	20,770	26,704
WEED	61,458	79,018
YREKA	159,021	204,455
SOLANO COUNTY	7,445,403	9,572,661
BENICIA	569,676	732,440
DIXON	385,483	495,622
FAIRFIELD	2,231,524	2,869,103
RIO VISTA	168,838	217,077
SUISUN CITY	587,444	755,285
VACAVILLE	1,973,663	2,537,567
VALLEJO	2,463,098	3,166,841
SONOMA COUNTY	11,313,998	14,546,568
CLOVERDALE	175,755	225,970
COTATI	152,834	196,501
HEALDSBURG	242,000	311,142
PETALUMA	1,196,713	1,538,631
ROHNERT PARK	880,253	1,131,754
SANTA ROSA	3,452,942	4,439,497
SEBASTOPOL	161,110	207,141
SONOMA	219,080	281,674
WINDSOR	549,758	706,831
STANISLAUS COUNTY	10,967,924	14,101,617
CERES	942,421	1,211,685
HUGHSON	144,376	185,627
MODESTO	4,290,641	5,516,539
NEWMAN	219,546	282,274
OAKDALE	434,914	559,175
PATTERSON	431,040	554,194
RIVERBANK	471,444	606,142
TURLOCK	1,443,783	1,856,293
WATERFORD	179,710	231,055
SUTTER COUNTY	3,416,071	4,392,092
LIVE OAK	178,310	229,256
YUBA CITY	1,332,144	1,712,757

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Estimated 21 March 2015

	Allocation if \$1.33 billion	Allocation if \$1.71 billion
TEHAMA COUNTY	3,910,812	5,028,186
CORNING	156,181	200,804
RED BLUFF	287,799	370,028
TEHAMA	8,884	11,422
TRINITY COUNTY	2,081,552	2,676,282
TULARE COUNTY	13,384,476	17,208,613
DINUBA	480,024	617,173
EXETER	218,086	280,396
FARMERSVILLE	222,528	286,107
LINDSAY	256,583	329,893
PORTERVILLE	1,129,717	1,452,493
TULARE	1,254,662	1,613,137
VISALIA	2,628,346	3,379,302
WOODLAKE	160,785	206,724
TUOLUMNE COUNTY	2,719,147	3,496,047
SONORA	99,652	128,124
VENTURA COUNTY	13,200,285	16,971,795
CAMARILLO	1,353,949	1,740,791
FILLMORE	320,212	411,701
MOORPARK	762,164	979,925
OJAI	166,850	214,522
OXNARD	4,130,586	5,310,753
PORT HUENEME	455,258	585,332
SAN BUENAVENTURA	2,230,064	2,867,225
SANTA PAULA	617,585	794,038
SIMI VALLEY	2,573,987	3,309,412
THOUSAND OAKS	2,641,064	3,395,654
YOLO COUNTY	4,783,863	6,150,681
DAVIS	1,352,001	1,738,288
WEST SACRAMENTO	1,031,120	1,325,726
WINTERS	143,971	185,105
WOODLAND	1,161,988	1,493,984
YUBA COUNTY	2,719,128	3,496,021
MARYSVILLE	260,985	335,552
WHEATLAND	72,168	92,787
Total	\$ 665,000,000	\$ 855,000,000



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. C.

SUBJECT:

City Manager: Adopt Resolution 15-16-R consenting to the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure and approving an amendment to a certain Joint Powers Agreement related thereto; Authorize the City Manager to sign the Amendment to the Joint Powers Agreement and other program documents as required.

RECOMMENDATION:

That the City Council, by motion, approve Resolution 15-16-R consenting to the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure and approving an amendment to a certain Joint Powers Agreement related thereto; and authorize the City Manager to sign the Amendment to the Joint Powers Agreement and other program documents as required.

BACKGROUND:

Assembly Bill (AB) 811 was signed into law on July 21, 2008, and AB 474, effective January 1, 2010, amended Chapter 29 of Part 3 of Division 7 of the Streets & Highways Code of the State of California ("Chapter 29") and authorizes a legislative body to designate an area within which authorized public officials and free and willing property owners may enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources, energy efficiency, and/or water conservation improvements that are permanently fixed to real property, as specified.

The HERO Program has been very successful in Western Riverside County, since its launch in late 2011; the Program has approved over \$1.1 billion in applications and has funded over \$253 million in projects. Because of its success, the California HERO Program was developed as a turnkey program to save other California jurisdictions time and resources in developing a standalone program. Jurisdictions only need to adopt the form of resolution accompanying this staff report and approve an amendment to the joint exercise of powers agreement related to the California HERO Program attached to such resolution to begin the process.

The California HERO Program is being offered to allow property owners in participating cities and counties to finance renewable energy, energy water efficiency improvements and electric vehicle charging infrastructure on their property. If a property owner chooses to participate, the improvements to be installed on such owner's property will be financed by the issuance of bonds by a joint power authority, Western Riverside Council of Governments ("WRCOG"), secured by a voluntary contractual assessment levied on such owner's property. Participation in the program is 100% voluntary. Property owners who wish to participate in the program agree to repay the money through the voluntary contractual assessment collected together with their property taxes.

The benefits to the property owner include:

- Eligibility: In today's economic environment, alternatives for property owners to finance renewable energy/energy efficiency/water efficiency improvements or electric vehicle charging infrastructure may not be available. As such many property owners do not have options available to them to lower their utility bills.

- Savings: Energy prices continue to rise and selecting in energy efficient, water efficient and renewable energy models lower utility bills.
- 100% voluntary. Property owners can choose to participate in the program at their discretion.
- Payment obligation stays with the property. Under Chapter 29, a voluntary contractual assessment stays with the property upon transfer of ownership. Even if there were private enterprise alternatives, most private loans are due on sale of the benefited property, which makes it difficult for property owners to match the life of the repayment obligation with the useful life of the financed improvements. Certain mortgage providers will, however, require the assessment be paid off at the time the property is refinanced or sold.
- Prepayment option. The property owner can choose to pay off the assessments at any time, subject to applicable prepayment penalties.
- Customer oriented program. Part of the success of the program is the prompt customer service.

The benefits to the City include:

- Increase local jobs.
- An increase in housing prices (higher efficient homes are worth more money).
- An increase in sales, payroll and property tax revenue
- As in conventional assessment financing, the City is not obligated to repay the bonds or to pay the assessments levied on the participating properties.
- All California HERO Program and assessment administration, bond issuance and bond administration functions are handled by California HERO. Little, if any, City staff time is needed to participate in the California HERO Program.
- The City can provide access for its residents to the California HERO Program without the higher staff costs that an independent program established by the City would require.

The proposed resolution enables the California HERO Program to be available to owners of property within our City to finance renewable energy, energy efficiency and water efficiency improvements and electric vehicle charging infrastructure. The resolution approves an Amendment to the WRCOG Joint Powers Agreement to add the City as an Associate Member in order that the California HERO Program may be offered to the owners of property located within the City who wish to participate in the California HERO Program.

FISCAL IMPACT:

There is no negative fiscal impact to the City's general fund incurred by consenting to the inclusion of properties within the City limits in the California HERO Program. All California HERO Program administrative costs are covered through an initial administrative fee included in the property owner's voluntary contractual assessment and an annual administrative fee which is also collected on the property owner's tax bill.

ATTACHMENTS:

Description

- ▣ Program Report
- ▣ Resolution 15-16-R



PROGRAM REPORT

CITIES OF ALHAMBRA, AMERICAN CANYON, ANAHEIM, ARCADIA, ARVIN, ATWATER, AZUSA, BALDWIN PARK, BENICIA, BELLFLOWER, BRADBURY, BRAWLEY, BREA, BUENA PARK, CALIFORNIA CITY, CALISTOGA, CARLSBAD, CARSON, CITRUS HEIGHTS, CLAREMONT, CLOVIS, CORONADO, COSTA MESA, COVINA, CYPRESS, DELANO, DIAMOND BAR, EL CAJON, EL CENTRO, EL MONTE, EL SEGUNDO, ENCINITAS, ESCONDIDO, FRESNO, GARDEN GROVE, GARDENA, GLENDORA, HAWTHORNE, HERMOSA BEACH, HUNTINGTON BEACH, IMPERIAL BEACH, INDUSTRY, INGLEWOOD, IRVINDALE, KINGSBURG, LA CANADA FLINTRIDGE, LA MESA, LA PALMA, LA VERNE, LAGUNA HILLS, LANCASTER, LAWNSDALE, LEMON GROVE, LEMOORE, LOMITA, LOMPOC, MAMMOTH LAKES, MCFARLAND, MENLO PARK, MODESTO, MONROVIA, MONTEBELLO, MONTEREY PARK, NEWMAN, NEWPORT BEACH, OAKDALE, OCEANSIDE, PALMDALE, PLACENTIA, POMONA, RANCHO CORDOVA (COMMERCIAL ONLY), RANCHO PALOS VERDES, REEDLEY, RIDGECREST, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SAN GABRIEL, SAN DIEGO, SAN JOSE, SAN MARCOS, SAN MARINO, SANGER, SANTA ANA, SANTA MONICA, SCOTTS VALLEY, SOLANO BEACH, SOUTH EL MONTE, SOUTH PASADENA, STANTON, STOCKTON, TAFT, TEMPLE CITY, TORRANCE, TRACY, TURLOCK, TUSTIN, VACAVILLE, VALLEJO, VISALIA, VISTA, WASCO, WATERFORD, WEST COVINA, WESTMINSTER, YOUNTVILLE, AND THE UNINCORPORATED COUNTIES OF IMPERIAL, KERN, MADERA, MERCED, MONO, MONTEREY, NAPA, SAN DIEGO, SANTA CRUZ, AND SOLANO.

ADOPTED JUNE 3, 2013 - REVISED JULY 15, 2013 - REVISED AUGUST 5, 2013
REVISED SEPTEMBER 9, 2013 - REVISED NOVEMBER 4, 2013 - REVISED DECEMBER 2, 2013
REVISED JANUARY 6, 2014 - REVISED FEBRUARY 3, 2014 - REVISED MARCH 3, 2014
REVISED APRIL 7, 2014 - REVISED MAY 5, 2014
REVISED JUNE 2, 2014 – AMENDED JUNE 9, 2014 – REVISED JULY 7, 2014 – REVISED AUGUST 4, 2014

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I. PROGRAM INTRODUCTION

This California HERO Program Report (this "Program Report") provides an overview of a property assessed clean energy ("PACE") municipal financing program called the California HERO Program (the "California HERO Program", "HERO" or "Program") for cities and counties that elect to participate in the California HERO Program.

A Residential Program Handbook and a Commercial Program Handbook (collectively "Handbooks") are incorporated herein by reference into this Program Report and supplement and provide further details on the Program.

1.1 PURPOSE OF THE CALIFORNIA HERO PROGRAM

The Western Riverside Council of Governments ("WRCOG" or "Agent") is making the California HERO Program available to every city and county in California to encourage installation of distributed generation renewable energy sources, energy efficiency and water efficiency improvements and electric vehicle charging infrastructure for residential and commercial property owners. The Agent has partnered with Renovate America and SAMAS Capital to make HERO available throughout the State.

The California HERO Program is an economic development program available at no cost to participating cities and counties. HERO finances improvements which decrease energy, create clean renewable energy, or decrease water consumption. In addition to these direct benefits, HERO helps create local jobs, save money, increase property values and lower greenhouse gas emissions.

HERO first launched its residential program in western Riverside County in December 2011 and has received several awards across the state. HERO for commercial properties launched in December 2012.



Southern California Association of Governments
2012 President's Award for Excellence (Highest Honor)
<http://www.compassblueprint.org/toolbox/videos/12awards/wrcog>



U.S. Green Building Council
2012 Best Residential Partnership Program in California
<http://www.usgbc.org/ShowFile.aspx?DocumentID=18852>



Urban Land Institute
2012 Best of the Best

1.2 HERO FINANCING

In July, 2008, the California Legislature approved Assembly Bill 811 amending Chapter 29 of the Improvement Act of 1911 (Streets and Highways Code Section 5898.12 and following) (“Chapter 29”), authorizing cities and counties to establish voluntary contractual assessment programs to fund an array of conservation and renewable energy projects proposed by property owners. Assembly Bill 474 was subsequently passed in October 2009 to further amend Chapter 29 to add water efficiency improvements to the list of eligible improvements. Finally, SB 1340 was enacted in 2010 to amend Chapter 29 to authorize the installation of electric vehicle charging infrastructure.

Under the California HERO Program, a contractual assessment is entered into between the property owner and the Agent. Participation by a property owner in such a contractual assessment is 100% voluntary. The contractual assessment is memorialized in a contract between the participating property owner and WRCOG (an “Assessment Contract”). The separate forms of Assessment Contract for Residential properties, i.e., a property developed for a single family home or fewer than four (4) residential dwelling units, or Commercial properties, i.e., all non-residential properties, including apartment buildings with five (5) units or more, are set forth in substantially the forms attached to this Program Report as Appendix E. The amount of the contractual assessment is equal to the cost to pay for the eligible improvements (“Eligible Products”), the costs to pay for the issuance of the bonds that will finance the Program, and the costs to administer the Program. Like most assessments, the amounts are billed and collected on the County property tax bill. If the property is sold, the obligation to make the remaining payments on the assessment may remain on the property or may be required to be paid off when the primary mortgage is refinanced or when the property is sold. Additionally, if a property owner fails to pay the annual contractual assessment installments, the Agent is obligated to strip the delinquent installments off the property tax bill and commence judicial proceedings to foreclose the lien of the delinquent installments. This is an expedited procedure that can result in the public sale of the property in less than a year. This process is disclosed to the property owner in the applicable Assessment Contract.

1.3 PURPOSE OF THE PROGRAM REPORT

This Program Report is prepared pursuant to Sections 5898.22 and 5898.23 of the California Streets and Highways Code in connection with the establishment of the California HERO Program. This Program Report is supplemented by separate handbooks prepared for the residential and the commercial programs (each, a “Handbook”) which are incorporated in this Program Report by reference. This is the document, together with the Handbooks, that establish the parameters of the Program and the requirements for property owner participation in the California HERO Program and fulfills the requirements of Sections 5898.22 and 5898.23. The California HERO Program is offered to property owners in participating Cities and Counties. Cities and the County can make HERO available to their constituents by adopting a resolution and entering into an amendment to the WRCOG joint exercise of powers agreement (the “JPA Amendment”) pursuant to which such City or County becomes an Associate Member of WRGOG authorizing the Agent to offer the California HERO Program within the respective boundaries of such Cities and Counties. The Associate Members within which the California HERO Program may be implemented are set forth in Exhibit “B” hereto which delineates the boundaries of the territory within which voluntary contractual assessments may be offered pursuant to the California HERO Program.

II. RESIDENTIAL AND COMMERCIAL PROGRAM REQUIREMENTS

This section identifies the California HERO Program requirements relating to improvements made on residential and commercial properties.

2.1 ELIGIBLE PROPERTY OWNERS AND ELIGIBLE PROPERTIES

In order for properties to be eligible to participate in the California HERO Program, the applicant must meet the eligibility requirements listed below. The Handbooks provides additional detail on each criteria.

- a. Applicant. Applicant(s) must be the property owner(s) of record.
- b. Address. The applicant's property must be located within the boundaries of the California HERO Program. If a property is located in a city, the city must adopt a resolution and enter into the JPA Amendment authorizing the Agent to offer the California HERO Program within its boundaries. If a property is located within the unincorporated territory of a County, the County must adopt a resolution and enter into the JPA Amendment authorizing the Agent to offer the Program within its boundaries. A map showing the areas within which the California HERO Program may be offered is attached hereto as Appendix B.
- c. Property Taxes. The property owners must be current on their property taxes within the time period specified in the applicable Handbook.
- d. Involuntary Liens. The property must not be subject to involuntary liens, judgments or defaults or judgments in excess of the amount identified in the applicable Handbook.
- e. Mortgage Debt. The mortgage debt on the property must not exceed that certain percentage of the value of the property as set forth in the applicable Handbook.
- f. Annual Property Taxes. The total annual property tax and assessments, including the contractual assessment, on the property must not exceed 5% of the property's market value, as determined at the time of approval of the Assessment Contract.
- g. Bankruptcy. The property owner must not have declared bankruptcy within the time period specified in the applicable Handbook.

2.2 ELIGIBLE PRODUCTS, CONTRACTORS AND COSTS

Eligible Products

Property owners are responsible for installation, operation, and maintenance of the Eligible Products installed on their property. Property owners must address performance and other system-related issues directly with the contractor installing the Eligible Products according to the terms of the contract between the property owner and the contractor. The California HERO Program is a financing program only. Neither the Agent or the City or the County in which the property is located, nor their employees or agents are responsible for the Eligible Products, their installation or their performance.

The California HERO Program affords property owners the opportunity to take advantage of a wide range of eligible renewable energy, energy-saving, and water conservation/efficiency products that are included among the Eligible Products, consistent with the following provisions:

- a. The California HERO Program is intended principally to encourage the adoption of renewable energy, energy efficiency and water efficiency measures.
- b. The California HERO Program provides financing only for Eligible Products that are permanently affixed to real property.
- c. The California HERO Program provides financing only for Eligible Products specified in Appendix A of the report. The list of Eligible Products will be updated from time to time and published in the Handbooks. Broadly, these include:
 - a. Water Conservation/Efficiency Products
 - b. Energy Efficiency Products
 - c. Renewable Energy Systems
 - d. Electric vehicle charging infrastructure
 - d. Custom Products
- d. The property owner must ensure that any and all permits and inspections required by the jurisdiction within which such property is located for the installation of the Eligible Products are obtained.
- e. Financing is also available for projects that combine Eligible Products, such as bundling of water conservation/efficiency, energy efficiency, and renewable energy improvements. For instance, a property owner may choose to replace an aging and inefficient furnace, install weather stripping, install low flow toilets, and install a photovoltaic system as part of a single project.

Contractors

The cost of installation of Eligible Products shall be eligible to be financed under the California HERO Program only if such installation is completed by a contractor that is registered with the Program or by the property owner if self-installing such Eligible Products. A list of contractors that are registered with the Program shall also be located on the Program website. Registration of a contractor with the Program is neither a recommendation of such contractor nor a guaranty of or acceptance of responsibility for work of such contractor by the Agent, Renovate America, Samas Capital or the City or County in which the property upon which the Eligible Products are installed is located or the officers, employees or agents of such entities. Neither the Agent, Renovate America, Samas Capital, or the City or County in which the property upon which the Eligible Products are installed is located, their officers, employees nor agents any have responsibility whatsoever for the selection by a property owner of a registered contractor or the work performed by such registered contractor.

Improvement Costs

Eligible costs of the improvements include the cost of equipment and installation of such equipment. Installation costs may include, but are not limited to, energy and water audit consultations, labor, design, drafting, engineering, permit fees, and inspection charges. Eligible costs do not include labor costs for property owners that elect to do the work themselves.

Property owners who elect to engage in broader projects – such as home or business remodeling – may only receive Program financing for that portion of the cost of retrofitting existing structures with Eligible Products. Repairs and/or new construction do not qualify except to the extent that the construction is required for the specific approved Eligible Products. Repairs to existing infrastructure, such as water and sewer laterals, are considered repairs and are not eligible.

Program staff will evaluate conditions in the construction and installation market for the proposed Eligible Products, including the pricing of Eligible Products, and may require the property owner to obtain additional bids to determine whether costs are reasonable. While the property owner may choose the contractor, the amount available for financing may be limited as set forth in the applicable Handbook.

Administrative Costs/Fees

The Program will cover all or a portion of its costs of establishing the Program; processing, reviewing and approving a property owner's application; processing the Assessment Contract and other related financing and contract documents and issuing the bonds that will finance the Program through an expense component to be added to the amount of the financing request as set forth in the applicable Handbook. In addition, there may be other costs that are not covered in the expense component and will be borne by the property owners as set forth in the applicable Handbook. These costs may include:

- a. Application Fee. An application fee may be required. The owner may not include this cost in the financing request. Except as otherwise provided in applicable federal or state law, the application fee is nonrefundable, unless the property owner is deemed ineligible and the unused portion of the application fee may be prorated.
- b. Title and Recording Costs. Title and recording costs, including title insurance, where required, may be paid by the property owner.
- c. Permitting Costs. Property owners are required to verify whether or not a permit and/or inspections are required by the jurisdiction in which such owner's property is located. Any such permit and/or inspection costs will be paid by the property owner and are an eligible cost to include in the financing.
- d. Ongoing Administration Costs. Annual assessment administration, collection, County treasurer-tax collector and auditor-controller and trustee costs will be added each year to the annual assessment on property tax bills and will be adjusted in subsequent years for cost of living increases using the U.S. Department of Labor, Bureau of Labor Statistics, and Consumer Price Index for the County or region.
- e. Onsite Validation Fees. Onsite validation fees may be required for Program staff to confirm that approved Eligible Products were actually installed prior to funding; provided, however, such fee may not exceed the actual cost to undertake such validation.
- f. Multiple Disbursement Fees. The Program may offer multiple disbursements for assessments if feasible. If multiple disbursements are offered, the partial disbursement funding requests may be subject to an additional processing fee per partial disbursement as set forth in the applicable Handbook; provided, however, that such fee may not exceed the actual cost of providing such service.

g. Capitalized Interest. Because each County has established a deadline for placing the contractual assessments on such County's property tax bill, the principal component of the contractual assessment may also include an amount equal to the first tax year's contractual assessment installments if the deadline cannot be met.

h. Deposit to a Debt Service Reserve Fund. The Agent or project investors may require property owners to fund a deposit to a debt service reserve fund as set forth in the applicable Handbook. The reserve fund would be used to pay debt service on bonds issued to finance the installation of Eligible Products in the event of contractual assessment installment delinquencies.

As required pursuant to Section 5898.22 of Chapter 29, the Agent has met and consulted with the staff of the Counties of the Fresno, Imperial, Kern, Los Angeles, Madera, Merced, Mono, Monterey, Napa, Orange, Sacramento, San Diego, San Joaquin, Santa Barbara, Santa Clara, Santa Cruz, Solano, Stanislaus, and Tulare Auditor's office concerning the additional fees, if any, that will be charged to the Agent for incorporating the proposed assessment installments into the assessments of the general taxes on real property. The payment of such fees shall be included as a part of ongoing administration costs which will be added each year to the annual assessment on property tax bills.

III. APPEAL PROCESS

The Program allows for property owners to go through an appeal process if their application is denied or if the property owner or property is deemed ineligible to participate in the Program. The process is set forth in the applicable Handbook.

IV. TRACKS FOR PARTICIPATION

There are four categories of improvements under which property owners may participate in this Program. Minimum energy efficiency specifications are set at EnergyStar, California Title 24 and Title 20, and WaterSense standards, as applicable. Efficiency standards will "ratchet-up" with EnergyStar, WaterSense, California Title 24 and Title 20 standards, or other new standards as may be appropriate and as agreed upon by WRCOG Executive Committee. A complete list of Eligible Products can be found in Appendix A.

4.1 WATER CONSERVATION/EFFICIENCY

Water Conservation/Efficiency covers a wide range of water conserving fixtures, such as low flow toilets, low flow shower heads, and irrigation controllers.

4.2 ENERGY EFFICIENCY

Energy Efficiency covers a wide range of energy efficiency fixtures such as windows and doors, attic insulation, and HVAC equipment that are EnergyStar rated. Most Eligible Products in this category must meet specified minimum efficiencies.

4.3 RENEWABLE ENERGY

Solar Photovoltaic or Solar Thermal Systems provide for solar energy generation and solar hot water systems, respectively. Small wind turbines, fuel cell systems or geothermal systems may also be eligible under this category.

4.4 CUSTOM PROJECTS

The development of technologies is encouraged by the Program as a means of diversifying the region's energy and water sources. Custom Projects will be evaluated and provided funding, if appropriate, for either innovative projects or for more complex, larger projects that require additional review.

V. PROGRAM PARAMETERS

5.1 MINIMUM FINANCING AMOUNT AND DURATION OF ASSESSMENT

Assessment Contracts are available for varying terms as set forth in the applicable Handbook.

Minimum and maximum financing amounts are set forth in the applicable Handbook.

5.2 MAXIMUM PORTFOLIO

The maximum aggregate dollar amount of contractual assessments initially authorized under the California HERO Program is \$2 billion.

5.3 ASSESSMENT INTEREST RATE

Residential Properties: The interest rate for a contractual assessment on a residential property is set at the time that the Assessment Contract is delivered to the property owner. An estimated, current rate will always be available on the Program website and any variations from that estimated rate will be based solely on market fluctuations.

Commercial Properties: The interest rate for a contractual assessment on a commercial property is set at the time the Assessment Contract is entered into.

The Program interest rate(s) will be set with the intention of creating a self-sustaining Program at rates that are competitively priced to compare to financing options available through banking or other financial institutions, balanced with the ability to remarket the bonds issued to finance the installation of Eligible Products on participating properties and encourage the future liquidity of the Program.

5.4 PROPERTY ASSESSMENT LIEN

All property owners must sign, and return the Assessment Contract within the time period specified in the notice of approval of a property owner's application. Upon completion of the project and execution of the Assessment Contract, the Agent will place a lien for the full amount of the contractual assessment on the property that secures such assessment. If the lien is recorded before the first business day in July, the assessment installment will appear on the next tax bill. For liens recorded after the first business day of July, the assessment installment will not appear on the tax bill until the following tax

year, but interest will accrue on the outstanding balance. A direct bill and/or additional tax bill or other method of payment (including capitalized interest) may be required, as determined by the Program, during the first tax year.

5.5 DELINQUENT ASSESSMENT COLLECTIONS

In general, it is expected that assessment installments will be collected on the *ad valorem* tax bills sent to property owners by the Treasurer-Tax Collector of the County in which such owner's property is located, and therefore delinquency information will generally be available from such the Treasurer-Tax Collector's office. In order to attract financing, the Agent will covenant to commence and pursue judicial foreclosure proceedings with respect to parcels that are delinquent in the payment of assessment installments. The precise terms of such a covenant will be determined at the time of bond issuance.

VI. THE FINANCIAL STRATEGIES

The Program includes the following financial strategies.

Strategy One: The Program will, at launch, utilize Renovate America to fund installations of Eligible Products for Residential properties. Renovate America will provide a revolving credit line to finance the installation of Eligible Products for such Residential properties. Property and other eligibility requirements will be determined pursuant to the criteria set forth in Section II above and in the Residential Handbook. In consideration for funding the installation of such Eligible Products the Agent shall issue and deliver to Renovate America one or more municipal bonds secured by the contractual assessments payable by the Residential properties to be improved.

Strategy Two: The Program will, at launch, utilize the Samas Capital to fund installations of Eligible Products for Commercial properties. Samas Capital will provide a revolving credit line to finance the installation of Eligible Products to Commercial properties. Property and other eligibility requirements will be determined pursuant to the criteria set forth in Section II above and the Commercial Handbook. In consideration for funding the installation of such Eligible Products the Agent shall issue and deliver to Samas Capital one or more municipal bonds secured by the contractual assessments payable by the Commercial properties to be improved.

Strategy Three: The Agent may establish the "Statewide PACE Financing Fund" (the "PACE Fund") and may accept funds from any available source. Repayments will be made pursuant to Assessment Contracts between the property owners and the Agent and will be collected through the property assessment mechanism in the County property tax system in which the properties of such owners are located. The Agent will manage or cause the Trustee or other qualified third party administrator to manage the PACE Fund in one enterprise fund with multiple sub-funds.

Strategy Four: For additional financing, the Agent will continue to explore funding opportunities from a number of other potential funding sources, and combinations of sources, which may include but are not limited to additional funding from any funds under the control of the Agent, the issuance of notes, bonds, or agreements with utilities or public or private lenders, other governmental entities and quasi-governmental entities such as SCERA, CALPERS, Nationwide Retirement Solutions, funding from private entities, or any financing structure allowed by law.

VII. GLOSSARY OF TERMS

ANNUAL FUEL UTILIZATION EFFICIENCY (AFUE): AFUE is the standard measurement of efficiency for gas and oil-fired furnaces. Given in percentages, this number tells you how much of your fuel is used to heat your home and how much fuel is wasted. The higher the AFUE rating, the greater the efficiency.

ASSEMBLY BILL 811: Approved in July 2008 by the California legislature, AB 811 amended Chapter 29 to authorize cities and counties to establish voluntary contractual assessment programs to fund an array of conservation and renewable energy projects proposed by property owners.

ASSEMBLY BILL 474: Approved in October 2009 by the California legislature, AB 474 amended Chapter 29 to authorize the funding of water conservation products through a voluntary contractual assessment program.

ASSESSMENT CONTRACT: A contract entered into between a property owner or property owners to provide financing for the installation of Eligible Improvements on property of such owner or owners under the California HERO Program.

BRITISH THERMAL UNITS (BTU): The amount of heat required to raise the temperature of one (1) pound of water one (1) degree Fahrenheit.

BUILDING PERFORMANCE INSTITUTE (BPI): BPI is a national standards development and credentialing organization for residential energy efficiency retrofit work – providing training through a network of training affiliate organizations, individual certifications, company accreditations and quality assurance programs. BPI certifications include building analysts (for energy audits) as well as building envelope professionals (envelope or manufactured housing) and mechanical professionals (heating or cooling).

BUILDING PERMITS: Formal approval of building plans by the designated government agency as meeting the requirements of prescribed codes. It is an authorization to proceed with the construction or reconfiguration of a specific structure at a particular site, in accordance with the approved drawings and specifications.

CALIFORNIA SOLAR INITIATIVE (CSI): The California Solar Initiative is part of the Go Solar California campaign and builds on 10 years of state solar rebates offered to customers in California's investor-owned utility territories: Pacific Gas & Electric (PG&E), Southern California Edison (SCE), and San Diego Gas & Electric (SDG&E). The California Solar Initiative is overseen by the California Public Utilities Commission.

COEFFICIENT OF PERFORMANCE (COP): The COP is the basic parameter used to report efficiency of refrigerant based systems.

COMMERCIAL: Commercial entities are defined as all non-residential properties and include, but are not limited to, apartment buildings with five units or more, industrial and agricultural properties.

CONTRACTOR: A person or business entity who contracts to erect buildings, or portions of buildings, or systems within buildings.

COOL ROOF: A cool roof reflects and emits the sun's heat back to the sky instead of transferring it to the building below. "Coolness" is measured by two properties, solar reflectance and thermal emittance. Both properties are measured from zero (0) to one (1) and the higher the value, the "cooler" the roof

COOL ROOF RATING COUNCIL (CRRC): The CRRC is an independent, non-profit organization that maintains a third-party rating system for radiative properties of roof surfacing materials.

ENERGY AUDIT: An evaluation of energy consumption, as in a home or business, to determine ways in which energy can be conserved.

ENERGY EFFICIENCY RATIO (EER): EER is a measure of how efficiently a cooling system will operate when the outdoor temperature is at a specific level (95°F). The higher the EER, the more efficient the system.

ELIGIBLE PRODUCTS: All Eligible Products as specified in the applicable Program Handbook.

ENERGYSTAR: EnergyStar is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.

EXPECTED PERFORMANCE-BASED BUY-DOWN (EPBB): Under CSI, EPBB provides that solar systems smaller than 30kW in capacity can receive a one-time, up-front incentive based on expected performance, and calculated by equipment ratings and installation factors (geographic location, tilt and shading). EPBB payments are provided on a \$ per watt basis. Systems eligible for EPBB can choose to opt-in to the PBI system.

EVAPOTRANSPIRATION (ET): ET is a term used to describe the sum of evaporation and plant transpiration from the Earth's land surface to atmosphere.

HEAT SEASONAL PERFORMANCE FACTOR (HSPF): HSPF is the most commonly used measure of a heat pumps heating efficiency. The higher the HSPF, the more efficient the heat pump.

HOME ENERGY RATING SYSTEM (HERS): Based on the home's plans, the Home Energy Rater uses an energy efficiency software package to perform an energy analysis of the home's design. This analysis yields a projected, pre-construction HERS Index. Upon completion of the plan review, the rater will work with the builder to identify the energy efficiency Eligible Products needed to ensure the house will meet ENERGY STAR performance guidelines. The rater then conducts onsite inspections, typically including a blower door test (to test the leakiness of the house) and a duct test (to test the leakiness of the ducts). Results of these tests, along with inputs derived from the plan review, are used to generate the HERS Index score for the home.

INTERCONNECTION AGREEMENT: A legal document authorizing the flow of electricity between the facilities of two electric systems. Under the CSI Program, eligible renewable energy systems must be permanently interconnected and operating in parallel to the electrical distribution grid of the utility serving the customer's electrical load. Portable systems are not eligible. Proof of interconnection and parallel operation is required prior to receiving an incentive payment.

INVESTOR-OWNED UTILITY (IOU): For purposes of the Program, this refers to Southern California Edison Company, Pacific Gas & Electric Company and San Diego Gas & Electric Company.

KILOWATT (kW): A unit of electrical power equal to 1,000 watts, which constitutes the basic unit of electrical demand. The watt is a metric measurement of power (not energy) and is the rate (not the duration over which) electricity is used. 1,000 kW is equal to 1 megawatt (MW).

KILOWATT HOUR (kWh): The use of 1,000 watts of electricity for one full hour. Unlike kW, kWh is a measure of energy, not power, and is the unit on which the price of electrical energy is based. Electricity rates are most commonly expressed in cents per kilowatt hour.

MARKET VALUE: Highest estimated price that a buyer would pay and a seller would accept for an item in an open and competitive market.

MANUAL J REPORT: A report that is the accepted industry standard for the proper sizing and selection of HVAC equipment in residential applications. Manual J outlines the accurate procedure which can be used to estimate the heat loss and heat gain for conventional residential structures

MEGAWATT (MW): Unit of electrical power equal to one million watts; also equals 1,000 kW.

NET OPERATING INCOME (NOI): Net operating income is rental income of a property after operating expenses. These expenses would include all operating expenses, including maintenance, janitorial, supplies, insurance, accounting, management, etc.

PARTICIPATING JURISDICTION: A city or county that has elected to participate in the California HERO Program.

PROGRAM: The California HERO Program.

PROGRAM ADMINISTRATOR: The WRCOG Executive Director and/or his designee are designated as the Program Administrator and are authorized to enter into contractual assessments.

REAL PROPERTY: A property in the County that is subject to a real property tax.

PERFORMANCE BASED INCENTIVE (PBI): All solar systems requesting incentive payments over 30 kW must take the PBI. Any sized system can elect to take PBI. The PBI pays out an incentive, based on actual kWh production, over a period of five years. PBI payments are provided on a \$ per kilowatt-hour basis.

POWER PURCHASE AGREEMENT (PPA): PPA's are contracts between two parties, one who generates electricity for the purpose of sale (the seller) and one who agrees to purchase electricity (the buyer). Financing for the project is delineated in the contract, which also specifies relevant dates of the project coming into effect, when the project will begin commercial operation, and a termination date for which the contract may be renewed or abandoned. All sales of electricity are metered to provide both seller and buyer with the most accurate information about the amount of electricity generated and bought. Rates for electricity are agreed upon in the contract between both parties.

RENEWABLE: Electricity supplied by energy sources that are naturally and continually replenished, such as wind, solar power, geothermal, small hydropower, and various forms of biomass.

RESIDENTIAL: Single family home, fewer than four (4) residential units.

R-VALUE: R-Value is a measure of thermal resistance used in the building and construction industry, usually for insulation. The higher the R-Value, the greater the insulation qualities of the product.

SEASONAL ENERGY EFFICIENCY RATIO (SEER): SEER is most commonly used to measure the efficiency of central air conditioners and air source heat pumps. SEER measures how efficiently a cooling system will operate over an entire season. The higher the SEER, the more efficient the system.

SOLAR HEAT GAIN COEFFICIENT (SHGC): SHGC measures how well a product blocks heat by sunlight. SHGC is expressed as a number between 0 and 1. The lower the SHGC, the less solar heat is transmitted into the building.

SOLAR RATING AND CERTIFICATION CORPORATION (SRCC): The CRCC currently administers a certification, rating, and labeling program for solar collectors and a similar program for complete solar water heating systems.

TITLE 20: CCR Title 20, California regulations intended to drive down electrical energy consumption in the state, is having a noticeable impact on manufacturers, importers and retailers who produce or sell portable lamps.

TITLE 24: California Code of Regulations (CCR), Title 24, also known as the California Building Standards Code, is a compilation of three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in national model codes;
- Building standards that have been adopted and adapted from the national model code standards to meet California conditions;
- Building standards, authorized by the California legislature, that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns.

Water Audit: Water Audit is a qualitative and quantitative analysis of water consumption to identify means of reducing, reusing and recycling of water.

WATERSENSE: WaterSense is a partnership program sponsored by the U.S. Environmental Protection Agency (EPA) with the goal of protecting the future of the US's water supply. By promoting and enhancing the market for water efficient products and services, WaterSense makes every drop count by leveraging relationships with key utility, manufacturer and retail partners across the U.S.

WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS (WRCOG): A joint powers authority representing its Associate Members in establishing the California HERO Program. WRCOG is serving as Agent to facilitate funding for owners of properties in jurisdictions of its Associate Members that meet the project approval and funding criteria provided herein for participation in the California HERO Program.

Appendix A

ELIGIBLE PRODUCTS

The California HERO Program offers financing for a number of eligible equipment types, energy efficiency measures, water efficiency/conservation improvements, solar systems, and other innovative, energy-saving, water saving, and energy generation custom products for residential and commercial property owners as specified in the applicable Handbook.

Minimum energy efficiency specifications are set at EnergyStar, California Title 24 and Title 20, and WaterSense standards, as applicable. Efficiency standards will “ratchet-up” with EnergyStar, WaterSense, California Title 24 and Title 20 standards, or other new standards as may be appropriate and as agreed upon by the Agent.

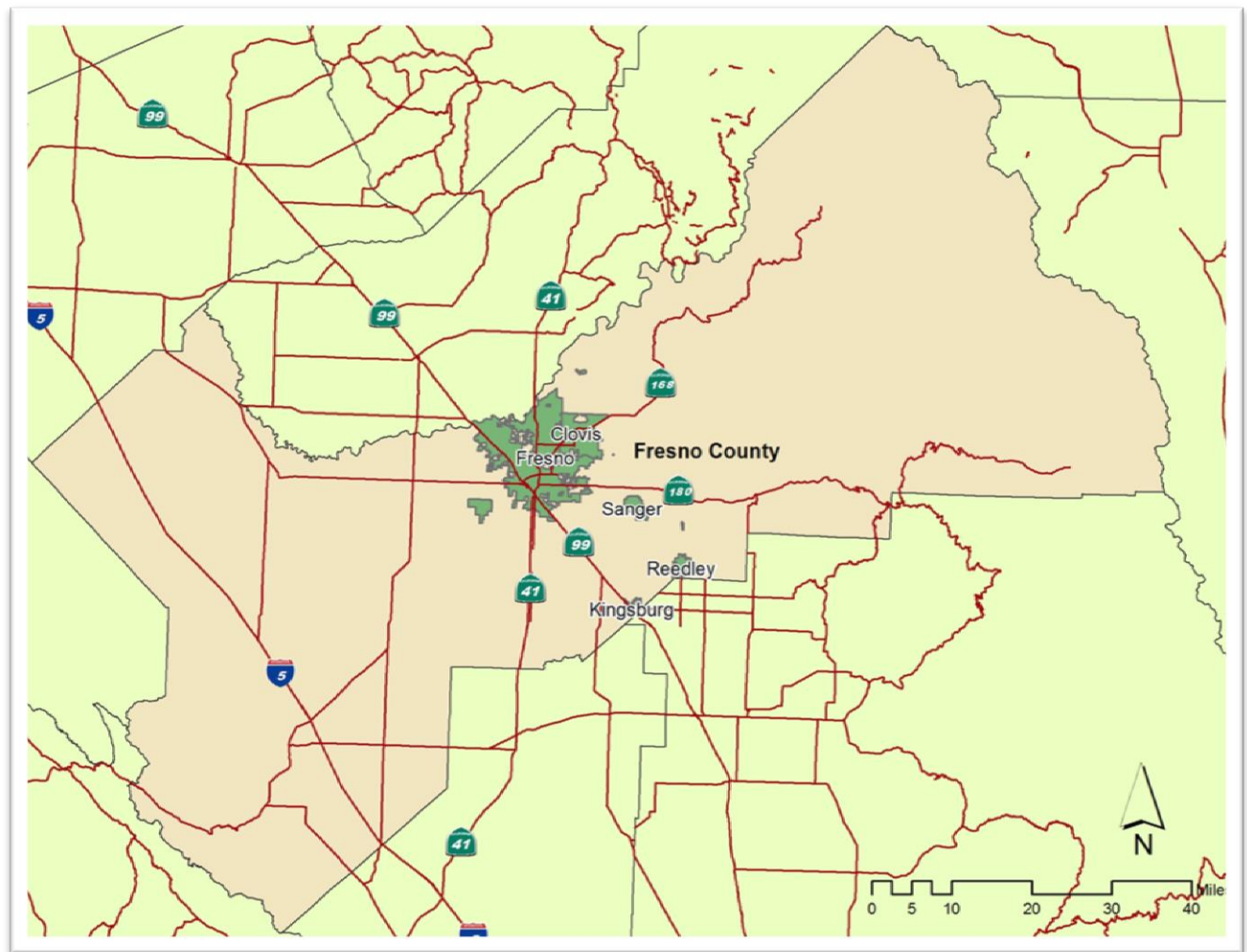
Any Solar PV system must be eligible for and participate in CSI or an equivalent utility rebate program, unless the property is not connected to the electricity grid, or such utility rebate program is not available.

Appendix B

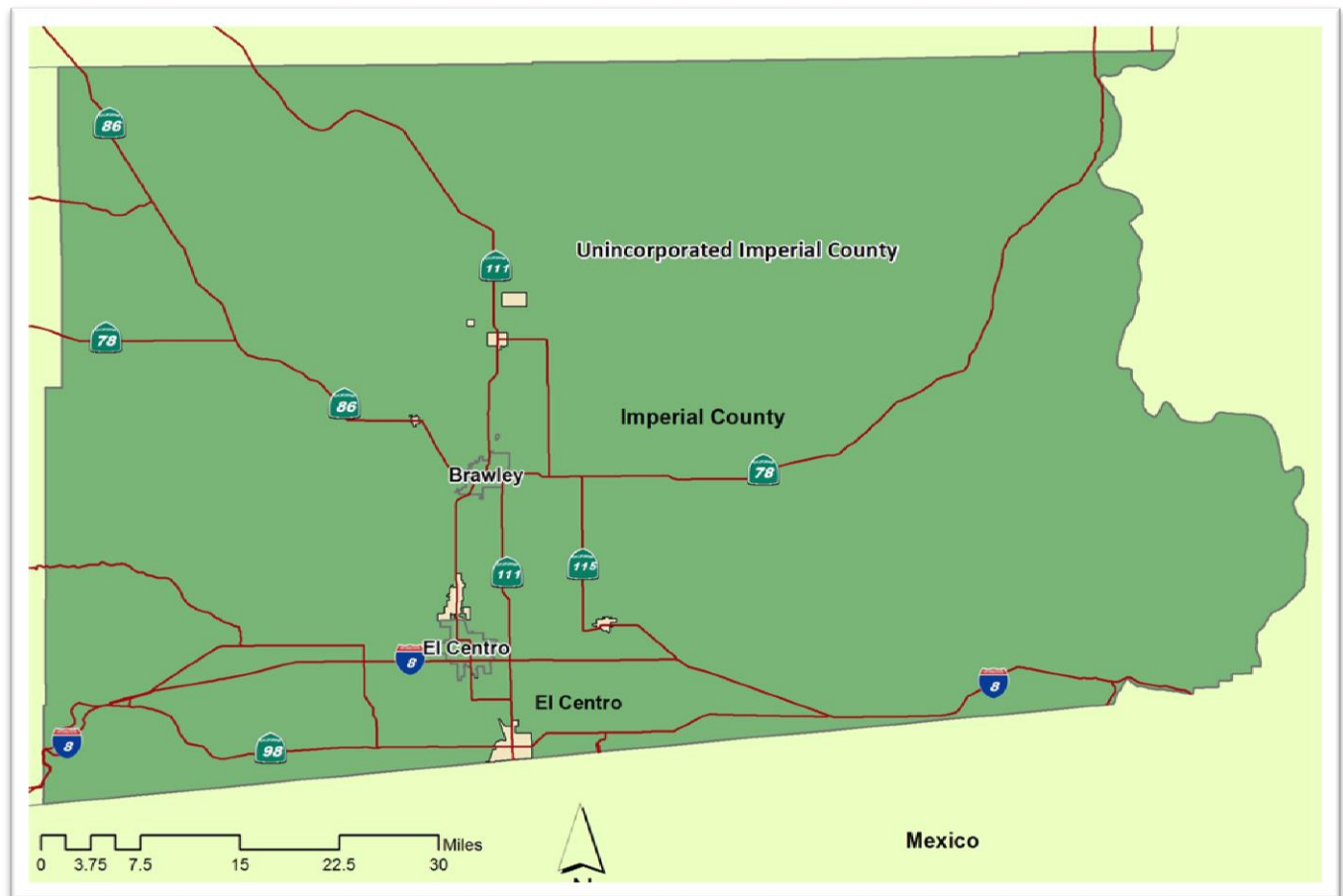
MAP OF PROGRAM AREA (AUGUST 4, 2014)

The territories within which voluntary contractual assessments are authorized to be offered pursuant to the California hero program are the jurisdictional boundaries of the Alhambra, American Canyon, Anaheim, Arcadia, Arvin, Atwater, Azusa, Baldwin Park, Benicia, Bellflower, Bradbury, Brawley, Brea, Buena Park, California City, Calistoga, Carlsbad, Carson, Citrus Heights, Claremont, Clovis, Coronado, Costa Mesa, Covina, Cypress, Delano, Diamond Bar, El Cajon, El Centro, El Monte, El Segundo, Encinitas, Escondido, Fresno, Garden Grove, Gardena, Glendora, Hawthorne, Hermosa Beach, Huntington Beach, Imperial Beach, Industry, Inglewood, Irwindale, Kingsburg, La Canada Flintridge, La Mesa, La Palma, La Verne, Laguna Hills, Lancaster, Lawndale, Lemoore, Lemon Grove, Lomita, Lompoc, Mammoth Lakes, McFarland, Menlo Park, Modesto, Monrovia, Montebello, Monterey Park, Napa, Newman, Newport Beach, Oakdale, Oceanside, Palmdale, Placentia, Pomona, Rancho Cordova (Commercial Only), Rancho Palos Verdes, Reedley, Ridgecrest, Rolling Hills, Rolling Hills Estates, Rosemead, San Diego, San Dimas, San Gabriel, San Jose, San Marcos, San Marino, Sanger, Santa Ana, Santa Monica, Scotts Valley, Solano Beach, South El Monte, South Pasadena, Stanton, Stockton, Taft, Temple City, Torrance, Tracy, Turlock, Tustin, Vacaville, Vallejo, Visalia, Vista, Wasco, Waterford, West Covina, Westminster, Yountville, and the unincorporated counties of Imperial, Kern, Madera, Merced, Mono, Monterey, Napa, San Diego, Santa Cruz, and Solano, as shown on the attached maps.

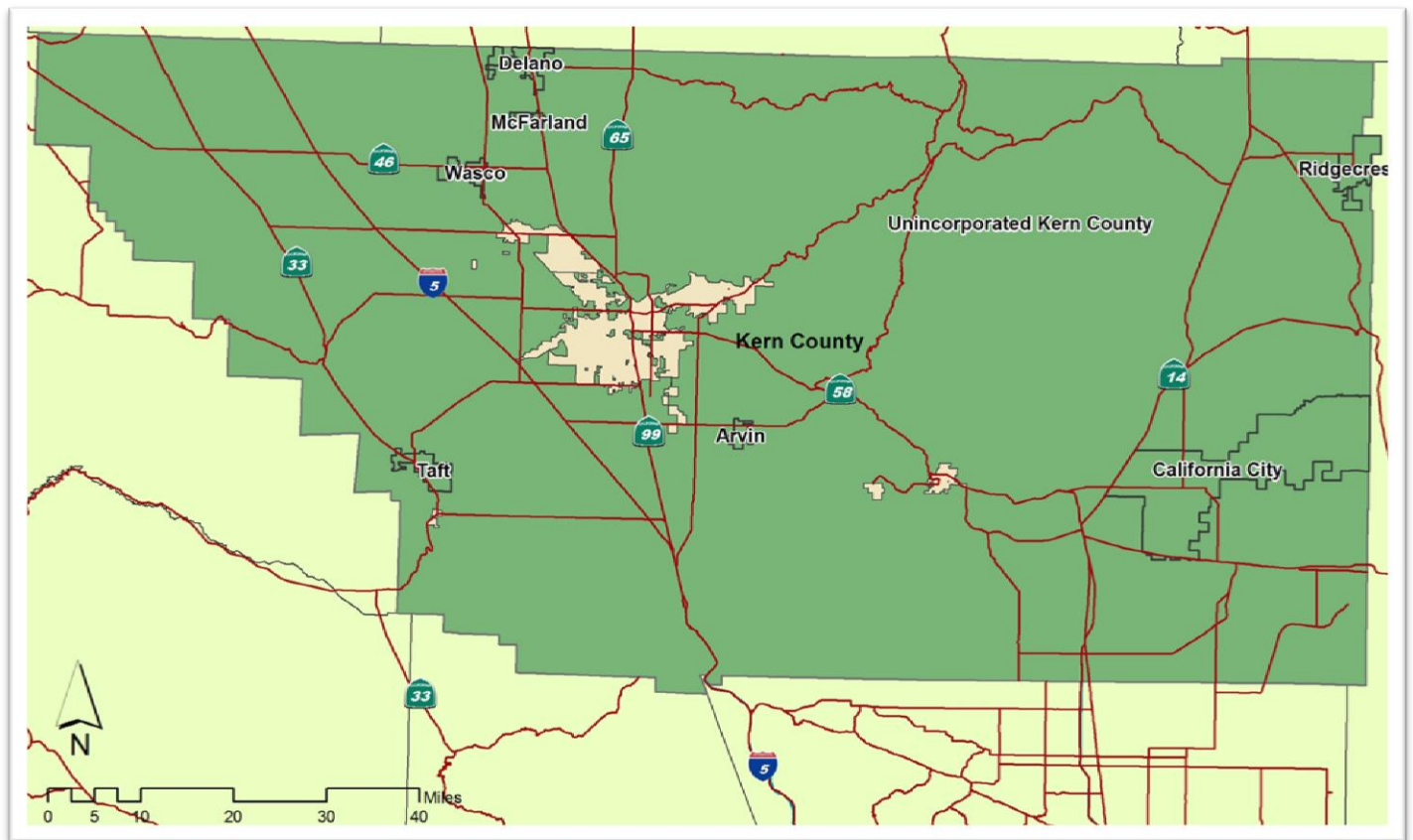
Cities of Clovis, Fresno, Kingsburg, Reedley, and Sanger, located in Fresno County, California



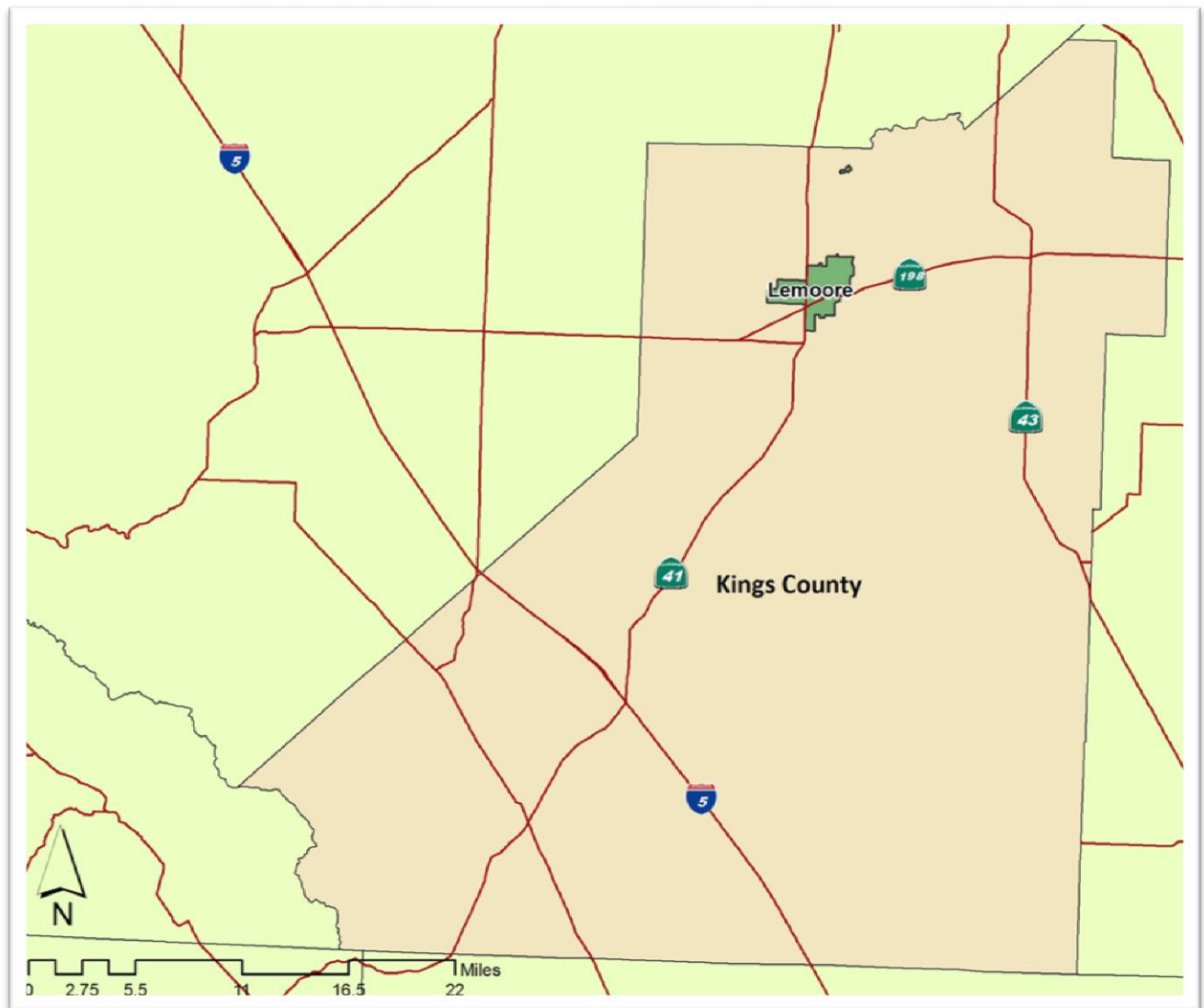
Cities of Brawley and El Centro, and Imperial County unincorporated, located in Imperial County, California



**Cities of Arvin, California City, Delano, McFarland, Ridgecrest, Taft, and Kern County
unincorporated, located in Kern County, California**



City of Lemoore, located in Kings County, California



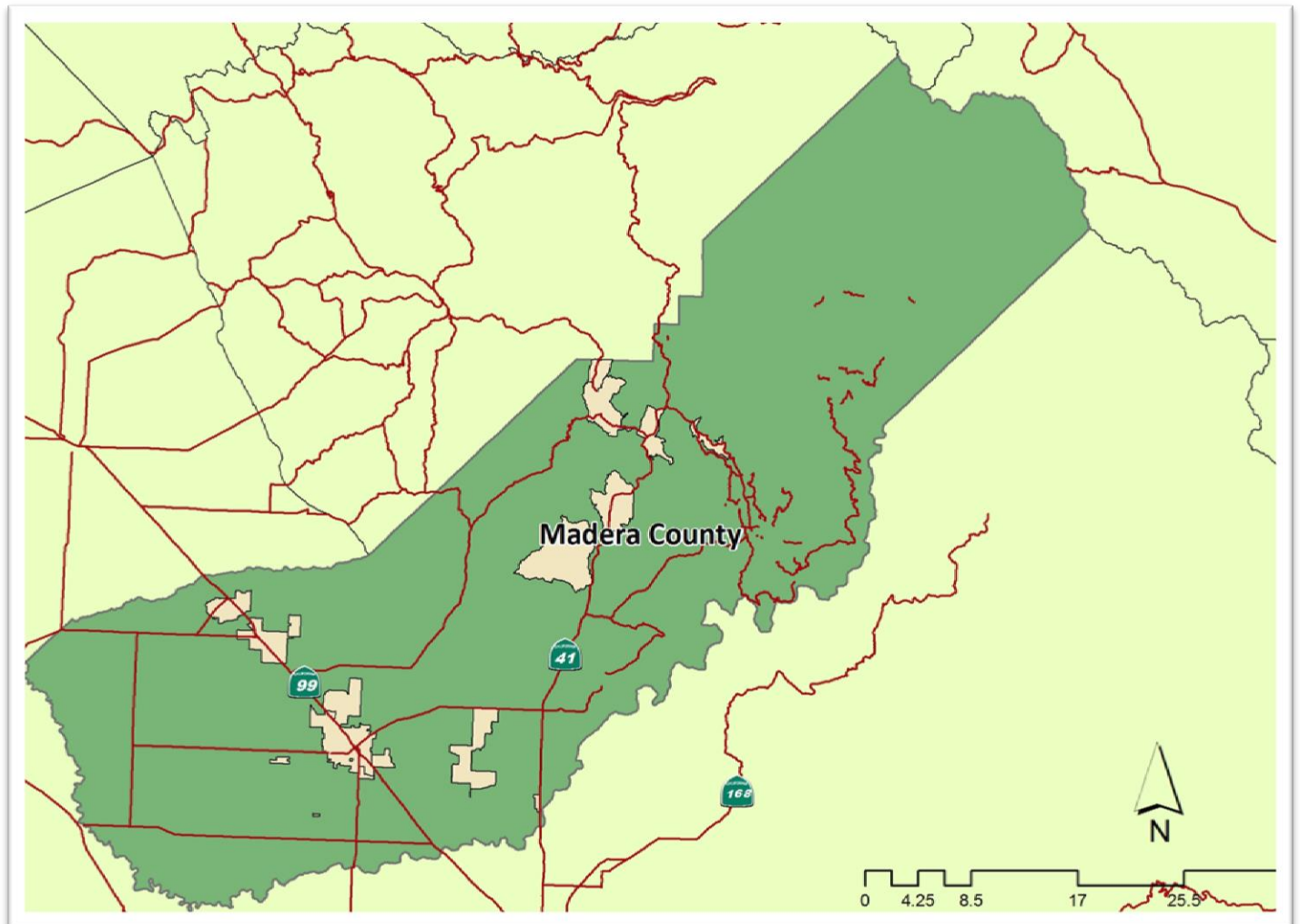
Cities of Alhambra, Arcadia, Azusa, Baldwin Park, Bellflower, Bradbury, Carson, Claremont, Covina, Diamond Bar, El Monte, El Segundo, Gardena, Glendora, Hawthorne, Hermosa Beach, Industry, Inglewood, Irwindale, La Canada Flintridge, La Verne, Lancaster, Lawndale, Lomita, Monrovia, Montebello, Monterey Park, Palmdale, Pomona, Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, Rosemead, San Dimas, San Gabriel, San Marino, Santa Monica, South El Monte, South Pasadena, Temple City, Torrance, Walnut, and West Covina, located in Los Angeles County, California.



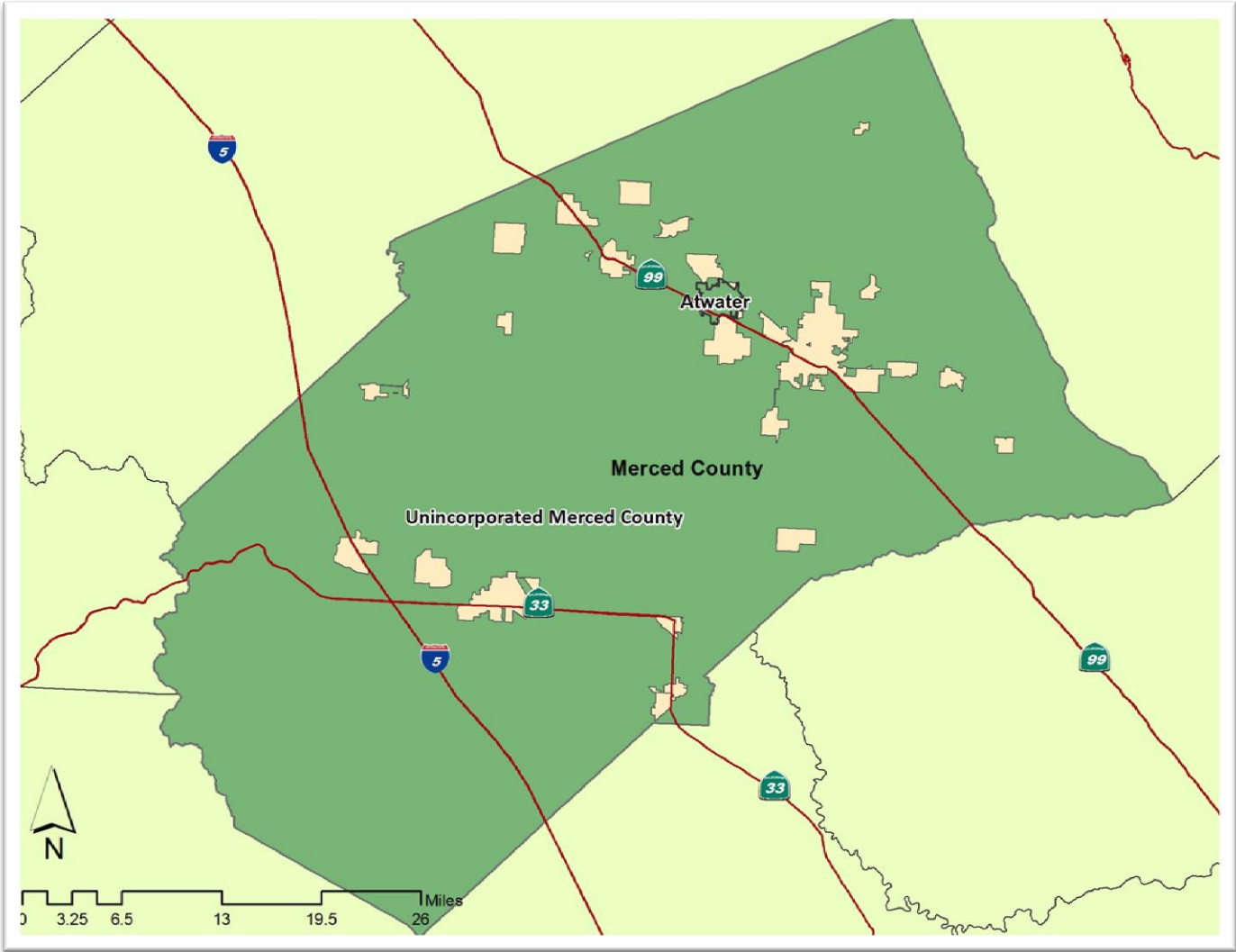
Cities of Anaheim, Brea, Buena Park, Costa Mesa, Cypress, Garden Grove, Huntington Beach, La Palma, Laguna Hills, Newport Beach, Placentia, Santa Ana, Stanton, Tustin, and Westminster, located in Orange County, California.



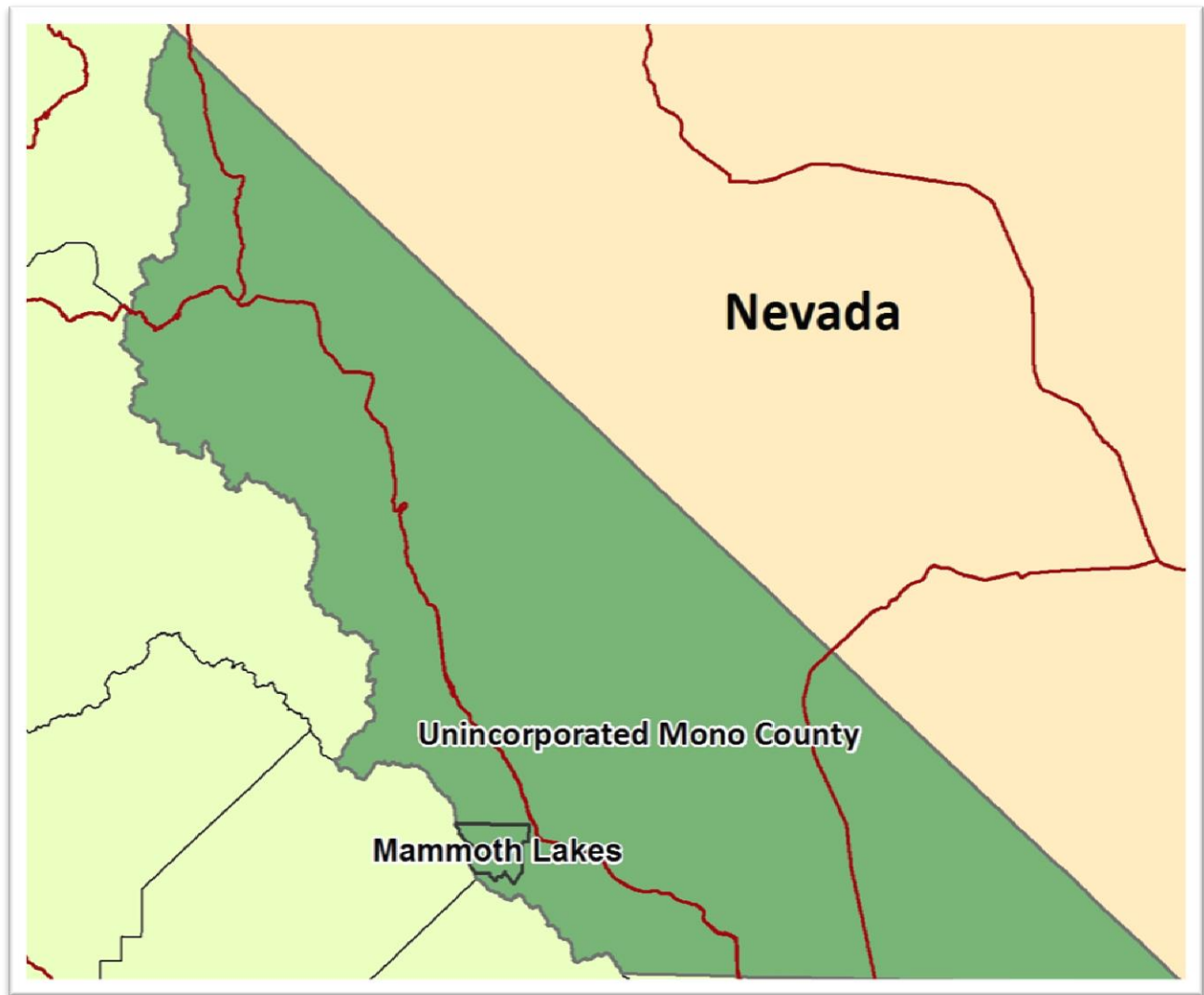
Madera County unincorporated, located in Madera County, California



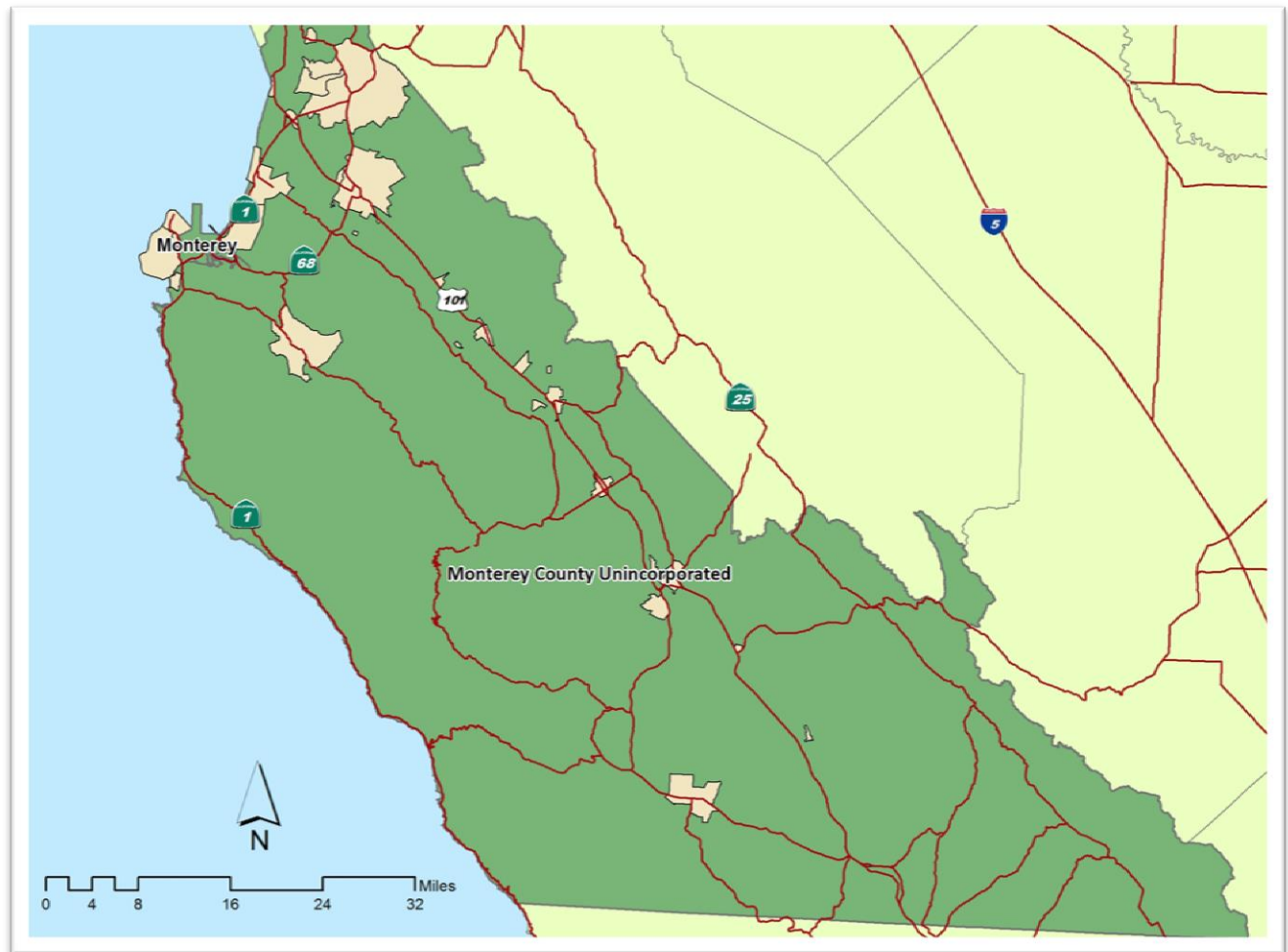
City of Atwater, and Merced County unincorporated, located in Merced County, California



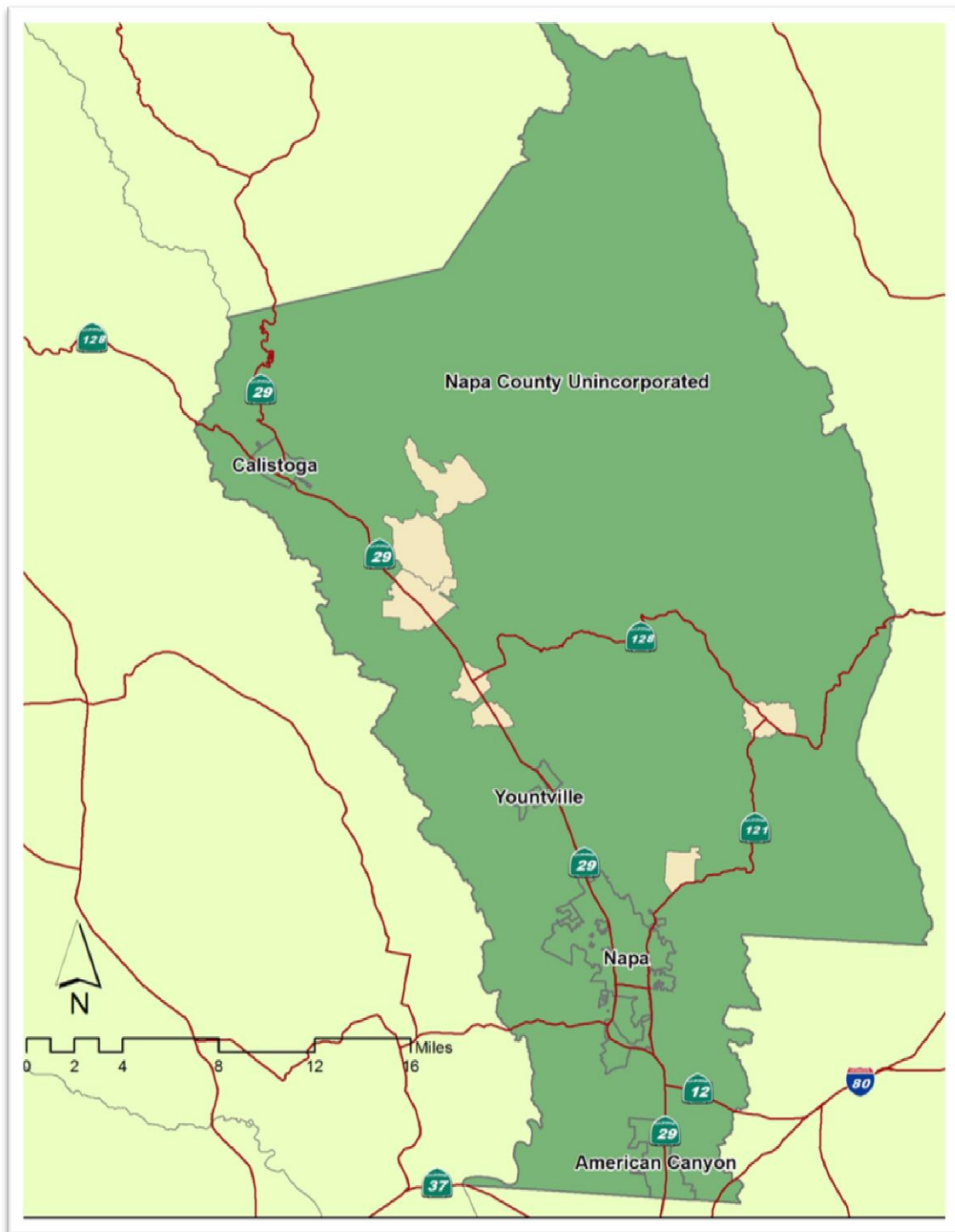
Town of Mammoth Lakes and Mono County unincorporated, located in Mono County, California



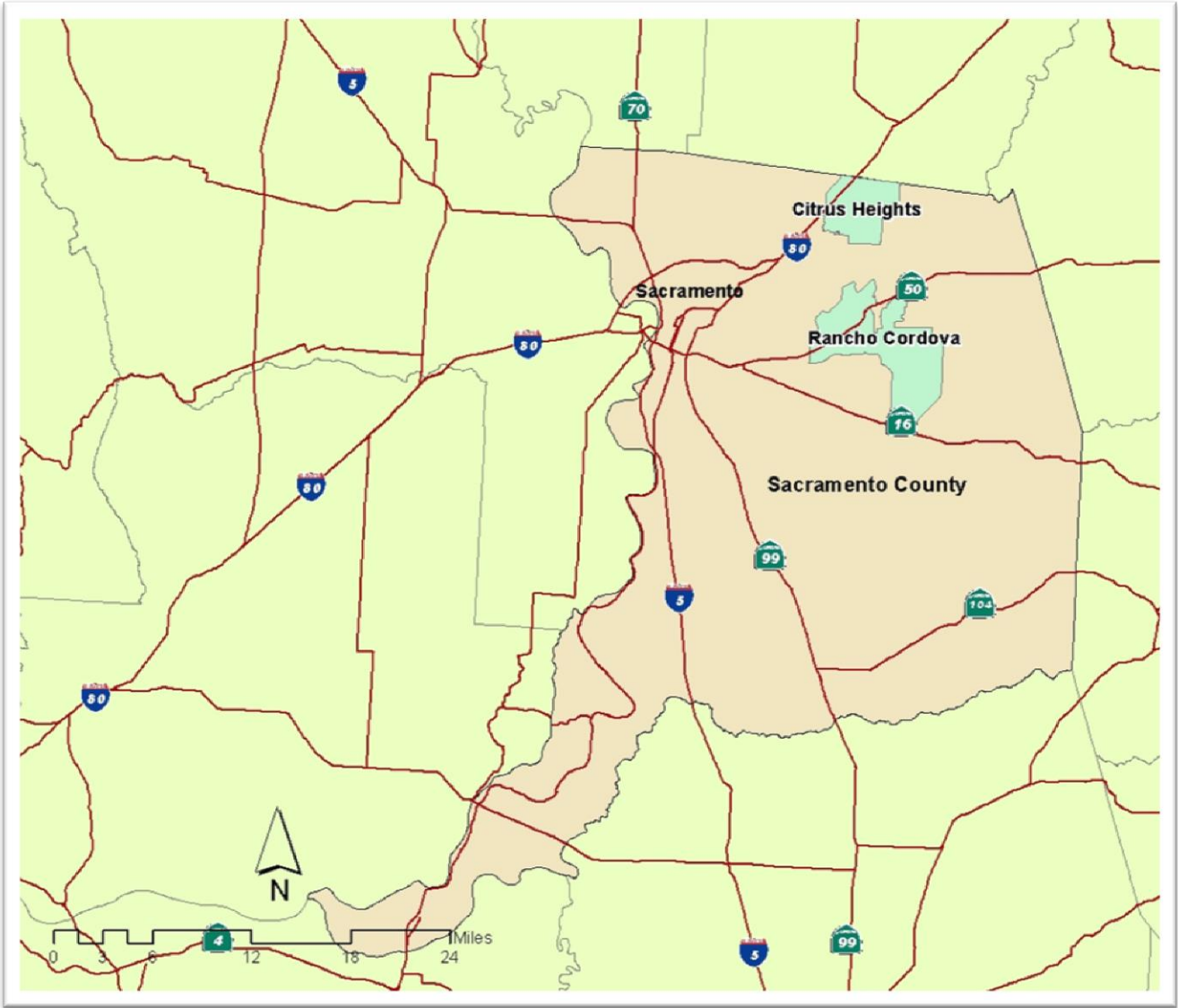
City of Monterey and Monterey County unincorporated located in Monterey County, California



Cities of American Canyon, Calistoga, Yountville, and the County of Napa unincorporated, located in Napa County, California



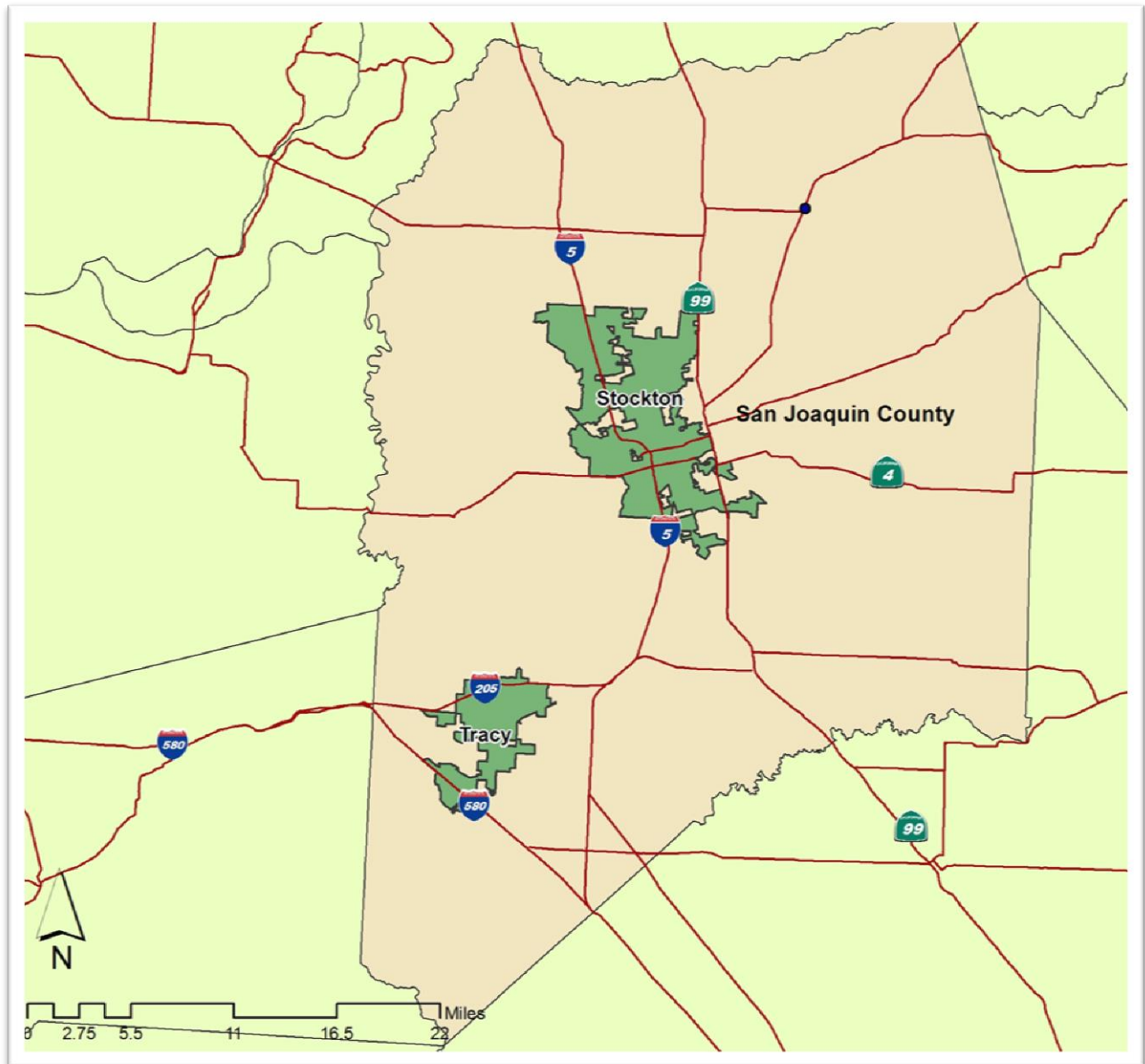
Cities of Citrus Heights and Rancho Cordova, located in Sacramento County, California



Cities of Carlsbad, Coronado, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, Oceanside, San Diego, San Marcos, Solana Beach, and Vista, San Diego County unincorporated, located in San Diego County, California



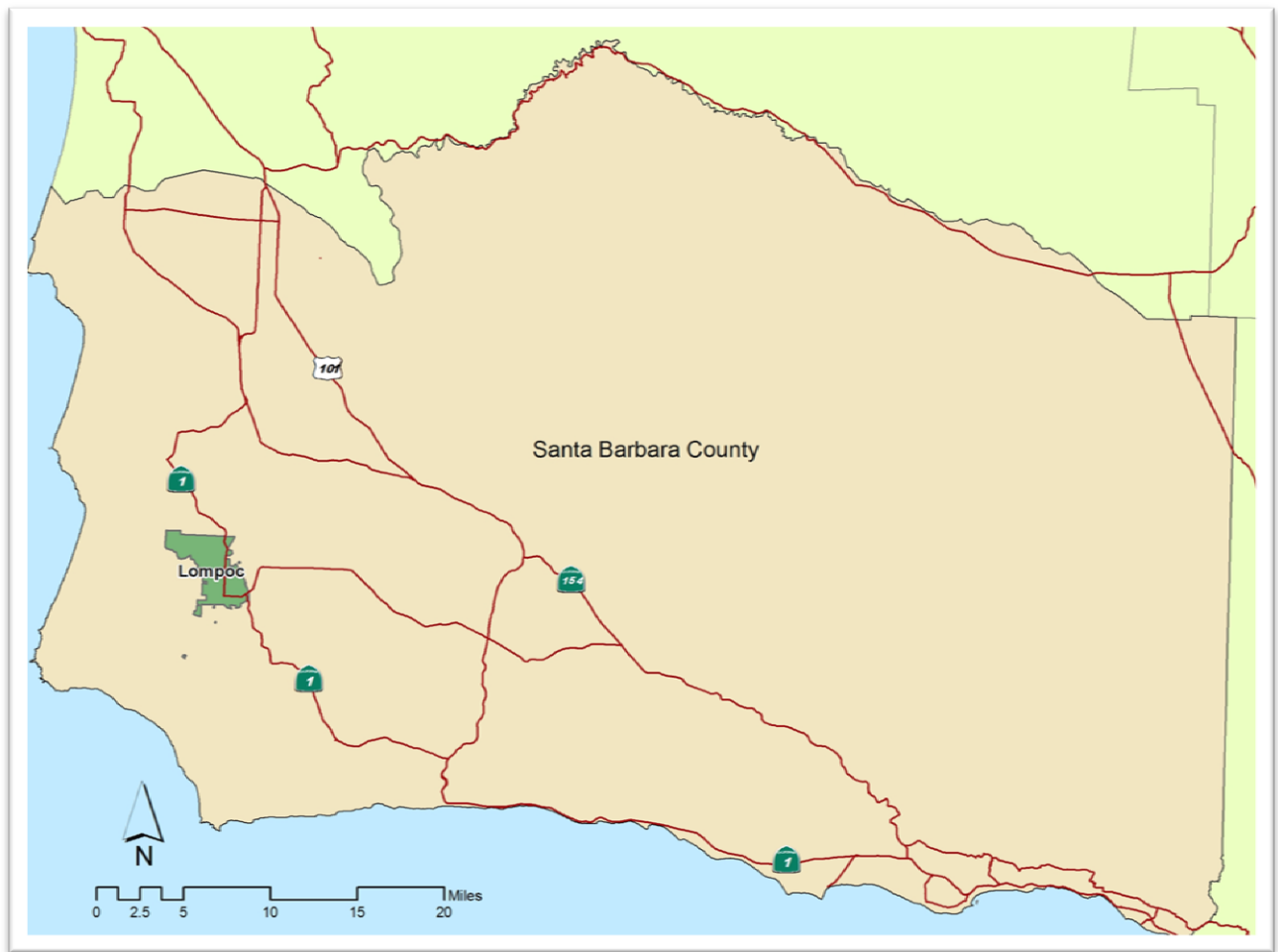
Cities of Stockton and Tracy, located in San Joaquin County, California



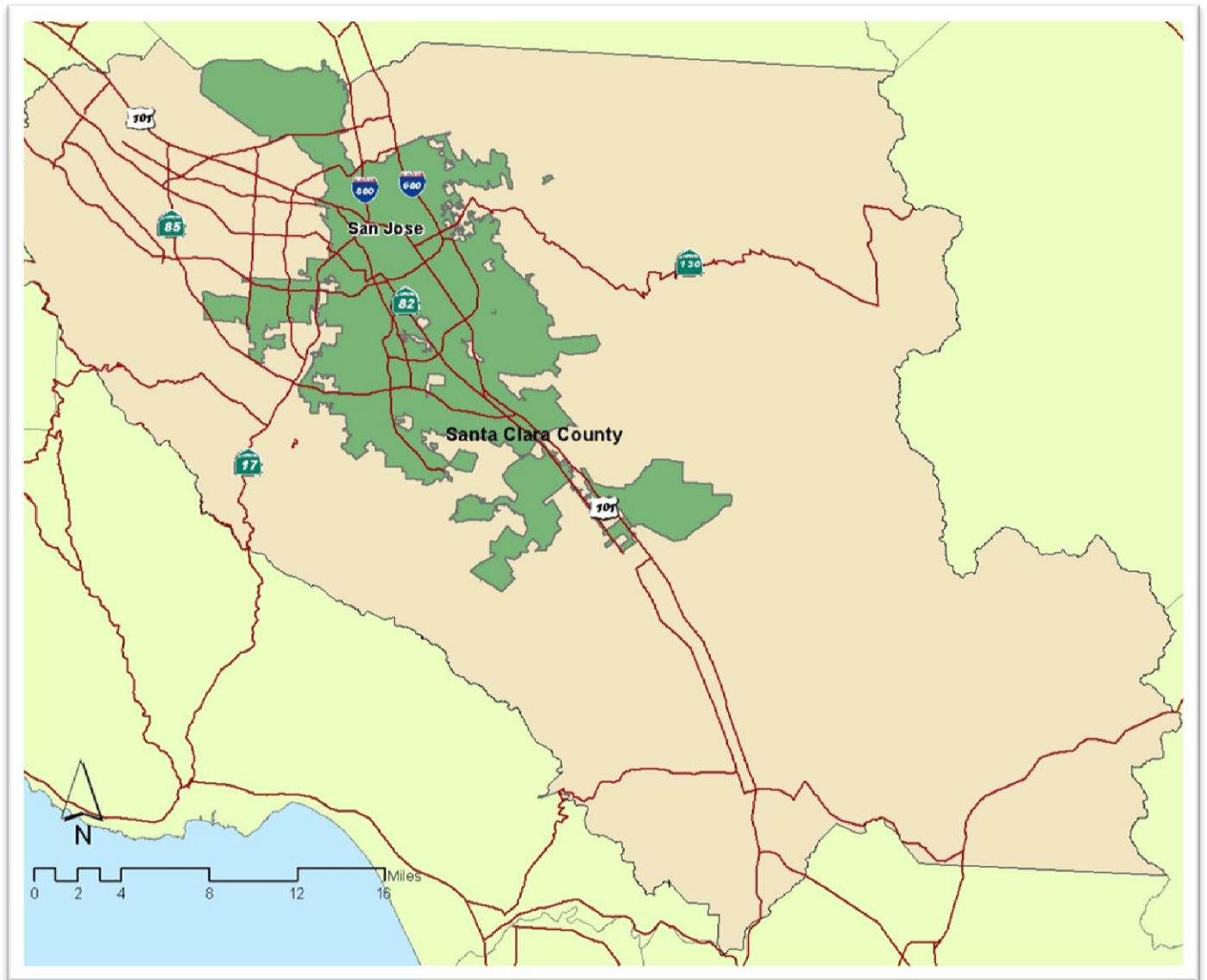
City of Menlo Park, located in San Mateo County, California



City of Lompoc, located in Santa Barbara County, California



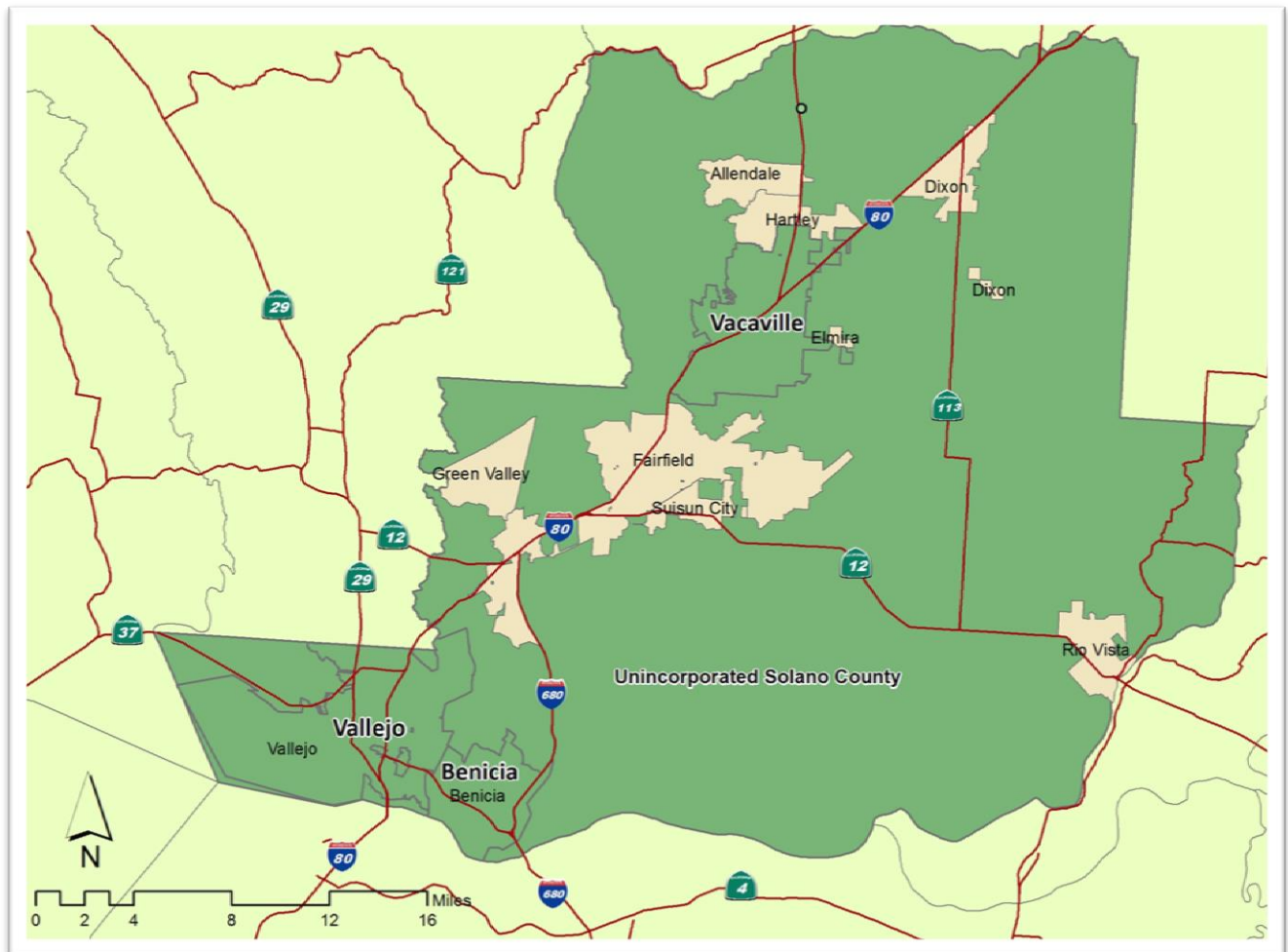
City of San Jose, located in Santa Clara County, California



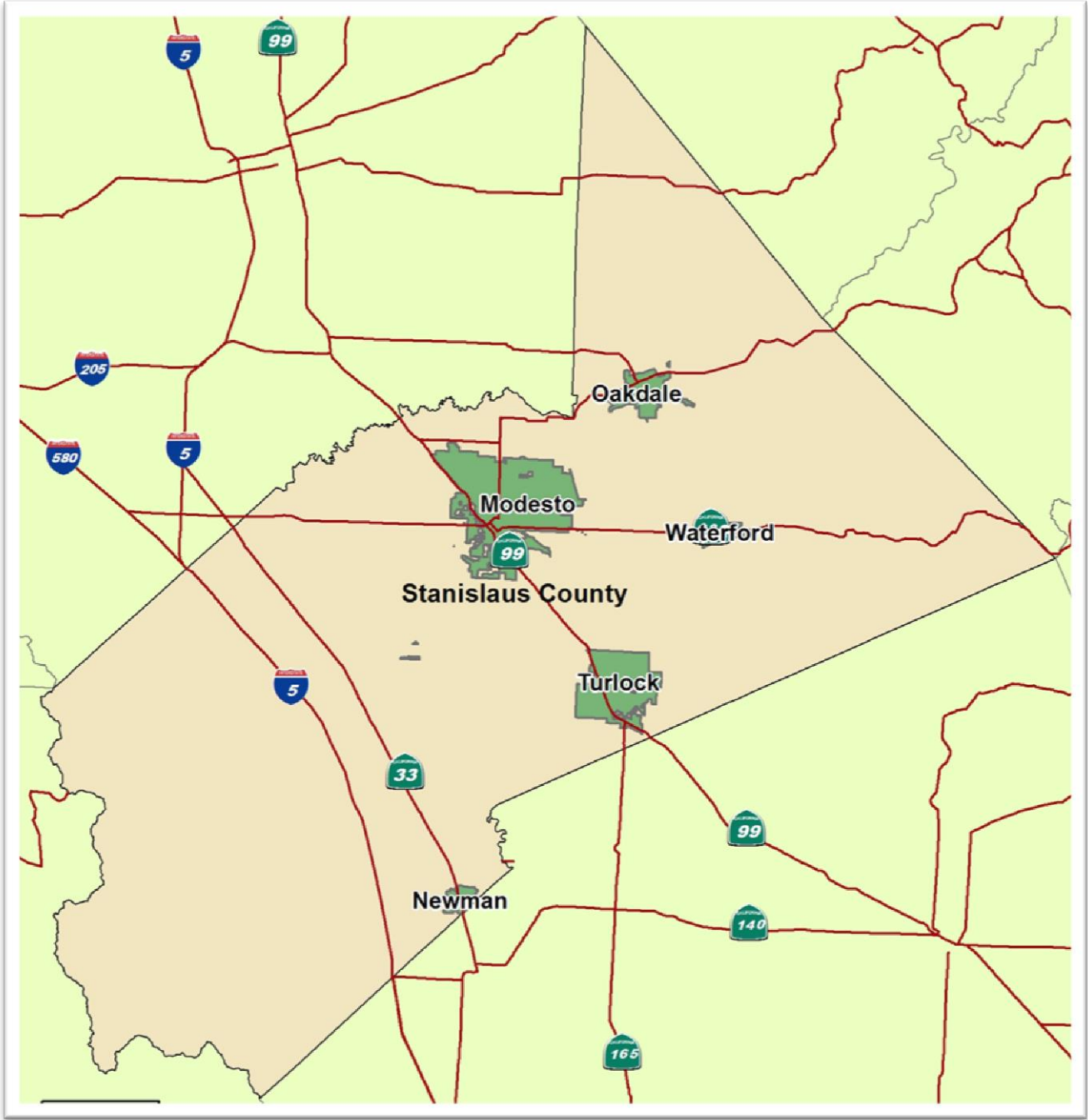
City of Scotts Valley and Santa Cruz County unincorporated area, located in Santa Cruz County, California



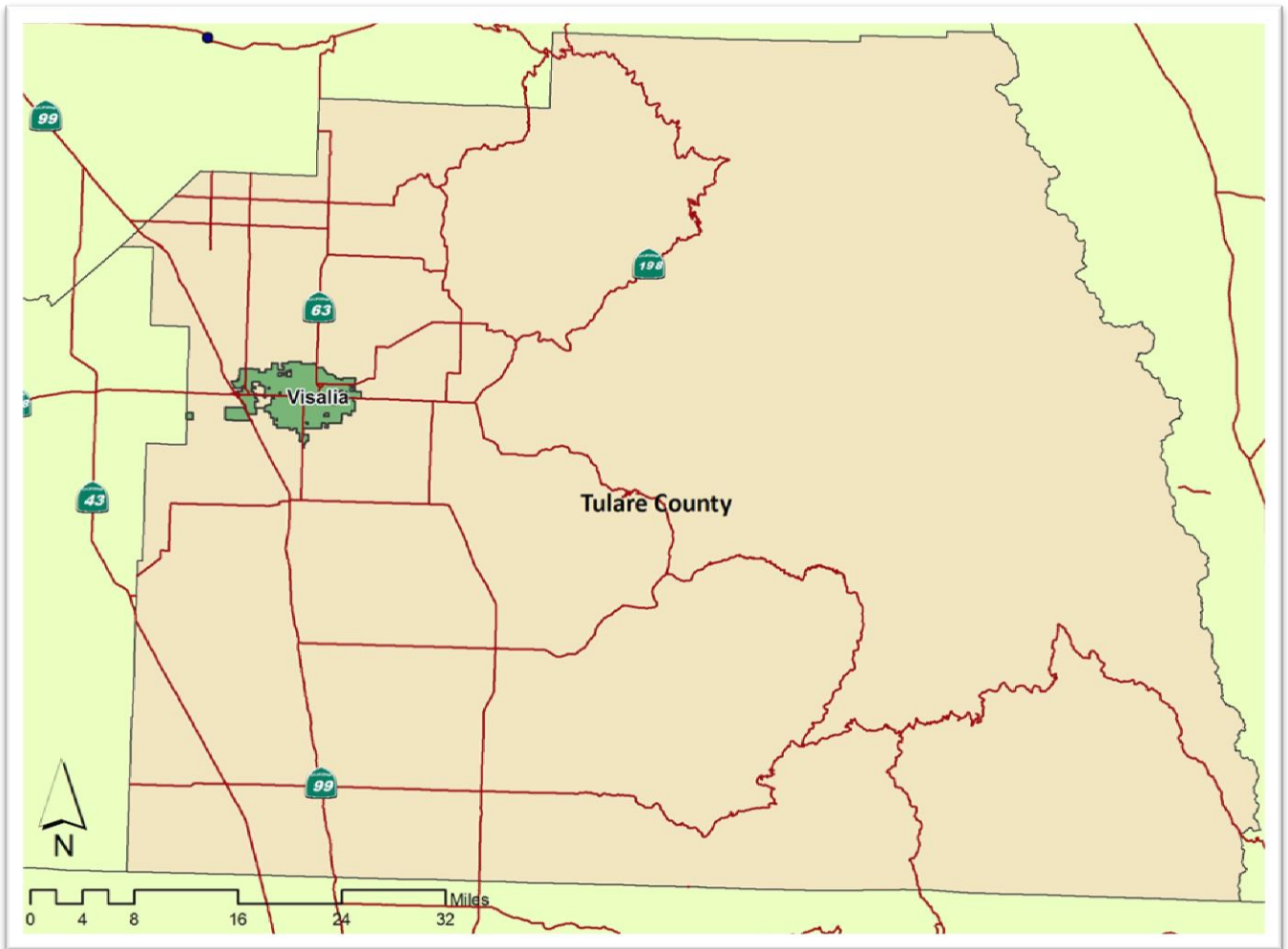
Cities of Benicia, Vacaville, Vallejo, and the Solano County unincorporated, located in Solano County, California



Cities of Modesto, Newman, Oakdale, Turlock, and Waterford, located in Stanislaus County, California



City of Visalia, located in Tulare County, California



APPENDIX C
RESIDENTIAL PROPERTIES
PROGRAM APPLICATION



HERO Financing Program™ Application

P: (855) HERO-411 F: (858) 385-0379 E: info@heroprogram.com

A: 15073 Avenue of Science Suite 200
San Diego, CA 92128

The Western Riverside Council of Governments (the "Authority") HERO Program (the "Program") finances installation of renewable energy, energy or water efficiency products, or electric vehicle charging infrastructure that are permanently fixed to a property owner's real property ("Eligible Products"). Eligible Products will be financed upon the signing of an assessment contract between the Authority and the property owner ("Assessment Contract"). The Authority has retained Renovate America, Inc. ("RA") to facilitate the Program, and you will see this name throughout the Program materials. The Authority and RA are referred to collectively therein as "Program Administrator."

Property Owner Acknowledgments

In order to participate in the Program, I understand that I need to meet the qualifications listed below. By signing this Application, I acknowledge and represent to the best of my knowledge that I and any other owner(s) of the property which is the subject of this application (the "Property") meet these qualifications and I authorize the Program Administrator to obtain a credit report for each of the property owner(s) and/or trustees whose social security number is provided on this application.

1. Applicant(s) must be the owner(s) of record of the property;
2. Mortgage-related debt on the property must not exceed 90.00% of the value of the property;
3. Property owner(s) must be current on their property taxes and there must be no more than one late payment in the past three years;
4. Property owners must be current on all property debt of the subject property at the time of application and cannot have had more than one 30 day mortgage late payment over the previous 12 months;
5. Property owner(s) must not have had any active bankruptcies within the last seven years, and the Property must not be an asset in an active bankruptcy. However, for all jurisdictions with the exception of the City of San Diego, if a bankruptcy was discharged between two and seven years prior, and the property owner(s) have not had any additional late payments more than 60 days past due in the last 24 months, the property owner may be approved;
6. The property must not have any federal or state income tax liens, judgment liens, mechanic's liens, or similar involuntary liens on the property.

I understand that to qualify for the Program that the following requirements must be met:

- a. The amount to be financed under the Program must be less than 10% of the value of the Property.
- b. The combined amount to be financed under the Program plus the mortgage related debt must not exceed 100% of the value of the Property. For properties within the City of San Diego, all mortgage related debt plus the HERO Financing amount must not exceed 95% of the value of the property.
- c. All property owners must sign all required documentation, including but not limited to the Application, the Completion Certificate and the Assessment Contract with all other required Financing Documents.
- d. Following approval, my contractor or I must call the Program to identify the Eligible Products I would like to purchase, enter into an Assessment Contract with the Authority, and receive Notification to Proceed from the Program before beginning the installation of any Eligible Products. Products which have not been approved by the Program will not be funded.
- e. Interest rates may change from the approval date to receiving the Notification to Proceed.

By signing this Application, I hereby declare under penalty of perjury under the laws of the State of California all of the following:

1. That the information provided in this Application is true and correct as of the date set forth opposite my signature on the Application and that I understand that any intentional or negligent misrepresentation(s) of the information contained in this Application may result in civil liability and/or criminal penalties including, but not limited to, imprisonment, liability for monetary damages to the Authority, its agents, or successors and assigns, insurers and any other person who may suffer any loss due to reliance upon any misrepresentation which I have made in this Application, or both.
2. I have the authority to authorize the Program Administrator to obtain a credit report for each of the property owner(s) and/or trustee(s) whose social security number(s) is provided on this Application.
3. I understand that it is my responsibility to receive, read and understand all documents comprising the Program, which, in addition to information on the Program website, include the following:
 - a. This Application;
 - b. Privacy Policy Notice;
 - c. Assessment Contract; and
 - d. Program Handbook.

I have had an opportunity to ask Program representatives and/or my legal counsel any questions I have regarding the documents listed above. I understand I will be asked to sign the Assessment Contract, among other documents, as a pre-condition to the closing of the financing.

4. I am applying to participate in the Program. I have the authority, without the consent of any third party, to execute and deliver this Application, the Assessment Contract, and the various other documents and instruments referenced herein.
5. I understand that the financing provided pursuant to the Assessment Contract will be repayable through an assessment levied against the Property. I understand that an assessment lien will be recorded by the Authority against the Property in the office of the County Recorder of the County of upon execution of the Assessment Contract. The property tax bill (which will include the assessment payments) for the Property will increase by the amount of these assessment installment payments. The Assessment Contract will specify the amount of the assessment, the assessment installments and the interest on the assessment to be collected on the property tax bill for the Property each year during the term specified in the Assessment Contract. The assessment and the interest and any penalties thereon will constitute a lien against the Property until they are paid. As with all tax and assessment liens, this lien will be senior to all existing and future private liens against the Property, including mortgages, deeds of trust and other security instruments.



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Disclosures

The following describes some (but not all) characteristics and risks of participation in the Program as well as laws to which the Program is subject. A full understanding of any item listed below can be gained only by reviewing the relevant laws, policy statements, and/or the contractual documents related to the Program. The Program Administrator is committed to your understanding each of the items listed below before you enter into an Assessment Contract, and invites you to ask Program representatives any questions regarding these items or if you need copies of any document related to the Program.

1. Program Disclosures and Disclaimers.

- a. **Existing Mortgage.** The Program establishes the manner by which the Authority may finance, pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code (commencing with Section 5898.10), the installation of Eligible Products. Eligible Products will be financed pursuant to an Assessment Contract between you and the Authority.

BEFORE COMPLETING A PROGRAM APPLICATION, YOU SHOULD CAREFULLY REVIEW ANY MORTGAGE AGREEMENT(S) OR OTHER SECURITY INSTRUMENT(S) WHICH AFFECT THE PROPERTY OR TO WHICH YOU AS THE PROPERTY OWNER ARE A PARTY. ENTERING INTO A PROGRAM ASSESSMENT CONTRACT WITHOUT THE CONSENT OF YOUR EXISTING LENDER(S) COULD CONSTITUTE AN EVENT OF DEFAULT UNDER SUCH AGREEMENTS OR SECURITY INSTRUMENTS. DEFAULTING UNDER AN EXISTING MORTGAGE AGREEMENT OR SECURITY INSTRUMENT COULD HAVE SERIOUS CONSEQUENCES TO YOU, WHICH COULD INCLUDE THE ACCELERATION OF THE REPAYMENT OBLIGATIONS DUE UNDER SUCH AGREEMENT OR SECURITY INSTRUMENT. IN ADDITION, FANNIE MAE AND FREDDIE MAC, THE OWNER OF A SIGNIFICANT PORTION OF ALL HOME MORTGAGES, STATED THAT THEY WOULD NOT PURCHASE HOME LOANS WITH ASSESSMENTS SUCH AS THOSE OFFERED BY the Authority. THIS MAY MEAN THAT PROPERTY OWNERS WHO SELL OR REFINANCE THEIR PROPERTY MAY BE REQUIRED TO PREPAY SUCH ASSESSMENTS AT THE TIME THEY CLOSE THEIR SALE OR REFINANCING.

If your lender requires an impound for your property taxes, please consider notifying them of the annual assessment payment amount so they can adjust your impound amount.

- b. **Interest Rate.** You will be charged a fixed interest rate on your total financed amount. Your interest rate will be set at the time your financing documents are issued. Interest rates may change from the approval date to the date the Notification to Proceed is sent.
- c. **Program Administration Fee.** At the time of closing, the Authority will charge you a one-time administration fee of 0.95% of the principal amount of the assessment on the Property to cover the costs of administering the Program. This fee will be added to the assessment amount.
- d. **Recording Fee.** At the time of closing, the Authority will pass-through the assessment recording fee of approximately \$95.00 to you to cover the costs of recording the assessment. This fee will be added to the assessment amount.
- e. **Assessment Administration Fee.** Each year, an annual assessment administrative fee will be added to the assessment lien amount on your property tax bill. Currently these costs are \$35.00 and there will be adjustments in subsequent years for cost of living increases, not to exceed \$95.00.
- f. **Interest Before First Payment:** Based on the date an assessment is recorded on your property the payment of assessment installments may not begin until the following year's property tax bill. As a result interest will be added to the assessment amount for the period between your closing date and the date of your first assessment payment. The maximum amount of interest will be listed on your Final Payment Summary, which will be provided with your financing documents.
- g. **Automated Valuation Model Disclosure.** You have the right to a copy of the automated valuation model (AVM) report used in connection with your application for credit. If you want to obtain a copy, please email or write to us at the address we have provided. We must hear from you no later than 90 days after we provide you with a notice of the action taken on your application or a notice of incompleteness, or in the case of a withdrawn application, 90 days after the withdrawal. An AVM is not an appraisal. It is a computerized property valuation system that is used to derive a real property value.
- h. **Foreclosure.** Not later than October 1 each year, the Authority shall determine whether any annual assessment installment is not paid when due and shall have the right and obligation to order that any such delinquent payment, penalties, interest, and associated costs be collected by an action brought in Superior Court to foreclose the lien of such delinquent assessment installment in the manner provided and to the extent permitted by applicable law.
- i. **Prepayment.** You have the option to pay off your assessment amount at any time in full, or in any amount of at least \$2,500. A prepayment is calculated to include the principal amount of the assessment to be prepaid (Assessment Prepayment Amount) and interest on the Assessment Prepayment Amount to the earlier of March 2 or September 2 occurring at least 50 days following the date the prepayment is made.



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- j. **No Endorsement, Warranty or Liability.** The Authority, Renovate America, Inc., and the Program do not endorse any manufacturer, contractor, product, or system, or in any way warranty such equipment, installation, or the efficiency or production capability of any equipment. The Authority, Renovate America, Inc. and the Program make no representations and have no responsibility regarding the equipment and its installation, including the quality, safety, cost savings, efficiency or production capability of any equipment; or any compliance of the equipment or its installation with any applicable laws, regulations, codes, standards or requirements. Further, the Authority, Renovate America, Inc. and the Program shall not be in any way liable for any incidental or consequential damages resulting from the equipment or its installation.
- k. **Validation.** The Program may validate that installed Eligible Products meet Program eligibility requirements including requiring the applicant to provide additional sales receipts, contractor invoices, serial numbers or other identifying details, portions of packages or stickers originally attached to the installed Eligible Products beyond what the Program already requires to be provided. The Program reserves the right to perform independent on-site validation(s) of any Eligible Products financed by the Program even if permit inspections have already been completed. If a validation visit is required, Program staff will schedule any such on-site validation visit with the property owner, at any reasonable time and with reasonable notice. In addition, the Program reserves the right to perform online monitoring of any installed renewable energy systems' generation data, if applicable, as well the tracking of energy consumption impacts and utility usage for any installed/financed product via property utility bill data. You, by submitting this application, consent to any such onsite validations, online monitoring, and utility bill energy usage analysis. By submitting this application, you also agree to sign the authorization form to participate in utility billing energy usage analysis to measure Program impact savings and participant satisfaction.

2. Legal Disclosures

- a. **Equal Credit Opportunity Act (ECOA).** The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against Credit Applicant(s) on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract); because all or part of the applicant(s) income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this creditor is the Federal Trade Commission, Division of Credit Practices, Washington, D.C. 20580.
- b. **Fair Credit Reporting Act.** As part of assembling your Program application, the Authority has requested a consumer report bearing your credit worthiness, credit standing and credit capacity. This notice is given to you pursuant to the Fair Credit Reporting Act.
- c. **The Housing Financial Discrimination Act Of 1977.** It is illegal to discriminate in the provision of or in the availability of financial assistance because of the consideration of:
- i. trends, characteristics or conditions in the neighborhood or geographic area surrounding a housing accommodation, unless the financial institution can demonstrate in the particular case that such consideration is required to avoid an unsafe and unsound business practice; or
 - ii. race, color, religion, sex, marital status, domestic partnership, national origin or ancestry.
- d. **Patriot Act Disclosure.** To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. What this means for you: As part of applying to the Program, the Authority may be required to ask for your name, address, date of birth, and other information that will allow it to identify you. The Authority may also need a copy of the driver's license or other identifying documents from any and all borrowers and guarantors.
- e. **Communications with Legal Advisers.** If you have any questions about any agreements or security instruments which affect the Property or to which you are a party, or about your authority to execute the Program Application or enter into an Assessment Contract with the Authority without the prior consent of your existing lender(s), the Program strongly encourages you to consult with your own legal counsel and your lender(s). Program staff cannot provide you with advice about existing agreements or security instruments.
- f. **Monitoring and Recording Telephone Calls.** The Program may monitor or record telephone calls for security and customer service purposes. By applying for HERO Financing, you consent to have any phone conversations with the Program recorded or monitored.

Property Owner Signature(s)

I declare that (i) I have received, read and understand the risks and characteristics of the Program described in the Property Owner Acknowledgments and Disclosures set forth in this Application and (ii) I have been informed that I must take the sole responsibility to satisfy myself that executing the Assessment Contract, receiving financing for Eligible Products, and consenting to the assessment levied against the Property will not constitute a default under any other agreement or security instrument (specifically the terms of any mortgage on the Property) which affects the Property or to which I am a party.

	_____	_____	_____
		Date	Date
	_____	_____	_____
		Date	Date



HERO Financing Program™ Application

P: (855) HERO-411 F: (858) 385-0379 E: info@heroprogram.com

A: 15073 Avenue of Science Suite 200
San Diego, CA 92128

FOR CONTRACTOR CALL IN ONLY

Property Address

Single Family Home

Property Type

Property Owner

Ownership Type:

Property Owner 2

First Name	M. Initial	Last Name
Social Security Number	Birth Date (mm/dd/yyyy)	

Property Owner Signature(s)

I declare that I have the authority, without the consent of any third party which has not been previously obtained, to execute and deliver the Application, Assessment Contract, and the various documents and instruments referenced therein.

	_____	_____	_____	_____
		Date		Date
	_____	_____	_____	_____
		Date		Date

If you do NOT wish to receive email communications from the Program and would prefer all communications to occur through the U.S. mail instead, please contact us.

☐ Please check this box if you do NOT want to receive newsletters or other marketing materials from the Program or Renovate America, Inc.

Appendix D
**COMMERCIAL PROPERTIES
PROGRAM APPLICATION**

**APPLICATION DATE:**

____/____/____
(MONTH/DAY/YEAR)

FOR OFFICIAL USE ONLY

DATE RECEIVED: ____/____/____

FILE #: _____

CALIFORNIA COMMERCIAL HERO APPLICATION**PROPERTY OWNER QUALIFICATIONS:****YES****NO**☐☐

Property Owner(s) and/or Trustees are and have been current on all property debt for the past six (6) months, including no technical defaults.

☐☐

Property Owner(s) and/or Trustees are current on property taxes with no more than one late payment during the past three (3) years.

☐☐

Property Owner(s) and/or Trustees have no involuntary liens, defaults or judgments on the property.

☐☐

Property Owner(s) and/or Trustees have not declared bankruptcy in the last seven (7) years and the property is not an asset in a bankruptcy.

☐☐

Mortgage-related debt does not exceed 80% of the fair market value of the property, as defined in the Program Handbook.

☐☐

Property has a debt service coverage ratio of 1.05 (or 105%) (calculated by dividing net operating income by total lender debt on property).

PROPERTY ADDRESS:

(STREET)

(CITY)

(STATE)

(ZIP CODE)

(ASSESSOR'S PARCEL NUMBER)

OCCUPANCY TYPE:☐ Owner-Occupied☐ Tenant-Occupied☐ Both**DESCRIBE OCCUPANTS' BUSINESSES:****PROPERTY TYPE:**☐ Multi-Family (5+ units)☐ Commercial☐ Industrial☐ Agricultural☐ Other: _____**MAILING ADDRESS:***(if different from property address)*

(STREET/P.O. BOX)

(APT./SUITE/ETC.)

(CITY)

(STATE)

(ZIP CODE)

PROPERTY OWNER TYPE:☐ Individual☐ Trust☐ Corporation☐ Partnership☐ Other: _____**PROPERTY OWNER #1 INFORMATION (Should be person/entity who handles all program contacts):**

NAME OF PROPERTY OWNER

(TAX ID # OR SSN)

NAME OF CONTACT PERSON, IF BUSINESS ENTITY OWNER

(PHONE NUMBER)

(ADDITIONAL PHONE NUMBER)

(EMAIL ADDRESS)

% OWNERSHIP

PROPERTY OWNER #2 INFORMATION:*(If there are additional Property Owners or Trustees, please provide additional sheet(s) with property owner information.)*

NAME OF PROPERTY OWNER

(TAX ID # OR SSN)

NAME OF CONTACT PERSON, IF BUSINESS ENTITY OWNER

(PHONE NUMBER)

(ADDITIONAL PHONE NUMBER)

(EMAIL ADDRESS)

% OWNERSHIP



Assets	Amount	Liabilities	Amount
Cash in Banks		Notes Payable	
Accounts Receivable		Accounts Payable	
Notes Receivable		Income Tax Payable	
Securities Owned		Other Taxes Payable	
Real Estate		Mortgages or Liens on Real Estate	
Other Assets		Other Liabilities	
Total		Total	

Property Income (Annual)	Amount	Property Expenses (Annual)	Amount
Rent		Maintenance and Repairs	
Other Income		Property Taxes	
Interest		Property Insurance	
Total		Total	

Mortgages and Liens on Commercial Real Estate							
Property ID	To Whom Payable	1 st or 2 nd Mortgage?	Monthly Payment	Current?	Security	Maturity Date	Principal Remaining

If the property is cross-collateralized or cross-defaulted, please complete this section.

Commercial Real Estate Schedule							
Address / Type of Property	Title in Name of	How Held	Cost / Year Acquired	Monthly Income	Present Market Value	Total Balance Owed	

If the property is owner-occupied, please complete this section.

Notes Payable				
Name of Debtor	Collateral	Monthly Payment	Maturity Date	Total Amount Due

OTHER CRITERIA QUESTIONS

Please explain all "yes" answers on a separate sheet.

- | | | |
|--------------------------|--------------------------|---|
| YES | NO | |
| ☐ | ☐ | Do(es) the Property Owner(s) have any outstanding judgment(s)? |
| ☐ | ☐ | Do(es) the Property Owner(s) have any tax obligations, including payroll or real estate taxes, that are past due? |
| ☐ | ☐ | Is/Are the Property Owner(s) a party in any active or threatened lawsuit(s) or other legal action(s)? |
| ☐ | ☐ | Has(ve) the Property Owner(s) had property foreclosed or give title or deed in lieu thereof? |
| ☐ | ☐ | Has(ve) the Property Owner(s) compromised a debt or modified a mortgage loan in the last 12 months? |



For the listed insurance policy types, is there an active insurance policy for this property?

YES	NO	
☐	☐	Fire and Hazard insurance?
☐	☐	General Liability insurance?
☐	☐	Flood Insurance? Please check here if not in flood zone ☐

REQUIRED ATTACHMENTS:	
☐	Completed rent rolls form.
☐	Signed lender consent for each mortgage on the property to be improved.
☐	12 month payment history for each mortgage on the property to be improved (account history print out (preferred) or mortgage statements).
☐	Profit and Loss Statements and Tax Returns for past two years.
☐	Proposed Improvements – Contractor Bid(s) or Consultant/Engineer Proposal

APPLICANT(S) SIGNATURES

By signing this Application, the undersigned hereby declares under penalty of perjury under the laws of the State of California that all property owner(s) and/or trustees have read, understand, and agree to all sections of the Program Handbook and that all information set forth in this Application is true, accurate, and complete.

_____ (Applicant Signature)	_____ (Date)	_____ (Applicant Signature)	_____ (Date)
_____ (Printed Name, Business Name, Title (if applicable))		_____ (Printed Name, Business Name, Title (if applicable))	
_____ (Applicant Signature)	_____ (Date)	_____ (Applicant Signature)	_____ (Date)
_____ (Printed Name, Business Name, Title (if applicable))		_____ (Printed Name, Business Name, Title (if applicable))	



RENT ROLL DETAILS FORM

DATE: _____

[illegible]

Rent Roll Certification:

I/We certify that the above information dated _____ for the property located at _____ is/are true and correct.

By: _____

Title: _____



EXHIBIT A

PROPOSED BUILDING IMPROVEMENTS

DESCRIPTION	ESTIMATED COST
1 Description: _____ Brand: _____ Model #: _____ Quantity: _____ Efficiency Level: _____ Estimated Annual Energy Savings/ Production (# Units): _____	\$ _____
2 Description: _____ Brand: _____ Model #: _____ Quantity: _____ Efficiency Level: _____ Estimated Annual Energy Savings/ Production (# Units): _____	\$ _____
3 Description: _____ Brand: _____ Model #: _____ Quantity: _____ Efficiency Level: _____ Estimated Annual Energy Savings/ Production (# Units): _____	\$ _____
ITEMIZED ESTIMATED COST OF IMPROVEMENT(S) A. (i) Construction contract(s) (bid price for cost of materials and labor less any applicable rebates): and/or (ii) If self-installing, cost of equipment (less applicable rebates; do not include any labor costs): B. Energy assessment/audit costs C. Draft, engineering and/or plan preparation costs: D. Estimated Permit fees: E. Recording Fee for Assessment Lien documents and assessment contract. Set by state law and the County Recorder's Office F. Title Costs G. Other Please list (Attach separate sheet(s) explaining other costs if needed.) Other: _____ Other: _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
Requested Financing Amount: This requested amount is the maximum amount that can be funded.	\$ _____
Loan Term (5, 10, 15, 20 years):	_____



EXHIBIT B

Fill in all contractors or sub-contractors working on the proposed project:

CONTRACTOR OR SUB-CONTRACTOR	CONTRACTOR COMPANY	CONTRACTOR NAME	CONTRACTOR LICENSE #
1 Circle One: Contractor or Sub-Contractor			
2 Circle One: Contractor or Sub-Contractor			
3 Circle One: Contractor or Sub-Contractor			
4 Circle One: Contractor or Sub-Contractor			
5 Circle One: Contractor or Sub-Contractor			
6 Circle One: Contractor or Sub-Contractor			
7 Circle One: Contractor or Sub-Contractor			
8 Circle One: Contractor or Sub-Contractor			
9 Circle One: Contractor or Sub-Contractor			

Appendix E

Assessment Contracts

California HERO Program ASSESSMENT CONTRACT (RESIDENTIAL)

This Assessment Contract (this "Contract") is made and entered into as of this day of , 2014, by and between the Western Riverside Council of Governments, a joint exercise of powers authority (the "Authority"), and the record owner(s), (the "Property Owner") of the fee title to the real property identified on Exhibit A (the "Property").

RECITALS

WHEREAS, the Authority is a joint exercise of powers authority the members of which include numerous cities and counties in the State of California; and

WHEREAS, the Authority has established the California HERO Program (the "HERO Program") to allow the financing of certain renewable energy, energy efficiency and water efficiency improvements and electric vehicle charging infrastructure that are permanently fixed to real property (the "Authorized Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29") and the issuance of improvement bonds under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the "1915 Act") upon the security of the unpaid contractual assessments; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner of each lot or parcel on which an assessment is levied at the time the assessment is levied pursuant to a contract between the property owner and the public agency; and

WHEREAS, the Authority has conducted the proceedings required by Chapter 29 with respect to the territory within the boundaries of the City or County identified in Exhibit A and which has elected to participate in the HERO Program (the "Participating Entity"); and

WHEREAS, the Property is located in the boundaries of the Participating Entity, and the Participating Entity has consented to (i) owners of property within its jurisdiction (the "Participating Property Owners") participating in the HERO Program and (ii) the Authority conducting assessment proceedings under Chapter 29 and issuing bonds under the 1915 Act to finance the Authorized Improvements; and

WHEREAS, pursuant to Chapter 29, the Authority and the Property Owner wish to enter into a contract pursuant to which the Property Owner would agree to pay an assessment in order to finance the installation on the Property of the Authorized Improvements described in Exhibit A (the "Improvements") and the Authority would agree to provide financing, all on the terms set forth in this Contract;

NOW, THEREFORE, in consideration of the foregoing and the material covenants hereinafter contained, the Property Owner and the Authority formally covenant, agree and bind themselves and their successors and assigns as follows:



AGREEMENT

Section 1. Purpose. The Property Owner and the Authority are entering into this Contract for the purpose of financing the installation of the Improvements identified on Exhibit A on the Property. The Authority will not finance installation of Improvements other than those listed on Exhibit A.

Section 2. The Property. This Contract relates to the real property identified on Exhibit A. The Property Owner has supplied to the Authority current evidence of its ownership of fee title to the Property and possesses all legal authority necessary to execute this Contract on behalf of the Property Owner.

Section 3. Contract to Pay Assessment; Prepayment; Non-Completion Assessment

(a) **Payment of Assessment.** The Property Owner hereby freely and willingly agrees to pay the assessment set forth on Exhibit B (the "Assessment"). The Authority will not provide financing in an amount in excess of the Assessment.

Except as otherwise set forth in this Contract, the Assessment will be paid in the installments set forth in Exhibit B.

Interest will accrue on the Assessment at the interest rate set forth on Exhibit B beginning on the date on which the Authority issues bonds to finance the installation of the Improvements.

(b) **Administrative Expenses.** The Property Owner hereby acknowledges that, pursuant to the 1915 Act, including Sections 8682(b) and 8682.1(a), the Authority may add amounts to an annual installment of the Assessment in order to pay for the costs of collecting the Assessment (the "Additional Administrative Assessment").

(c) **Prepayment of the Assessment.** The Assessment may be prepaid, in whole or in any amount of at least \$2,500, at any time upon the payment of (a) the whole or a portion of the unpaid principal component of the Assessment, (b) and interest on the Assessment Prepayment Amount to the earlier of March 2 or September 2 occurring at least 50 days following the date the prepayment is made.

(d) **Absolute Obligation.** The Property Owner hereby agrees that the Assessment will not be subject to reduction, offset or credit of any kind in the event that the bond or bonds secured thereby are refunded or for any other reason.

Section 4. Collection of Assessment; Lien. The Assessment, the interest and penalties thereon as a result of a delinquency in the payment of any installment of the Assessment, and the Additional Administrative Assessment shall constitute a lien against the Property until they are paid and shall be collected and shall have the lien priority as set forth in Chapter 29.

The Property Owner acknowledges that if any Assessment installment is not paid when due, the Authority has the right to have such delinquent installment and its associated penalties and interest stripped off the secured property tax roll and immediately enforced through a judicial foreclosure action that could result in a sale of the Property for the payment of the delinquent installments, associated penalties and interest, and all costs of suit, including attorneys' fees. The Property Owner acknowledges that, if bonds are sold to finance the Improvements, the Authority may obligate itself, through a covenant with the owners of such bonds, to exercise its judicial foreclosure rights with respect to delinquent Assessment installments under circumstances specified in such covenant.

Section 5. Financing of the Improvements.



(a) Contract to Finance Improvements. The Authority hereby agrees to use the Assessment, together with the Additional Administrative Assessment, to finance the Improvements, including the payment of the Authority's reasonable costs of administering the HERO Program, subject to the Property Owner's compliance with the conditions for such financing established by the Authority.

(b) Assessment Installments. The Property Owner agrees to the issuance of bonds by the Authority to finance the installation of the Improvements. The interest rate used to calculate the Assessment installments set forth on Exhibit B is identified on Exhibit B. If the Authority determines in its reasonable discretion that the Assessment installments may be reduced because the applicable interest rate on the bonds issued to finance installation of the Improvements is lower than the interest rate specified in Exhibit B or if the cost of the Improvements, as shown in a final invoice provided to the Authority by the Property Owner, is less than the amount shown on Exhibit B, then, concurrently with the disbursement of funds to the Property Owner, the Authority may provide the Property Owner with a schedule of annual Assessment installments that provides for annual installments that are less than those set forth in the attached Exhibit B.

Section 6. Term: Contract Runs with the Land: Subdivision.

(a) Except as otherwise set forth in this Contract, this Contract shall expire upon the final payment or prepayment of the Assessment.

(b) This Contract establishes rights and obligations that are for the benefit of the Property and, therefore, such rights and obligations run with the land pursuant to Civil Code Section 1462.

(c) In the event the Property is subdivided while the Assessment remains unpaid, the Assessment will be assigned to the newly-created parcel on which the Improvements are located. If the Improvements no longer exist, the Assessment will be assigned to each of the newly-created parcels on a per-acre basis, unless the Authority, in its sole discretion, determines that the Assessment should be allocated in an alternate manner.

Section 7. Recordation of Documents. The Property Owner hereby authorizes and directs the Authority to cause to be recorded in the office of the County Recorder the various notices and other documents required by Chapter 29 and other applicable laws to be recorded against the Property.

Section 8. Notice. To the extent required by applicable Law, the Property Owner hereby agrees to provide written notice to any subsequent purchaser of the Property of the obligation to pay the Assessment pursuant to this Contract.

Section 9. Waivers, Acknowledgment and Contract. Because this Contract reflects the Property Owner's free and willing consent to pay the Assessment following a noticed public hearing, the Property Owner hereby waives any otherwise applicable requirements of Article XIID of the California Constitution or any other provision of California law for an engineer's report, notice, public hearing, protest or ballot.

The Property Owner hereby waives its right to repeal the Assessment by initiative or any other action, or to file any lawsuit or other proceeding to challenge the Assessment or any aspect of the proceedings of the Authority undertaken in connection with the HERO Program. The Property Owner hereby agrees that the Property Owner and its successors in interest to fee title in the Property shall be solely responsible for the installation, operation and maintenance of the Improvements. The Property Owner hereby acknowledges that the Property will be responsible for payment of the Assessment regardless of whether the Improvements are properly installed, operated or maintained as expected.



The Property Owner hereby agrees that the Authority is entering into this Contract solely for the purpose of assisting the Property Owner with the financing of the installation of the Improvements, and that the Authority and the Participating Entity has no responsibility of any kind for, and shall have no liability arising out of, the installation, operation, financing, refinancing or maintenance of the Improvements. Based upon the foregoing, the Property Owner hereby waives the right to recover from and fully and irrevocably releases the Authority, the Participating Entity and any and all agents, employees, attorneys, representatives and successors and assigns of the Authority and the Participating Entity from any and all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees), relating to the subject matter of this Contract that the Property Owner may now have or hereafter acquire against the Authority, the Participating Entity and any and all agents, employees, attorneys, representatives and successors and assigns of the Authority or the Participating Entity.

To the extent that the foregoing waivers and agreements are subject to Section 1542 of the California Civil Code or similar provisions of other applicable law, it is the intention of the Property Owner that the foregoing waivers and agreements will be effective as a bar to any and all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees), of whatever character, nature and kind, known or unknown, suspected or unsuspected, and Property Owner agrees to waive any and all rights and benefits conferred upon the Property Owner by the provisions of Section 1542 of the California Civil Code or similar provisions of applicable law. Section 1542 reads as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

BY INITIALING BELOW, OWNER HEREBY WAIVES THE PROVISIONS OF SECTION 1542 SOLELY IN CONNECTION WITH THE MATTERS WHICH ARE THE SUBJECT OF THE FOREGOING WAIVERS AND RELEASES.

The waivers, releases and agreements set forth in this Section 9 shall survive termination of this Contract.

Section 10. Indemnification. The Property Owner agrees to indemnify, defend, protect, and hold harmless the Authority, the Participating Entity and any and all agents, employees, attorneys, representatives and successors and assigns of the Authority or the Participating Entity, from and against all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees) and any demands of any nature whatsoever related directly or indirectly to, or arising out of or in



connection with (i) the Property Owner's participation in the HERO Program, (ii) the Assessment, (iii) the Improvements, or (iv) any other fact, circumstance or event related to the subject matter of this Contract, regardless of whether such losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees) accrue before or after the date of this Contract.

The provisions of this Section 10 shall survive the termination of this Contract.

Section 11. Right to Inspect Property. The Property Owner hereby grants the Authority, its agents and representatives the right to enter at any reasonable time, upon reasonable notice, to inspect the Improvements. The Property Owner further hereby grants the Authority, its agents and representatives the right to examine and copy any documentation relating to the Improvements.

Section 12. Carbon Credits. The Property Owner hereby agrees that any carbon credits attributable to the Improvements shall be owned by the Authority.

Section 13. HERO Program Application. The Property Owner hereby represents and warrants to the Authority that the information set forth in the HERO Program Application submitted to the Authority in connection with its request for financing is true and correct as of the date hereof, and that the representations set forth in the HERO Program Application with respect to the Property and the Property Owner are true and correct as of the date hereof as if made on the date hereof.

Section 14. Amendment. Except as set forth in Section 5(b), this Contract may be modified only by the written agreement of the Authority and the Property Owner.

Section 15. Binding Effect; Assignment. This Contract inures to the benefit of and is binding upon the Authority, the Property Owner and their respective successors and assigns. The Authority has the right to assign any or all of its rights and obligations under this Contract without the consent of the Property Owner. The obligation to pay the Assessment set forth in this Contract is an obligation of the Property and no agreement or action of the Property Owner will be competent to impair in any way the Authority's rights, including, but not limited to, the right to pursue judicial foreclosure of the Assessment lien or the right to enforce the collection of the Assessment or any installment thereof against the Property.

Section 16. Exhibits. Exhibits A and B attached to this Contract are incorporated into this Contract by this reference as if set forth in their entirety in this Contract.

Section 17. Severability. If any provision of this Contract is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision of this Contract.

Section 18. Corrective Instruments. The Authority and the Property Owner agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required in order to carry out the expressed intention of this Contract.

Section 19. Governing Law; Venue. This Contract is governed by and construed in accordance with the laws of the State of California. Any legal action brought under this Contract must be instituted in the Superior Court of the County of Riverside, State of California; provided, however, actions to foreclose delinquent installments of the Assessment will be instituted in the Superior Court of the County of San



Section 20. Counterparts. This Contract may be executed in several counterparts, each of which is an original and all of which constitutes one and the same instrument.

Section 21. Monitoring and Recording of Telephone Calls. The HERO Program may monitor and/or record telephone calls for security and customer service purposes. By agreeing to this Assessment Contract the Property Owner agrees to have their telephone calls with the HERO Program recorded.

Section 22. Contract Documents. Property Owner understands and acknowledges that the entire agreement between Property Owner and WRCOG includes each and every document specified in the List of Documents contained in Exhibit B to this Contract (together, the "Contract Documents").

By executing this Contract Property Owner acknowledges and agrees that:

- a. Property Owner has had sufficient time to review and has reviewed each of the Contract Documents and has had the opportunity to ask any questions of WRCOG that Property Owner may have regarding such Contract Documents.
- b. Property Owner has reviewed, understands and agrees to each and every additional requirement and term contained in Appendix B to the HERO Residential Program Handbook (the "Program Handbook").
- c. Property Owner has reviewed, understands, agrees to and affirms each and every representation and warranty contained in the Property Owners application and the Program Handbook.

Prior to executing this Assessment Contract I have read and understand (a) the Property Owners Acknowledgments and Disclosures contained in the (a) Application, (b) this Assessment Contract, (c) the Privacy Notice and (d) the Program Handbook

Owner(s) must execute and return this Contract to WRCOG at the address set forth in the "Notice Information" section of Exhibit A hereto to that is received by WRCOG not later than . If the Property Owners(s) fail to return the signed Assessment Contract to WRCOG by the indicated date the HERO Program reserves the right to require the Property Owner(s) to enter into a new Contract. All signatures of the Owners(s) must be notarized by a duly licensed notary unless all Owner(s) have previously successfully completed the identity verification process approved by WRCOG.

IN WITNESS WHEREOF, the Authority and the Property Owner have caused this Contract to be executed in their respective names by their duly authorized representatives, all as of the Effective Date. The "Effective Date" is defined as the last date entered with the signatures of the parties below.



Owner 1: 	
Date: _____ Month/Day/Year	Identity Verification Code:

WRCOG: Executive Director and/or his or her designee: 	
Name <i>(Please Print)</i>	
WRCOG Signature	Date of Execution by WRCOG



EXHIBIT A

DESCRIPTION OF PROPERTY, DESCRIPTION OF THE PRODUCTS, AND NOTICE INFORMATION

Description of Property:

Property Owner(s) Name(s):

Property Address:

APN:

Participating Entity:

County:

Description of Products:

The Products include the following:

PRODUCT #1
PRODUCT #2

Or similar energy efficient product which is allowed under the Program Guide.



Notice Information:

Western Riverside Council of Governments
Attn: WRCOG HERO Program Manager
Riverside County Administrative Center Annex
4080 Lemon St., 3rd Floor, MS1032
Riverside, CA 92501-3609



EXHIBIT B

LIST OF CONTRACT DOCUMENTS, DISBURSEMENT, AND SCHEDULE OF ANNUAL ASSESSMENT INSTALLMENTS, INCLUDING PRINCIPAL, INTEREST AND ANNUAL ASSESSMENT ADMINISTRATIVE FEE

List of Contract Documents:

The Contract shall consist of the following documents:

- This Contract and the exhibits hereto;
- The Application;
- The Completion Certificate;
- The Assessment Cost and Payment Summary;
- The Notice of Assessment;
- The Payment of Contractual Assessment Required;
- The California Residential HERO Program Handbook, Version 1.2, dated July 2014; and
- The HERO Program website located at <http://www.heroprogram.com>.

Disbursement:

The Maximum Disbursement Amount is \$.

The Estimated Disbursement Date will be no later than , which date is used in the table below.

Schedule of Estimated Maximum Annual Assessment Installments:

The schedule of the estimated maximum Annual Assessment Installments is based on the following assumptions:

1. WRCOG disburses the Maximum Disbursement Amount to Owner.
2. Interest totaling a maximum of \$ will accumulate until your first Payment. That amount will be added to Owner's Maximum Disbursement Amount.
3. WRCOG disburses to Owner on the Estimated Disbursement Date.
4. The Assessment Interest Rate is % .
5. The Annual Percentage Rate (APR) of your assessment is % . APR is the Effective Cost of Credit in consumer loans and real estate loans expressed as a percentage interest rate. The annual percentage rate is the interest rate the borrower actually pays, including fees required in order to participate in the program.
6. The total administrative fees, recording fees and annual assessment added to your assessment is \$.



Tax Year (commencing July 1)	Interest	Principal	Total Assessment	Current Annual Administrative Assessment Fee****	Total Estimated Contractual Assessment Payment

*The Estimated Initial Tax Year shown on preceding schedule is based upon the Estimated Disbursement Date.
The actual Initial Tax Year will be based upon the actual Disbursement Date.
**** Subject to change

FOLLOWING THE DISBURSEMENT OF THE DISBURSEMENT AMOUNT, THE PROGRAM ADMINISTRATOR WILL ADJUST THE ASSESSMENT AND THE ESTIMATED MAXIMUM ANNUAL ASSESSMENT INSTALLMENTS, IF NECESSARY, TO REFLECT THE ACTUAL ASSESSMENT BASED UPON THE ACTUAL DISBURSEMENT AMOUNT, THE ACTUAL DATE OF DISBURSEMENT AND THE ACTUAL AMOUNT OF INTEREST DUE AND PAYABLE BEFORE THE FIRST PAYMENT ADDED TO THE DISBURSEMENT AMOUNT. THE ACTUAL AMOUNT OF THE ASSESSMENT AND SCHEDULE OF ANNUAL ASSESSMENT INSTALLMENTS SHALL BE SPECIFIED IN THE "PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED" TO BE RECORDED BY WRCOG IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF .

Prepayment:

You have a right to pay off your assessment lien amount at any time in full, or in any amount of at least \$2,500 pursuant to Section 3(c) of the Assessment Contract. However, if you do so, you will have to pay the principal amount of the assessment to be prepaid ("Assessment Prepayment Amount") and interest on the Assessment Prepayment Amount to the earlier of March 2 or September 2 occurring at least 50 days following the date the prepayment is made.



CALIFORNIA HERO PROGRAM
ASSESSMENT CONTRACT
(Commercial Property)

This Assessment Contract ("Contract") is made and entered into as of the Effective Date (defined below) by and between the Western Riverside Council of Governments, California, ("Agent"), a joint exercise of powers authority, and **[OWNER(S)]** ("Owner"), the record owner of fee title to the real property identified in the "Description of Property" section of Exhibit A attached hereto and incorporated herein by this reference (the "Property"). The "Effective Date" is defined as the last date entered with the signatures of the parties below.

RECITALS

- A. The Western Riverside Council of Governments (Agent) is a joint exercise of powers authority the members of which include the County of Riverside (the "County") and numerous cities located in the County (each, a "Member Agency").
- B. Agent has established the "California HERO Program" (the "Program") pursuant to Chapter 29 of Division 7 of the Streets & Highways Code of the State of California ("Chapter 29") to allow for the financing of certain renewable energy, energy efficiency and water efficiency and electric vehicle charging infrastructure improvement products that are permanently affixed to real property ("Eligible Products").
- C. Pursuant to Chapter 29 and the Program, Agent may levy voluntary contractual assessments against developed properties in the jurisdictions of the Associate Members that have authorized Agent to implement and administer the Program within such Associate Members, with the free and willing consent of the owners of the properties on which such assessments are levied, to finance the acquisition and construction on and/or installation in the assessed properties of certain qualifying renewable energy, energy efficiency and/or water efficiency products or electric vehicle charging infrastructure. The purpose and method of administration of the assessments under the Program are described in the California HERO Program Report originally adopted by the Agent Board of Directors on June 3, 2013, as such report has been and may be amended from time to time (the "Program Report") prior to the Effective Date of this Contract.
- D. The Property is located within the jurisdiction of the Associate Member set forth in the "Description of Property" section of Exhibit A hereto and such Associate Member has consented to (i) owners of property within its jurisdiction participating in the Program and (ii) Agent conducting the assessment proceedings under Chapter 29 and issuing bonds pursuant to the Program to finance Eligible Products.
- E. Owner has submitted an application and funding request to participate in the Program (collectively, the "Application"). Agent has approved the Application pursuant to the requirements of the Report. The Application describes, among other things, the particular Eligible Products that have been acquired, constructed on and/or installed in the Property and are to be financed pursuant to the Program. In this Contract, such Eligible Products, together with their acquisition, construction and/or installation on the Property, are referred to as "the Products."
- F. Owner will acquire and construct and/or install the Products on or in the Property or will cause the acquisition and construction and/or installation of the Products on or in the Property and Owner will obtain all necessary permits and/or inspections required pursuant to this Contract and the Program necessary to enable Agent to finance the Products.

- G. Pursuant to Chapter 29 and the Program, Agent and Owner wish to enter into a contract pursuant to which Owner agrees to pay a voluntary contractual assessment in order to finance the Products including the acquisition, construction and/or installation of thereof and Agent agrees to providing financing for such purpose, all on the terms set forth in this Contract.

NOW THEREFORE, in consideration of the foregoing and the mutual material covenants contained herein and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, Owner and Agent formally covenant and agree as follows:

CONTRACT

- 1) **Purpose** The Owner and Agent are entering into this Contract for the purpose of financing the acquisition, construction and/or installation of the Products identified in Exhibit A in or on the Property.
- 2) **The Property** This Contract relates to the Property identified in Exhibit A.
- 3) **Contract Documents** This Contract shall consist of the documents listed in Exhibit B attached hereto and incorporated herein by this reference.

All such documents shall be collectively referred to herein as the "Contract Documents." All of the declarations and warranties of Owner made in the Application are incorporated in this Contract as if fully set forth herein. Owner acknowledges that Owner has received copies of each of the Contract Documents.

OWNER AGREES AND UNDERSTANDS THAT OWNER MUST EXECUTE AND RETURN THIS CONTRACT SO THAT SUCH CONTRACT IS RECEIVED BY Agent OR ITS REPRESENTATIVE ON OR BEFORE THE DEADLINE DATE SET FORTH ON THE SIGNATURE PAGE HEREOF AND THAT ALL SIGNATURES MUST BE NOTARIZED BY A DULY LICENSED NOTARY PUBLIC.

- 4) **Contract Term** The term of this Contract shall be until the Assessment defined below and all accrued interest thereon, together with any applicable penalties, costs, fees, and other charges have been paid in full.

5) **Assessment and Lien**

- a) Owner agrees that upon the execution of this Contract by the parties, the Property is subject to a voluntary contractual assessment levied against the Property pursuant to this Contract, Chapter 29 and other applicable law (the "Assessment") together with interest, and consents to levy of the Assessment on and recordation of a lien against the Property. Upon execution of this Contract, Agent will execute and cause to be recorded in the office of the County Recorder of the County within which the Property is located (the "County") (i) a notice of assessment (the "Notice of Assessment") as required pursuant to Chapter 29, together with a copy of this Contract and (ii) a Payment of Contractual Assessment Required as required pursuant to Chapter 29.
- b) The execution of this Contract by the parties constitutes the levy of the Assessment by Agent against the Property without any further action required by the parties.
- c) Upon recordation of the Notice of Assessment in the office of the County Recorder, the Assessment and each installment, together with any interest and penalties that become due on the Assessment, shall constitute a lien upon the Property until paid. Initially, as reflected in the Notice of Assessment, upon recordation of the Notice of Assessment, the Assessment shall be equal to the Disbursement Amount, as defined in Section 6 below.
- d) Failure to pay any installment of the Assessment or any interest thereon, like failure to pay any property taxes pertaining to the Property, will result in penalties and interest accruing on the amounts due. In

addition, under those circumstances, Agent has the right to judicially foreclose the lien of the Assessment, as set forth in paragraph 8(g) below.

- 6) **Disbursement Amount** Agent agrees to disburse monies to or on behalf of Owner pursuant to the terms of this Contract in the amount set forth in Exhibit B attached hereto and incorporated herein by this reference ("Disbursement Amount"). In the event the actual cost of the Products exceeds the Disbursement Amount, Owner shall be solely responsible for the payment of all such costs.
- 7) **Special Benefit to Property** Owner expressly acknowledges that the Products confer a special benefit to the Property in an amount at least equal to the Assessment.
- 8) **Collection of Assessment and Annual Assessment Administrative Fee on Property Tax Bill; Other Remedies**

- a) The annual portion of the principal amount of the Assessment, together with the annual interest on the Assessment and the Annual Assessment Administrative Fee (defined in paragraph f) below) (collectively, the "Annual Assessment Installment"), due and payable each Tax Year (each such Tax Year being the period from July 1st through the following June 30th), shall be collected on the property tax bill pertaining to the Property. The Annual Assessment Installment coming due in any Tax Year shall be payable in the same manner and at the same time and in the same installments as the general taxes of the County on real property are payable, and the Annual Assessment Installments shall be payable and become delinquent at the same times and in the same proportionate amounts and shall bear the same penalties and interest after delinquency, and be subject to the same provisions for redemption and sale, as the general taxes on real property of the County.
- b) Following disbursement of the Disbursement Amount to the Owner, the Annual Assessment Installments shall be placed on the tax roll each Tax Year, commencing with the Tax Year beginning immediately following the date of such disbursement (the "Disbursement Date"). The estimated initial Tax Year is set forth in Exhibit B attached and incorporated by this reference (the "Estimated Initial Tax Year").

The amount of interest accrued on the Assessment from the Disbursement Date through September 1st of the Initial Tax Year ("Capitalized Interest") has been included in the Disbursement Amount and is therefore included in the principal amount of the Assessment.

- c) Interest shall accrue on the unpaid Assessment from the Disbursement Date at a simple interest rate fixed by Agent and set forth on Exhibit B attached hereto and incorporated herein by this reference. Interest shall be computed on the basis of a three hundred sixty (360) day year. If a court of competent jurisdiction determines the interest or other charges provided for herein in connection with the Assessment or the Annual Assessment Administrative Fee exceed the limits permitted by applicable law, then: (i) any such interest or charge shall be reduced by the amount necessary to reduce the interest or charge to such permitted limit; and (ii) any sums already collected which exceed such permitted limit will be refunded by Agent. Agent may make the refund by making a direct payment to Owner or by crediting the refund amount against the next installment or installments of the Assessment.
- d) The Estimated Maximum Annual Assessment Installments that may be placed on the tax roll each Tax Year are set forth in Exhibit B. The amounts set forth on Exhibit B are based on the assumption that Agent disburses the Disbursement Amount to or on behalf of Owner on the Estimated Disbursement Date set forth in Exhibit B. Prior to the disbursement of the Disbursement Amount, Agent will adjust the Annual Assessment Installments to reflect the actual Assessment based upon the Disbursement Amount, the actual date of such disbursement and the actual amount of Capitalized Interest.
- e) The lien of the Assessment shall be co-equal to and independent of the lien for general taxes, and, pursuant to Government Code Section 53936, not subject to extinguishment by the sale of the Property

on account of the nonpayment of any taxes, and prior and superior to all liens, claims and encumbrances on or against the Property except (i) the lien for general taxes, special taxes or ad valorem assessments in the nature of and collected as taxes levied by the State of California or any county, city, special district or other local agency, (ii) the lien of any special assessment or assessments the lien date of which is prior in time to the lien date of the Assessment, (iii) easements constituting servitudes upon or burdens to the Property, (iv) water rights, the record title to which is held separately from the title to the Property, and (v) restrictions of record.

f) In addition to the Assessment, until the Assessment and the interest thereon is paid in full, Owner agrees that the Property is subject to an annual administrative fee to be included in the Annual Assessment Installment pursuant to this Contract, Chapter 29 and applicable law to pay costs incurred by Agent which result from the administration and collection of the Assessment and from the administration or registration of any associated bonds or other financing arrangement, as described in the Report, and from the administration of any reserve fund and other related funds (the "Annual Assessment Administrative Fee"). The maximum Annual Assessment Administrative Fee shall not exceed fifty dollars (\$50.00) in Tax Year commencing on July 1, 2015 and shall thereafter be adjusted annually commencing on July 1 of each subsequent Tax Year for cost of living based on the U.S. Department of Labor, Bureau of Labor Statistics, and Consumer Price Index for all urban consumers for applicable to the County of Riverside. Agent shall annually determine the amount of the Annual Assessment Administrative Fee, not to exceed the maximum Annual Assessment Administrative Fee determined in accordance with the preceding sentence.

g) Owner acknowledges and understands that, no later than October 1 of each year, Agent will determine whether the Property is delinquent in the payment of any Assessment Installments and, if so, will notify Agent Counsel of any such delinquencies. Agent Counsel will commence, or cause to be commenced, judicial foreclosure proceedings against the Property, including collection actions preparatory to the filing of any complaint, but will file the complaint not later than December 1 of such year. Failure of such a complaint to be filed by such December 1 shall not, however, invalidate any judicial foreclosure proceedings commenced after such date.

9) **Use of Proceeds** Owner shall use the Disbursement Amount for the sole purpose of paying for the reasonable costs and expenses of the Products on the Property, for the Program fees, and capitalized interest.

10) Disbursement Procedures

a) Notwithstanding anything to the contrary contained herein, Agent shall have no obligation to disburse funds to Owner unless and until each of the following conditions is satisfied, or any such condition is expressly waived by Agent:

i) Owner has, as appropriate, executed and delivered to Agent the Contract Documents and such other documents or instruments pertaining to the Disbursement Amount or the Products as Agent may require.

ii) As of the Disbursement Date, Agent shall have determined that the representations of Owner contained in the Contract Documents are true and correct, and no Default (as defined in Section 18 below) shall have occurred and be continuing.

iii) No stop payment or mechanic's lien notice pertaining to the Products has been filed and remains in effect as of the Disbursement Date.

iv) Owner will, within fifteen (15) days of presentation by Agent or the representative thereof, execute any and all documents or instruments required by the Contract Documents in connection with the

disbursement of funds to Owner, other than this Contract, which must be executed by the date set forth on the Signature Page below.

- b) Upon satisfaction or waiver of the conditions described in paragraph (a), above, Agent will disburse funds to or on behalf of the Owner.

11) Prepayment of Assessment Owner may prepay the remaining balance of the Assessment by paying the principal amount or a portion of the Assessment in increments of \$5,000 owing on the Assessment, plus the applicable prepayment premium, if any, calculated on the principal amount of the Assessment to be prepaid, processing fee and accrued interest determined by Agent in accordance with this Contract and the Report, and the amount of any delinquent installments of principal of and interest on the Assessment, together with penalties accrued to the date of prepayment. The processing fee and schedule of prepayment premiums is set forth in Exhibit B hereto.

Interest on the Assessment shall accrue until the next available redemption date for any bond or bonds issued pursuant to a financing relationship contemplated by the Report and which bond or bonds are secured by the Assessment. Such redemption date shall not exceed 180 days from the date of prepayment of the Assessment. Owner shall notify Agent in writing of Owner's determination to prepay the Assessment at least ten (10) business days prior to the date Owner intends to prepay the Assessment.

12) Representations and Warranties of Owner Owner promises that each representation and warranty set forth below is true, accurate and complete as of the date of this Contract. By accepting the Disbursement Amount, Owner shall be deemed to have reaffirmed each and every representation and warranty made by Owner in this Contract and in the Application, as of the date of disbursement. If Owner is comprised of the trustees of a trust, the following representations shall also pertain to the trustor(s) of the trust.

- a) Formation: If Owner is anything other than a natural person, it has complied with all laws and regulations concerning its organization, existence and the transaction of its business, and is in good standing in each state in which it conducts its business.
- b) Authority: Owner is the owner of the Property and is authorized to execute, deliver and perform its obligations under the Contract Documents, and all other documents and instruments delivered by Owner to Agent in connection therewith. The Contract Documents have, if required, been duly executed and delivered by Owner and are valid and binding upon and enforceable against Owner in accordance with their terms, and no consent or approval of any third party, which has not been previously obtained by Owner, is required for Owner's execution thereof or the performance of its obligations contained therein.
- c) Compliance with Law: Neither Owner nor the Property is in violation of, and the terms nor provisions of the Contract Documents conflict with, any regulation or ordinance, any order of any court or governmental entity, or any building restrictions or governmental requirements affecting the Property.
- d) No Violation: The terms and provisions of the Contract Documents, the execution and delivery of the Contract Documents by Owner, and the performance by Owner of its obligations contained in the Contract, will not and do not conflict with or result in a breach of or a default under any of the terms or provisions of any other agreement, contract, covenant or security instrument by which Owner or the Property is bound.
- e) Other Information: All reports, documents, instruments, information and forms of evidence which have been delivered to Agent related to Owner's application for the Program funding are accurate, correct and sufficiently complete to give Agent true and accurate knowledge of their subject matter.
- f) Lawsuits: There are no lawsuits, tax claims, actions, proceedings, investigations or other disputes pending or threatened against Owner or the Property which may impair Owner's ability to perform its

obligations hereunder, or which may impair Agent's ability to levy and collect the Assessment and Annual Assessment Installments.

- g) No Event of Default: There is no event which is, or with notice or lapse of time or both would be, a Default under this Contract.
- h) Accuracy of Declarations: The declarations of Owner contained in the Application are accurate, complete and true.

13) Owner's Covenants Owner promises:

- a) Installation and Maintenance of Products: Owner shall cause its contractor(s) to install the Products, in a good and workmanlike manner and in accordance with sound construction and installation practices. Owner shall maintain the Products in good condition and repair.
- b) Compliance with Law and Agreements: Owner shall complete all Products, or cause the Products to be completed, in conformity with all applicable laws, including all applicable federal, state, and local occupation, safety and health laws, rules, regulations, standards, and recorded instruments, covenants or agreements affecting the Property. Owner shall comply with and keep in effect all permits, licenses, and approvals required to complete installation of the Products.
- c) Site Visits: Owner grants Agent, its agents and representatives the right to enter and visit the Property at any reasonable time, after giving reasonable notice to Owner, for the purposes of observing the Products. Agent will make reasonable efforts during any site visit to avoid interfering with Owner's use of the Property. Owner shall also allow Agent to examine and copy records and other documents of Owner which relate to the Products. Any site visit, observation or examination by Agent shall be solely for the purposes of protecting Agent's rights under the Contract Documents.
- d) Protection Against Lien Claims: Owner shall promptly pay or otherwise discharge any claims and liens for labor done and materials and services furnished to the Property in connection with the Products. Owner shall have the right to contest in good faith any claim or lien, provided that it does so diligently and without delay in completing the Products.
- e) Notice to Successors in Interest: Owner agrees to provide written notice to any subsequent purchaser of the Property that the Property is subject to a Program assessment lien, and to provide any subsequent purchaser a copy of this Contract.
- f) Insurance: If the Disbursement Amount exceeds \$50,000, Owner shall provide, maintain and keep in force at all times until the Products are completed, builder's all risk property damage insurance on the Property, with a policy limit equal to the amount of the Disbursement Amount.
- g) Notices: Owner shall promptly notify Agent in writing of any Default under this Contract, or any event which, with notice or lapse of time or both, would constitute a Default hereunder.

14) Mechanic's Lien and Stop Notices In the event of the filing of a stop notice or the recording of a mechanic's lien pursuant to applicable law of the State of California and relating to the Products, Agent may summarily refuse to disburse any funds to Owner, and in the event Owner fails to furnish Agent a bond causing such notice or lien to be released within ten (10) days of notice from Agent to do so, such failure shall at the option of Agent constitute a Default under the terms of this Contract. Owner shall promptly deliver to Agent copies of all such notices or liens.

15) Owner Responsibility; Indemnification

- a) Owner acknowledges that Agent has established the Program solely for the purpose of assisting the owners of property in the Agent subregion with the financing of the acquisition, construction, and installation of Eligible Products. The Program is a financing program only. Neither Agent, its officials, agents, employees, attorneys and representatives, are responsible for selection, management or supervision of the Products or of the Products' performance. Owner acknowledges and understands that any issues related to performance of the Products should be discussed with chosen contractors or installers, and the manufacturer or distributor of the Products.
- b) To the extent permitted by law, Owner shall indemnify, defend, protect, and hold harmless Agent and any and all officials, agents, employees, attorneys and representatives of Agent, the purchasers of any bonds issued to finance the installation of the Products from and against all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorneys' fees) and any demands of any nature whatsoever related directly or indirectly to, or arising out of or in connection with, (i) the Contract Documents, (ii) disbursement of the Disbursement Amount, (iii) the Products, (iv) any breach or Default by Owner under the Contract Documents, (v) the levy and collection of the Assessment and the Annual Assessment Administrative Fee, (vi) the imposition of the lien of the Assessment, and (vii) any other fact, circumstance or event related to Agent's extension and payment of the Disbursement Amount to or on behalf of Owner or Owner's performance of its obligations under the Contract Documents (collectively, the "Liabilities"), regardless of whether such Liabilities shall accrue or are discovered before or after the Disbursement. If the Property is located in an incorporated area, this indemnity shall extend to officials, agents, employees, attorneys and representatives of the city in which the Property is located. If the Property is located in an unincorporated area, this indemnity shall extend to officials, agents, employees, attorneys and representatives of the County. This indemnity shall also extend to the purchasers of any bonds issued to finance the installation of the Products and such purchasers' officials, agents, employees, attorneys and representatives. Each of the parties to which the indemnifications provided for in this paragraph b) extend shall be referred to as the "Indemnified Parties."
- c) The indemnity obligations described in this Section shall survive the disbursement of funds to Owner, the payment of the Assessment in full, the transfer or sale of the Property by Owner, and the termination of this Contract.

16) Waivers, including Waiver of Claims

- a) Because this Contract reflects Owner's free and willing consent to enter into this Contract and to pay the Assessment and the Annual Administrative Assessment Fee, Owner hereby waives any otherwise applicable requirements for or right to the preparation of an engineer's report, notice of public hearing, public hearing, protest or opportunity to submit an assessment ballot in support of or in opposition to the Assessment pursuant to Article XIID of the California Constitution, the Proposition 218 Omnibus Implementation Act (commencing at California Government Code Section 53750) and any other provision of California law.

Owner agrees and acknowledges that the Assessment is not a "tax" as used in Section 1(e) of Article XIIC of the California Constitution and that if such Assessment is a levy, charge, or exaction of any kind by Agent, it is a charge imposed for a specific benefit conferred or privilege granted to Owner that is not provided to those not charged, and which does not exceed the reasonable costs to Agent of conferring the benefit or granting the privilege to Owner. Owner further knowing and voluntarily waives any otherwise applicable requirements for or rights granted under Article XIIC or XIIC pertaining to the Assessment.

Owner hereby waives Owner's right to repeal or reduce the Assessment by initiative or any other action, or to file any lawsuit or other proceeding, at law or in equity, to challenge the validity of the Assessment or

the proceedings of Agent, or any portion thereof, undertaken in connection with the establishment of the Program.

- b) For and in consideration of Agent's execution and delivery of this Contract, Owner, for itself and for its successors-in-interest to the Property and for any one claiming by, through, or under Owner, hereby waives the right to recover from and fully and irrevocably releases the Indemnified Parties and each of them from any and all claims, obligations, liabilities, causes of action, or damages, including attorneys' fees and court costs, that Owner may now have or hereafter acquire against any of Indemnified Parties and accruing from or related to (i) the Contract Documents, (ii) the disbursement of the Disbursement Amount, (iii) the levy and collection of the Assessment and the Annual Assessment Administrative Fee, (iv) the imposition of the lien of the Assessment, (v) the issuance and sale of any bonds or other evidences of indebtedness, or other financial arrangements entered into by Agent pursuant to the Program, (vi) the performance of the Products, (vii) the Products, (viii) any damage to or diminution in value of the Property that may result from construction or installation of the Products, (ix) any personal injury or death that may result from the construction or installation of the Products, (x) the selection of manufacturer(s), dealer(s), supplier(s), contractor(s) and/or installer(s), and their action or inaction with respect to the Products, (xi) the merchantability and fitness for any particular purpose, use or application of the Products, (xii) the amount of energy savings resulting from the Products and the Products, (xiii) the workmanship of any third parties, and (xiv) any other matter with respect to the Program. This release includes claims, obligations, liabilities, causes of action, and damages of which Owner is not presently aware or which Owner does not suspect to exist which, if known by Owner, would materially affect Owner's release of the Indemnified Parties.

OWNER HEREBY ACKNOWLEDGES THAT IT HAS READ AND IS FAMILIAR WITH THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 1542 ("SECTION 1542"), WHICH IS SET FORTH BELOW:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

BY INITIALING BELOW, OWNER HEREBY WAIVES THE PROVISIONS OF SECTION 1542 SOLELY IN CONNECTION WITH THE MATTERS WHICH ARE THE SUBJECT OF THE FOREGOING WAIVERS AND RELEASES. **Owner's Initials:** _____

The waivers and releases by Owner contained in this Section 16 shall survive the disbursement of the Disbursement Amount, the payment of the Assessment in full, the transfer or sale of the Property by Owner, and the termination of this Contract.

- 17) Further Assurances** Owner shall execute any further documents or instruments consistent with the terms of this Contract, including documents and instruments in recordable form, as Agent shall from time to time find necessary or appropriate to effectuate its purposes in entering into this Contract and disbursing funds to Owner.

18) Events of Default

- a) Remedies with respect to the nonpayment of the Assessment or other amounts payable by Owner hereunder are governed by the provisions of Section 8 hereof and state law.

- b) The failure of any of Owner's representations or warranties to be correct in all material respects, or the failure or delay by Owner to perform any of its obligations under the terms or provisions of the Contract Documents, other than with respect to the payment of the Assessment, the Annual Assessment Administrative Fee, or other amount payable by Owner shall constitute a non monetary default hereunder ("Default"). Owner must immediately commence to cure, correct, or remedy such failure or delay and shall complete such cure, correction or remedy with reasonable diligence, but in any event, within the time set forth in paragraph (c) below.
- c) If a Default occurs, prior to exercising any remedies under the Contract Documents or Chapter 29, Agent shall give Owner notice of such Default. If the Default is reasonably capable of being cured within thirty (30) days, Owner shall have such period to effect a cure prior to exercise of remedies by Agent under the Contract Documents or Chapter 29. If the Default is such that it is reasonably capable of being cured, but not within such thirty (30) day period, and Owner (i) initiates corrective action within such thirty (30) day period, and (ii) diligently, continually, and in good faith works to effect a cure as soon as possible, then Owner shall have such additional time as is reasonably necessary to cure the Default prior to exercise of any remedies by Agent. However, in no event shall Agent be precluded from exercising remedies if its security becomes or is about to become materially jeopardized by any failure to cure a Default, or if the Default is not cured within one hundred and twenty (120) days after the first notice of Default is given.
- d) Subject to the provisions of paragraph (c), above, if any Default occurs Agent may exercise any or all of the rights and remedies available to it under applicable law, at equity, or as otherwise provided herein. Upon the election of Agent, if there has been no Disbursement, this Contract shall terminate and, except as otherwise expressly provided herein, the parties shall have no further obligations or rights hereunder.
- e) Except as provided in Section 22, any and all costs and expenses incurred by Agent in pursuing its remedies hereunder shall be additional indebtedness of Owner to Agent.
- f) Except as otherwise expressly stated in this Contract or as otherwise provided by applicable law, the rights and remedies of Agent are cumulative, and the exercise of one or more of such rights or remedies shall not preclude the exercise by Agent, at the same time or different times, of any other rights or remedies for the same Default or any other Default. No failure or delay by Agent in asserting any of its rights and remedies as to any Default shall operate as a waiver of any Default or of any such rights or remedies, or deprive Agent of its rights to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.
- g) Performance of the covenants and conditions imposed upon Owner hereunder with respect to the commencement and completion of the Products shall be excused while and to the extent that, Owner, through no fault or negligence of its own, is prevented from complying therewith by war, riots, strikes, lockouts, action of the elements, accidents, or acts of God beyond the reasonable control of Owner; provided, however, that as soon as the cause or event preventing compliance is removed or ceases to exist the obligations shall be restored to full force and effect and Owner shall immediately resume installation of the Products.

19) Severability Each and every provision of this Contract is, and shall be construed to be, a separate and independent covenant and agreement. If any term or provision of this Contract or the application thereof shall to any extent be held to be invalid or unenforceable, the remainder of this Contract, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Contract shall be valid and shall be enforced to the extent permitted by law.

20) Notices All notices and demands shall be given in writing by first class mail, postage prepaid, or by personal delivery (by recognized courier service or otherwise). Notices shall be considered given upon the earlier of (a) personal delivery or (b) two (2) business days following deposit in the United States mail, postage

prepaid. Notices shall be addressed as provided in the "Notice Information" section of Exhibit A attached hereto and incorporated herein by this reference for the respective party; provided that if any party gives notice in writing of a change of name or address, notices to such party shall thereafter be given as demanded in that notice.

Notwithstanding anything set forth above, after disbursement of the Disbursement Amount to Owner, all notices regarding the assessment shall be sent only as provided by state law.

- 21) Attorneys' Fees and Costs** In the event that any action is instituted to enforce payment or performance under this Contract, the parties agree that the non-prevailing party shall be responsible for and shall pay all costs and all attorneys' fees incurred by the prevailing party in enforcing this Contract.
- 22) No Waiver** No disbursement of the Disbursement Amount based upon inadequate or incorrect information shall constitute a waiver of the right of Agent to receive a refund thereof from Owner.
- 23) Governing Law** This Contract shall be governed by the substantive law of the State of California, regardless of any law of conflicts to the contrary in any jurisdiction. Any legal action brought under this Contract must be instituted in the Superior Court of the County of Riverside, State of California.
- 24) Assignment by Agent** Agent, at its option, may (i) assign any or all of its rights and obligations under this Contract, and (ii) pledge and assign its right to receive the Assessment and the Annual Assessment Administrative Fee, and any other payments due to Agent hereunder, without obtaining the consent of Owner.
- 25) Owner Assignment Prohibited** In no event shall Owner assign or transfer any portion of this Contract or Owner's obligations under the Contract without the prior express written consent of Agent, which consent may be granted or withheld in the sole and absolute discretion of the Agent. Sale, transfer, or rental of the Property is not an assignment or transfer of this Contract.
- 26) Carbon Credits** Owner agrees that any carbon credits or renewable energy credits attributable to the Products shall be owned by Agent (on behalf of the Program).
- 27) Entire Agreement; Counterparts; Amendment** This Contract, together with the other Contract Documents, is the entire agreement between the parties. Any other agreement related to the Products, and any amendment to this Contract, must be signed in writing by both parties. If there is more than one "Owner," the obligations hereunder of all Owners shall be joint and several.
- This Contract may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.
- 28) Further Documents** Agent and Owner agree that they shall sign, deliver and if appropriate record any additional documents necessary to effectuate the purposes of this Contract. Upon expiration or termination of this Contract, Agent and Owner agree to shall sign and record any document reasonably necessary to cancel this Contract from the public records as to the Property.
- 29) Special Termination** Notwithstanding anything to the contrary contained herein, this Contract shall terminate and be of no further force or effect if Owner has submitted to Agent a notice of its decision to cancel this transaction on or prior to the date and time described in the Notice of Right to Cancel which was delivered to Owner upon its execution of this Contract.
- 30) No Third Party Beneficiary Rights** This Contract is entered into for the sole benefit of Owner and Agent and, subject to the provisions of Sections 13, 14, 15, and 25, no other parties are intended to be direct or incidental beneficiaries of this Contract and no third party shall have any right in, under or to this Contract.

31) Contract Date The date on which Agent or its representative sends this Contract to the Owner or Owners for execution shall be referred to herein as the "Contract Date."

32) Recordation of Contract Agent may file this Contract for recordation with the County Recorder of the County either as a separate instrument or as a part of the Notice of Assessment within ten (10) days after the last day entered with the signatures below.

Owner(s) must execute and return this Contract to Agent at the address set forth in the "Notice Information" section of Exhibit A hereto so that it is received by Agent not later than _____, 20__. All signatures of the Owner(s) must be notarized by a duly licensed notary.

IN WITNESS WHEREOF , Owner and Agent have entered into this Contract as of the Effective Date.			
Owner 1:		Owner 2:	
[OWNER 1 NAME]		[OWNER 2 NAME]	
<i>Owner 1 Name (Please Print)</i>		<i>Owner 2 Name (Please Print)</i>	
By:		By:	
<i>Owner 1 Signature (Must be Notarized)</i>		<i>Owner 2 Signature (Must be Notarized)</i>	
Date of Execution by Owner 1:		Date of Execution by Owner 2:	
, 20		, 20	
<i>Date</i>	<i>Year</i>	<i>Date</i>	<i>Year</i>

Agent: Executive Director and/or his or her designee
<i>Name (Please Print)</i>
By:
<i>Agent Signature (Must be Notarized)</i>
Date of Execution by Agent:

EXHIBIT A

DESCRIPTION OF PROPERTY, DESCRIPTION OF THE PRODUCTS, AND NOTICE INFORMATION,

Description of Property:

Owner(s) Name(s):

Property Address:

APN:

Associate Member:

Legal Description:

Description of Products:

The Products include the following:

Notice Information:

EXHIBIT B
LIST OF CONTRACT DOCUMENTS, DISBURSEMENT, AND
SCHEDULE OF ANNUAL ASSESSMENT INSTALLMENTS, INCLUDING PRINCIPAL,
INTEREST AND ANNUAL ASSESSMENT ADMINISTRATIVE FEE

List of Contract Documents:¹

The Contract shall consist of the following documents:

- ♦ This Contract and the exhibits hereto;
- ♦ The Application;
- ♦ The Funding Request;
- ♦ The Assessment Cost and Payment Summary;
- ♦ The Notice of Assessment;
- ♦ The Payment of Contractual Assessment Required;
- ♦ The California HERO Program Report and the Commercial HERO Program Handbook; and
- ♦ California HERO Program website located at www.wrcog.cog.ca.us.

Disbursement:

The Maximum Disbursement Amount is \$_____.

The Estimated Disbursement Date will be no later than \$_____.

Schedule of Estimated Maximum Annual Assessment Installments:

The schedule of the estimated maximum Annual Assessment Installments is based upon the following assumptions:

1. Agent disburses the Maximum Disbursement Amount to Owner.
2. Accumulated costs of funds until Owner's first payment of \$_____ will be added to Owner's Disbursement Amount.
3. WRCOG disburses to Owner on the Estimated Disbursement Date. If the actual disbursement occurs prior to July 1, 20__, the Initial Tax Year shall be 20__-20__.
4. The Assessment Interest Rate is ____%.
5. The Annual Percentage Rate (APR) of Owner's assessment is ____%. If the interest due before Owner's first payment of \$_____ was paid in cash at disbursement, Owner's APR would be ____%. APR is the Effective Cost of Credit in consumer loans and real estate loans expressed as a percentage interest rate. The APR is the interest rate the borrower actually pays, including fees required in order to participate in the Program.
6. The total administrative fees and recording fees added to Owner's assessment is \$_____.

¹ The List of Contract Documents may vary depending upon the financing plan being used for a particular parcel. In any event the terms of the Assessment Contract entered into for a particular parcel will govern if there is any conflict between such Assessment Contract and Appendix C.

Tax Year (commencing July 1)	Interest	Principal	Total Principal and Interest	Current Annual Assessment Administrative Fee	Total Annual Assessment Installment
20 - 20 *					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					
20 - 20					

*The Estimated Initial Tax Year shown on preceding schedule is based upon the Estimated Disbursement Date. The actual Initial Tax Year will be based upon the actual Disbursement Date. Please see Section 8 b) and d) of the Assessment Contract.

Prepayment Fee and Prepayment Premium Schedule:

Processing Fee: The fee for processing the prepayment of the Assessment in whole or in part shall be \$_____.

Prepayment Premium: The prepayment premium applicable to the principal amount of the Assessment to be prepaid in whole or in part in increments of \$5,000 pursuant to Section 11 of the Assessment Contract shall be determined based upon the next interest payment date on the bond issued for the Assessment occurring not less than 90 days after the date of the prepayment (the "Next Bond Interest Payment Date"). The prepayment premium shall be the percentage of the principal amount of the Assessment to be prepaid as follows:

Next Bond Interest Payment Date	Prepayment Premium
September 2, ____ or March 2, ____	5%

Appendix F

NOTICE OF ASSESSMENT

RECORDING REQUESTED BY AND**WHEN RECORDED MAIL TO**

Secretary to Executive Committee
Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor, MS1032
Riverside, CA 92501-3609

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

(Recorded Pursuant to California Streets & Highways Code section 5898.32)

NOTICE OF ASSESSMENT

WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS LIMITED OBLIGATION IMPROVEMENT BONDS (CALIFORNIA HERO PROGRAM)

The Executive Committee of the Western Riverside Council of Governments ("WRCOG"), County of Riverside, State of California, approved a report (the "Program Report") prepared by the Executive Director, in accordance with Section 5898.22 of Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code ("Chapter 29"), established the WRCOG California HERO Program (the "Program") to be implemented as provided in the Program Report, confirmed that voluntary contractual assessments may be levied against parcels within the jurisdictions of the member agencies of WRCOG participating in the Program (the "Program Area") within the parameters of the Program Report to finance certain distributed generation renewable energy sources, energy or water efficiency improvements, or electrical vehicle charging infrastructure (the "Improvements").

Pursuant to the requirements of Sections 5898.32 of the Streets and Highways Code, the undersigned Secretary of the Executive Committee of WRCOG, at the direction of such Executive Committee, HEREBY GIVES NOTICE that pursuant to Chapter 29, the Resolution, and the Program Report, as initially approved and as amended to date, WRCOG and the record owner(s) (the "Record Owners") of the real property described on Exhibit "A" to this Notice, attached hereto and incorporated herein by reference (the "Property") have entered into an assessment contract with WRCOG (the "Assessment Contract"), a copy of which is contained in Exhibit "B" to this Notice, attached and incorporated herein by this reference. Pursuant to the Assessment Contract, WRCOG is making a disbursement in the principal amount of \$ (the "Disbursement") to the Record Owners of the Property to finance the acquisition and installation and/or construction on the Property of the Improvements identified in the Assessment Contract. Pursuant to the Assessment Contract, the Record Owners agree that the Property is subject to an assessment levied against the Property pursuant to Chapter 29 in the principal amount of the Disbursement, as provided in the Assessment Contract, together with fees and interest thereon, for a total Assessment in the amount of \$ (the "Assessment") as set forth in the payment schedule on Exhibit "B" to the Assessment Contract. In addition, so long as the Assessment is unpaid, the Record Owners agree that the Property is subject to an annual administrative assessment levied against the Property to pay costs of WRCOG which result from the administration and collection of the Assessment and from the administration or registration of any associated bonds or other financing arrangement, as described in the Program Report, and

from the administration of any reserve fund and other related funds (the "Annual Administrative Assessment"). The Annual Administrative Assessment shall not exceed the amount authorized pursuant to the HERO Residential Program Handbook.

NOTICE IS FURTHER GIVEN that upon the recording of this notice in the office of the County Recorder, the Assessment shall become a lien upon the Property. In addition, the Annual Administrative Assessment shall become a lien upon the Property at the same time as property taxes upon the Property become a lien each year.

Dated:

Western Riverside Council of Governments
Program Administrator

By: _____
Authorized Officer

EXHIBIT "A"

IDENTIFICATION OF PROPERTY OWNERS AND PROPERTY DESCRIPTION

Owner(s) Names:

Address:

APN(s):

County:

Legal Description:

Appendix G

PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED

RECORDING REQUESTED BY &
WHEN RECORDED RETURN TO:

Western Riverside Council of Governments
4080 Lemon St., 3rd Floor, MS 1032
Riverside, CA 92501-3609

File No: _____

PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED

Pursuant to the requirements of Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, as amended, commencing with Section 5898.10 (the "Act"), including without limitation Section 5898.24(d) of the Act, and in furtherance of Section 1102.6b of the California Civil Code, Western Riverside Council of Governments ("WRCOG") hereby provides notice of the levy and collection by WRCOG of a contractual assessment under the California HERO Program (the "Program"), established and authorized pursuant to the Act. Pursuant to the Act and the Program, WRCOG and the current owner(s) described below (the "Owners") of the real property (the "Property") described herein have entered into that certain assessment contract entitled, "Assessment Contract," dated as of _____, 20__, by and between WRCOG and the Owners (the "Assessment Contract"). Pursuant to the Assessment Contract and the Act, the Owners have requested and voluntarily agreed to WRCOG's imposition of a contractual assessment against the Property (the "Contractual Assessment"), which is generally collected by the County of _____, on behalf of WRCOG, through the consolidated property tax bill.

Current Owner(s): _____.

Legal Description of Property and Assessor's Parcel Number: See Exhibit "A" attached hereto.

Annual Amount of Contractual Assessment: See Exhibit "B" attached hereto.

Expiration of the Contractual Assessment: The date upon which the Contractual Assessment and all accrued interest thereon, together with any applicable penalties, costs, fees and other charges, have been paid

Purpose for Which Funds Will Be Used: The funds from the Contractual Assessment to be paid to WRCOG or its designee and shall finance the acquisition and construction and/or installation on the Property of the renewable energy system(s), energy efficiency and/or water efficiency improvement(s) which are permanently affixed to the Property and identified in the Assessment Contract (the "Work").

Contact Information: More information regarding the Contractual Assessment may be obtained by contacting WRCOG at 4080 Lemon Street, 3rd Floor, Riverside, CA 92501, tel: (951) 955-7985.

Dated: _____, 20__ Program Administrator

SCHEDULE OF ASSESSMENT INSTALLMENTS, INTEREST THEREON, AND THE MAXIMUM ADMINISTRATIVE

Tax Year	Interest	Principal	Total Loan Payment	Maximum Annual Administrative Assessment Expense	Total Maximum Contractual Assessment
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

RESOLUTION NO. 15-16-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HERO PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING THE AMENDMENT TO A CERTAIN JOINT POWERS AGREEMENT RELATED THERETO

WHEREAS, the Western Riverside Council of Governments ("Authority") is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the "Act") and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the "Authority JPA"); and

WHEREAS, Authority intends to establish the California HERO Program to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements and electric vehicle charging infrastructure (the "Improvements") pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code ("Chapter 29") within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, City of Hanford (the "City") is committed to development of renewable energy sources and energy efficiency improvements, reduction of greenhouse gases, protection of our environment, and reversal of climate change; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing Improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the California HERO Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency and independence, and in doing so cooperate with Authority in order to efficiently and economically assist property owners the City in financing such Improvements; and

WHEREAS, Authority has authority to establish the California HERO Program, which will be such a voluntary contractual assessment program, as permitted by the Act, the Authority JPA, originally made and entered into April 1, 1991, as amended to date, and the Amendment to Joint Powers Agreement Adding the City of Hanford as an Associate Member of the Western Riverside Council of Governments to Permit the

Provision of Property Assessed Clean Energy (PACE) Program Services within the City (the "JPA Amendment"), by and between Authority and the City, a copy of which is attached as Exhibit "A" hereto, to assist property owners within the incorporated area of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the California HERO Program to finance the installation of Improvements.

2. This City Council consents to inclusion in the California HERO Program of all of the properties in the incorporated area within the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction thereover by Authority for the purposes thereof.

3. The consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the California HERO Program and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent and be secured by such contractual assessments.

4. This City Council hereby approves the JPA Amendment and authorizes the execution thereof by appropriate City officials.

5. City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the California HERO Program within the City, and report back periodically to this City Council on the success of such program.

6. This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority Executive Committee.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2015 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

RUSS CURRY
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, 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 held on the _____ day of _____, 2015.

Date: _____

City Clerk

**AMENDMENT TO THE JOINT POWERS AGREEMENT
ADDING CITY OF HANFORD AS
AN ASSOCIATE MEMBER OF THE
WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS
TO PERMIT THE PROVISION OF PROPERTY ASSESSED
CLEAN ENERGY (PACE) PROGRAM SERVICES WITH
SUCH CITY**

This Amendment to the Joint Powers Agreement (“JPA Amendment”) is made and entered into on the ____ day of _____, 2015, by City of Hanford (“City”) and the Western Riverside Council of Governments (“Authority”) (collectively the “Parties”).

RECITALS

WHEREAS, Authority is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the “Joint Exercise of Powers Act”) and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the “Authority JPA”); and

WHEREAS, as of October 1, 2012, Authority had 18 member entities (the “Regular Members”).

WHEREAS, Chapter 29 of the Improvement Act of 1911, being Division 7 of the California Streets and Highways Code (“Chapter 29”) authorizes cities, counties, and cities and counties to establish voluntary contractual assessment programs, commonly referred to as a Property Assessed Clean Energy (“PACE”) program, to fund certain renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure (the “Improvements”) that are permanently fixed to residential, commercial, industrial, agricultural or other real property; and

WHEREAS, Authority intends to establish a PACE program to be known as the “California HERO Program” pursuant to Chapter 29 as now enacted or as such legislation may be amended hereafter, which will authorize the implementation of a PACE financing program for cities and county throughout the state; and

WHEREAS, City desires to allow owners of property within its jurisdiction to participate in the California HERO Program and to allow Authority to conduct proceedings under Chapter 29 to finance Improvements to be installed on such properties; and

WHEREAS, this JPA Amendment will permit City to become an Associate Member of Authority and to participate in California HERO Program for the purpose of facilitating the implementation of such program within the jurisdiction of City; and

WHEREAS, pursuant to the Joint Exercise of Powers Act, the Parties are approving this JPA Agreement to allow for the provision of PACE services, including the operation of a PACE financing program, within the incorporated territory of City; and

WHEREAS, the JPA Amendment sets forth the rights, obligations and duties of City and Authority with respect to the implementation of the California HERO Program within the incorporated territory of City.

MUTUAL UNDERSTANDINGS

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions hereinafter stated, the Parties hereto agree as follows:

A. JPA Amendment.

1. The Authority JPA. City agrees to the terms and conditions of the Authority JPA, attached.

2. Associate Membership. By adoption of this JPA Amendment, City shall become an Associate Member of Authority on the terms and conditions set forth herein and the Authority JPA and consistent with the requirements of the Joint Exercise of Powers Act. The rights and obligations of City as an Associate Member are limited solely to those terms and conditions expressly set forth in this JPA Amendment for the purposes of implementing the California HERO Program within the incorporated territory of City. Except as expressly provided for by this JPA Amendment, City shall not have any rights otherwise granted to Authority's Regular Members by the Authority JPA, including but not limited to the right to vote on matters before the Executive Committee or the General Assembly, the right to amend or vote on amendments to the Authority JPA, and the right to sit on committees or boards established under the Authority JPA or by action of the Executive Committee or the General Assembly, including, without limitation, the General Assembly and the Executive Committee. City shall not be considered a member for purposes of Section 9.1 of the Authority JPA.

3. Rights of Authority. This JPA Amendment shall not be interpreted as limiting or restricting the rights of Authority under the Authority JPA. Nothing in this JPA Amendment is intended to alter or modify Authority Transportation Uniform Mitigation Fee (TUMF) Program, the PACE Program administered by Authority within the jurisdictions of its Regular Members, or any other programs administered now or in the future by Authority, all as currently structured or subsequently amended.

B. Implementation of California HERO Program within City Jurisdiction.

1. Boundaries of the California HERO Program within City Jurisdiction. City shall determine and notify Authority of the boundaries of the incorporated territory within City's jurisdiction within which contractual assessments may be entered into under the California HERO Program (the "Program Boundaries"), which boundaries may include the entire incorporated territory of City or a lesser portion thereof.

2. Determination of Eligible Improvements. Authority shall determine the types of distributed generation renewable energy sources, energy efficiency or water conservation improvements, electric vehicle charging infrastructure or such other improvements as may be authorized pursuant to Chapter 29 (the "Eligible Improvements") that will be eligible to be financed under the California HERO Program.

3. Establishment of California HERO Program. Authority will undertake such proceedings pursuant to Chapter 29 as shall be legally necessary to enable Authority to make contractual financing of Eligible Improvements available to eligible property owners within the Program Boundaries.

4. Financing the Installation of Eligible Improvements. Authority shall develop and implement a plan for the financing of the purchase and installation of the Eligible Improvements under the California HERO Program.

5. Ongoing Administration. Authority shall be responsible for the ongoing administration of the California HERO Program, including but not limited to producing education plans to raise public awareness of the California HERO Program, soliciting, reviewing and approving applications from residential and commercial property owners participating in the California HERO Program, establishing contracts for residential, commercial and other property owners participating in such program, establishing and collecting assessments due under the California HERO Program, adopting and implementing any rules or regulations for the California HERO Program, and providing reports as required by Chapter 29.

City will not be responsible for the conduct of any proceedings required to be taken under Chapter 29; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

6. Phased Implementation. The Parties recognize and agree that implementation of the California HERO Program as a whole can and may be phased as additional other cities and counties execute similar agreements. City entering into this JPA Amendment will obtain the benefits of and incur the obligations imposed by this JPA Amendment in its jurisdictional area, irrespective of whether cities or counties enter into similar agreements.

C. Miscellaneous Provisions.

1. Withdrawal. City or Authority may withdraw from this JPA Amendment upon six (6) months written notice to the other party; provided, however, there is no outstanding indebtedness of Authority within City. The provisions of Section 6.2 of the Authority JPA shall not apply to City under this JPA Amendment. City may withdraw approval for conduct of the HERO Program within the jurisdictional limits of City upon thirty (30) written notice to WRCOG without liability to the Authority or any affiliated entity. City withdrawal shall not affect the validity of any voluntary assessment contracts (a) entered prior to the date of such withdrawal or (b) entered into after the date of such withdrawal so long as the applications for such voluntary assessment contracts were submitted to and approved by WRCOG prior to the date of City's notice of withdrawal.

2. Mutual Indemnification and Liability. Authority and City shall mutually defend, indemnify and hold the other party and its directors, officials, officers, employees and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, to property or persons, including wrongful death, to the extent arising out of the willful misconduct or negligent acts, errors or omissions of the indemnifying party or its directors, officials, officers, employees and agents in connection with the California HERO Program administered under this JPA Amendment, including without limitation the payment of expert witness fees and attorneys fees and other related costs and expenses, but excluding payment of consequential damages. Without limiting the foregoing, Section 5.2 of the Authority JPA shall not apply to this JPA Amendment. In no

event shall any of Authority's Regular Members or their officials, officers or employees be held directly liable for any damages or liability resulting out of this JPA Amendment.

3. Environmental Review. Authority shall be the lead agency under the California Environmental Quality Act for any environmental review that may required in implementing or administering the California HERO Program under this JPA Amendment.

4. Cooperative Effort. City shall cooperate with Authority by providing information and other assistance in order for Authority to meet its obligations hereunder. City recognizes that one of its responsibilities related to the California HERO Program will include any permitting or inspection requirements as established by City.

5. Notice. Any and all communications and/or notices in connection with this JPA Amendment shall be either hand-delivered or sent by United States first class mail, postage prepaid, and addressed as follows:

Authority:

Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor. MS1032
Riverside, CA 92501-3609
Att: Executive Director

City:

City Manager
City of Hanford
319 N. Douty Street
Hanford, CA 93230

6. Entire Agreement. This JPA Amendment, together with the Authority JPA, constitutes the entire agreement among the Parties pertaining to the subject matter hereof. This JPA Amendment supersedes any and all other agreements, either oral or in writing, among the Parties with respect to the subject matter hereof and contains all of the covenants and agreements among them with respect to said matters, and each Party acknowledges that no representation, inducement, promise of agreement, oral or otherwise, has been made by the other Party or anyone acting on behalf of the other Party that is not embodied herein.

7. Successors and Assigns. This JPA Amendment and each of its covenants and conditions shall be binding on and shall inure to the benefit of the Parties and their respective successors and assigns. A Party may only assign or transfer its rights and obligations under this JPA Amendment with prior written approval of the other Party, which approval shall not be unreasonably withheld.

8. Attorney's Fees. If any action at law or equity, including any action for declaratory relief is brought to enforce or interpret the provisions of this Agreement, each Party to the litigation shall bear its own attorney's fees and costs.

9. Governing Law. This JPA Amendment shall be governed by and construed in accordance with the laws of the State of California, as applicable.

10. No Third Party Beneficiaries. This JPA Amendment shall not create any right or interest in the public, or any member thereof, as a third party beneficiary hereof, nor shall it authorize anyone not a Party to this JPA Amendment to maintain a suit for personal injuries or property damages under the provisions of this JPA Amendment. The duties, obligations, and responsibilities of the Parties to this JPA Amendment with respect to third party beneficiaries shall remain as imposed under existing state and federal law.

11. Severability. In the event one or more of the provisions contained in this JPA Amendment is held invalid, illegal or unenforceable by any court of competent jurisdiction, such portion shall be deemed severed from this JPA Amendment and the remaining parts of this JPA Amendment shall remain in full force and effect as though such invalid, illegal, or unenforceable portion had never been a part of this JPA Amendment.

12. Headings. The paragraph headings used in this JPA Amendment are for the convenience of the Parties and are not intended to be used as an aid to interpretation.

13. Amendment. This JPA Amendment may be modified or amended by the Parties at any time. Such modifications or amendments must be mutually agreed upon and executed in writing by both Parties. Verbal modifications or amendments to this JPA Amendment shall be of no effect.

14. Effective Date. This JPA Amendment shall become effective upon the execution thereof by the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have caused this JPA Amendment to be executed and attested by their officers thereunto duly authorized as of the date first above written.

[SIGNATURES ON FOLLOWING PAGES]

WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

By: _____

Date: _____

Executive Committee Chair

Western Riverside Council of Governments

CITY OF HANFORD

By: _____

Date: _____

Title: _____



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. D.

SUBJECT:

Community Development: Waive the 2nd reading and adopt Ordinance 15-03 approving Municipal Code Amendment 2014-07 amending Title 17, Sections 17.04.030, 17.16.040, 17.18.040, 17.24.011, 17.24.020. G, 17.24.040, 17.38.020.C.1.c, 17.39.040, 17.39.040.C.4, 17.39.040.E.1 of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to comply with State of California regulations as follows:

- A. (Density Bonus)** a request to amend Section 17.39.040 by deleting Section 17.39.040.C.4 and revising Section 17.39.040.E.1 to allow the reviewing authority to approve the Density Bonus.
- B. (Emergency Shelters)** a request to add "Emergency Shelter" definition to Section 17.04.030 and to add "Emergency Shelter" requirements to Section 17.24.011.G, and delete Section 17.24.020.G from the Ordinance.
- C. (Transitional/Supportive)** a request to add three definitions to Section 17.04.030; "Supportive Housing, Target Population, Transitional Housing".
- D. (Farmworker Housing)** a request to revise "Agriculture" under Section 17.04.030 definitions and add "Employee Housing" to Section 17.04.030 definitions.
- E. (Care Facilities & Group Homes)** a request to add "Residential Care Facilities for seven or more persons" to both Sections 17.16.040 and Section 17.18.040.
- F. (SRO Regulations)** a request to add a "Single-Room Occupancy (SRO)" to Section 17.04.030 definitions, add "Single-Room Occupancy facilities" to Section 17.24.040, and revise Section 17.38.020.C.1. (c) to include Single-Room Occupancy.

RECOMMENDATION:

That the City Council, by motion, waive the 2nd reading and adopt Ordinance 15-03 approving Municipal Code Amendment 2014-07 amending Title 17, Sections 17.04.030, 17.16.040, 17.18.040, 17.24.011, 17.24.020. G, 17.24.040, 17.38.020.C.1.c, 17.39.040, 17.39.040.C.4, 17.39.040.E.1 of the Hanford Municipal Code by adding, revising, and/or deleting sections (as specified) in order to comply with State of California regulations.

BACKGROUND:

On April 7, 2015, staff brought to City Council Municipal Code Amendment 2014-07 amending Title 17, Sections 17.04.030, 17.16.040, 17.18.040, 17.24.011, 17.24.020. G, 17.24.040, 17.38.020.C.1.c, 17.39.040, 17.39.040.C.4, 17.39.040.E.1 of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to comply with State of California regulations.

- A. (Density Bonus)** a request to amend Section 17.39.040 by deleting Section 17.39.040.C.4 and revising Section 17.39.040.E.1 to allow the reviewing authority to approve the Density Bonus.
- B. (Emergency Shelters)** a request to add "Emergency Shelter" definition to Section 17.04.030 and to add "Emergency Shelter" requirements to Section 17.24.011.G, and delete Section 17.24.020.G from the Ordinance.
- C. (Transitional/Supportive)** a request to add three definitions to Section 17.04.030; "Supportive Housing, Target Population, Transitional Housing".
- D. (Farmworker Housing)** a request to revise "Agriculture" under Section 17.04.030 definitions and add "Employee Housing" to Section 17.04.030 definitions.

E. (Care Facilities & Group Homes) a request to add “Residential Care Facilities for seven or more persons” to both Sections 17.16.040 and Section 17.18.040.

F. (SRO Regulations) a request to add a “Single-Room Occupancy (SRO)” to Section 17.04.030 definitions, add “Single-Room Occupancy facilities” to Section 17.24.040, and revise Section 17.38.020.C.1. (c) to include Single-Room Occupancy.

On April 7, 2015, City Council amended the Planning Commission recommendation to include a 300 foot distance requirement between emergency shelters, which has been reflected in the ordinance.

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

 Ordinance

ORDINANCE NO. 15-03
MUNICIPAL CODE AMENDMENT 2014-07 A, B, C, D, E, F

**AN ORDINANCE OF THE CITY OF HANFORD TO AMEND TITLE 17 SECTIONS
17.04.030, 17.16.040, 17.18.040, 17.24.011, 17.24.020. G, 17.24.040, 17.38.020.C.1.C,
17.39.040, 17.39.040.C.4, 17.39.040.E.1 OF THE HANFORD MUNICIPAL CODE BY
ADDING, REVISING, AND/OR DELETING SECTIONS IN ORDER TO COMPLY
WITH STATE LAW REGULATIONS.**

The City Council of the City of Hanford does ordain as follows:

Section 1: Section 17.66.020 of the Hanford Municipal Code is amended as follows:

MCA 2014-07 A (*Density Bonus*)

1. **Delete** Section 17.39.040.C.4 from the Ordinance.

~~Approval of the development project would increase the concentration of very low and/or low-income households in a neighborhood that already has a disproportionately high number of low-income households.~~

2. **Revise** 17.39.040.E.1 from the Ordinance.

Density Bonus/Incentives Review. Density Bonus/Incentive Review by the planning commission shall **only** be required for projects involving ~~density bonus and/or incentive requests~~ **planning commission approval**. If no legislative entitlement is required, the **Community Development Department** staff ~~planning commission~~ shall have final approval authority **on density bonus and incentives**. Appeals of a Planning Commission decision must be in accordance with Section 17.70 of the Hanford Municipal Code. If a rezone or general plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives request but the City Council shall have final approval authority as part of the total project. Any special conditions of the City Zoning Ordinance pertaining to the project, and/or applicable development standards of the downtown ~~redevelopment~~ **area** shall also apply.

MCA 2014-07 B (*Emergency Shelters*)

1. **Add** Emergency Shelter definition under Section 17.04.030.

“Emergency Shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

2. **Add** requirements in accordance with California Government Code 65583(a)(4) to Section 17.24.011.

“In accordance with California Government Code Sec. 65583(a)(4) Emergency Shelters are permitted in the OR zone by-right subject to the following requirements: 1. Maximum 25 beds; 2. A management and security plan prepared in consultation with the City Manager; 3. Off-street parking provided at a ratio of one space per five beds plus one space for each staff person on duty; 3. Minimum of 300 feet from another emergency shelters.”

3. **Delete** 17.24.020.G from Ordinance.

~~Emergency Shelters and Transitional Housing~~

MCA 2014-07 C (Transitional/Supportive)

1. **Add** Supportive Housing definition under Section 17.04.030.

“**Supportive Housing**” means housing with no limitation on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is a residential use subject only to those standards and procedures as they apply to other residential uses of the same type in the same zone.

2. **Add** Target Population definition under Section 17.04.030.

“**Target Population**” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Service Act (Welfare and Institutions Code §§ 4500, et seq.) and may include, among other populations, adults, emancipated minors, families with children, elderly person, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

3. **Add** Transitional Housing definition under Section 17.04.030.

“**Transitional Housing**” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and re-circulating of the assisted unit to another eligible program recipient at a predetermined future point in time that is not less than six months from the beginning of the assistance. Transitional housing is a residential use subject only to those standards and procedures as they apply to other residential uses of the same type in the same zone.

MCA 2014-07 D (Farmworker Housing)

1. **Revise** Agriculture definition to include Health and Safety Code definition Code under Section 17.04.030.

“Agriculture” means the use of land for farming, pasturing, and grazing, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and accessory activities, including but not limited to storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Sec. 17021.6, any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes.

2. **Add** Employee Housing definition under Section 17.04.030.

“Employee Housing” means a qualifying housing unit providing accommodations for six or fewer farmworkers pursuant to Health and Safety Code Sec. 17021.5. Employee housing shall be deemed a single-family structure for zoning purposes.

MCA 2014-07 E (Care Facilities & Group Homes)

1. **Add** to Section 17.16.040 under Conditional Uses – Planning Commission Approval.

F. Residential care facilities for seven or more persons.

2. **Add** to Section 17.18.040 under Conditional Uses – Planning Commission Approval.

F. Residential care facilities for seven or more persons.

MCA 2014-07 F (SRO Regulations)

1. **Add** Single-Room Occupancy (SRO) definition under Section 17.04.030.

“Single-Room Occupancy (SRO)” means a residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, rented to one- or two-person households for a weekly or monthly period of time. This definition does not include hotels and motels.

2. **Add** Single-Room Occupancy facilities to Chapter 17.24 (Office Residential) section 17.24.040 under Conditional Uses – Planning Commission Approval.

J. Single-Room Occupancy facilities.

3. **Revise** Chapter 17.38 (Off-Street Parking and Loading Facilities) Section 17.38.020.C.1.c to reduce the number of spaces from one and a half to one in accordance with State Law.

Type of Unit	Number of Spaces
Studio (no bedroom)	1.5 <u>1</u>

c. Studio or Single-Room Occupancy (SRO) (no bedroom) in accordance with the following schedule; One space for each dwelling unit shall be covered by a carport or garage.

Section 2: That where a project requires multiple decisions by the Planning Commission and City Council, that the Planning Commission decisions on such project shall not be final, but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

Section 3: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854.

Section 4: The City Council hereby finds that the proposed amendment is consistent with the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 21st day of April 2015, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 5: The City Council of the City of Hanford finds that per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines the project is found to be exempt from environmental review.

Section 6: Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the ____ day of _____, 2015, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

RUSS CURRY,
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the ____ day of _____, 2015, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2015.

Dated: _____

Jennifer Gomez, City Clerk



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. E.

SUBJECT:

Parks & Recreation: Approve extension of Hanford Youth Softball Services Contract regarding concessions

RECOMMENDATION:

Staff recommends that the Council, by motion, approve the extension of Hanford Youth Softball League's (HYSL) services contract through May 31, 2015.

BACKGROUND:

The City and HYSL entered into a Contract to Provide Services (Contract) that commenced on April 3, 2013. Under the Contract, HYSL operated the concession building at the Hanford Joint Education Center Softball Complex (Softball Complex). A copy of the Contract is attached.

The Contract expired on April 3, 2015, and HYSL does not wish to extend the Contract on a long-term basis. As a result, the City will issue a Request for Proposals (RFP) in order to locate a company or organization that will take over the concession operations at the Softball Complex.

HYSL is willing to extend the Contract through May 31, 2015 to allow the City to issue the RFP and hire a new concession operator.

Staff has worked with the City Attorneys' Office to prepare the attached letter agreement, which will extend the Contract through May 31, 2015. With the Council's authorization, the letter agreement will be signed and submitted to HYSL.

FISCAL IMPACT:

Per the Contract, HYSL is to pay to the City 25% of the gross receipts generated by HYSL's operation of the concession building. The City is to utilize such funds for facility improvements at the Softball Complex.

ATTACHMENTS:

Description

- ❑ Contract
- ❑ Letter Agreement

**CITY OF HANFORD
PARKS AND RECREATION DEPARTMENT
CONTRACT TO PROVIDE SERVICES**

This Contract is made between the City of Hanford, a municipal corporation ("City"), and the non-profit tax-exempt California Corporation, Hanford Youth Softball League, ("Contractor").

1. NATURE OF AND PLACE OF SERVICE

City hereby hires Contractor to perform the following services: and Contractor does hereby agree to provide such services. Services will be provided at and from the concession building located at the Hanford Joint Education Center Softball Complex (HJECSC) (1226 N. Centennial Drive, Hanford, California) ("Concession Building"). Contractor shall be responsible for cleaning, maintaining, and repairing the interior of the Concession Building; the interior of such building will be kept in a clean and sanitary condition at all times during the term of this Contract. City will provide, at its expense, all water and electricity for Concession Building to Contractor for its purpose of running the Concession Building. Contractor shall keep and maintain order in and around the Concession Building. It is further understood and agreed that Contractor is a non-profit tax-exempt California corporation and that Contractor is not an employee of the City as a result of this Contract. Contractor will be the vendor for food and beverages during adult and co-ed adult league, school, youth softball or tournament play at the Hanford Joint Education Center Softball Complex. Contractor will not sell or serve any alcoholic or intoxicating beverage or food at the HJECSC. The City may utilize another contractor or its own staff for special events, including without limitation, any City fund-raising or other City-sponsored events.

2. PERFORMANCE OF DUTIES TO REASONABLE SATISFACTION OF CITY

Contractor agrees that it will at all times faithfully, efficiently, and to the best of its ability, experience and talent, perform all of the duties that may be required of and from it pursuant to the terms hereof, to the reasonable satisfaction of City. Contractor will comply with all federal, state, and local laws, ordinances, and regulations and shall maintain all necessary permits and licenses throughout the term of this Contract.

3. DURATION OF CONTRACT

The term of this Contract shall commence on April 3, 2013 and shall terminate on April 3, 2015; provided however, the parties may, upon mutual agreement, extend the term of this Contract on a year-by-year basis twice, thereby extending the expiration of this Contract for up to two (2) years. At the end of the fourth (4th) year the Parks and Recreation Department shall evaluate the agreement between Contractor and City of Hanford. Thereafter, Parks and Recreation Department shall make a recommendation to the City of Hanford whether to continue the terms of the contract with Contractor prior to Contract for Services being placed for bid by the general public. In the event a party breaches this Contract, the non-breaching party may terminate this Contract immediately by providing written notice to the breaching party.

4. PAYMENT AND REIMBURSEMENT

Contractor will pay twenty-five percent (25%) of its gross receipts to the City which will be deposited into a specific fund designated for facility improvements at the HJECSC (See, Facility

Improvements section for terms). Contractor shall retain seventy-five percent (75%) of gross receipts as total compensation for services provided under this Agreement, with Contractor paying from Contractor's compensation all expenses incurred in performing this Agreement. City will not be responsible for any expenses or fees incurred by Contractor in Contractor's satisfaction of this Agreement. On the fifteenth (15th) day of each calendar month that this Agreement is in effect, Contractor shall submit a monthly report to the City describing the work performed during the preceding month and the gross receipts of the Contractor under this Agreement. Contractor's report shall begin on the first of each month through the last day of the month and shall include copies of cash register receipts or reports equivalent to cash register receipts. Contractor shall submit the City's twenty-five percent (25%) portion of gross proceeds with each report. City shall identify for Contractor each month the balance of the City's special facility improvements fund. Contractor's final report and payment will be submitted to City within fifteen (15) calendar days of the termination of this Agreement.

5. FACILITY IMPROVEMENTS AT THE HJECSC

During the term of this contract for services, the City will confer with Contractor regarding all improvements made at the HJECSC that will be paid for from the City's special facility improvements fund and will consider Contractor's input regarding such improvements; however, decisions regarding any and all aspects of such improvements shall be made solely by the City.

6. WAIVER OR MODIFICATION INEFFECTIVE UNLESS IN WRITING

It is agreed that no waiver or modification of this Contract shall be valid unless in writing and duly signed by both parties.

7. CONTRACT GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA

This Contract will be interpreted and enforced pursuant to the laws of the State of California, and any legal action involving this Contract will only be heard by the California Superior Court for the County of Kings.

8. INDEMNITY CLAUSE

- a. The City, Hanford Joint Union High School District (HJUHS), College of the Sequoias (COS), and their respective officers, officials, employees, and volunteers shall not be liable to Contractor for any injury or damage that may result to any person or property by or from any cause whatsoever, except the gross negligence or willful misconduct of the City, its officials, officers, employees or volunteers.
- b. Contractor shall indemnify, defend and hold the City, HJUHS, COS, and their respective officers, officials, employees, and volunteers harmless from and against any and all liability claims, loss, costs, damages, attorney's fees and any other amounts in any way associated with, related to or arising from the condition, use, or occupancy of the Concession Building, or from any activity, or thing done, permitted or suffered to be done in, about or around the Concession Building, and Contractor shall further indemnify, defend, and hold harmless the City, HJUHS, COS and

their officers, officials, employees, and volunteers against and from any and all claims, loss, costs, damages, attorney's fees and any other amounts, arising from any breach or default in the performance of any obligation on Contractor's part to be performed under the terms and conditions of this Contract, or arising from any act, negligence, fault or omission of Contractor or of Contractor's agents, representatives, employees, volunteers, invitees, participants, spectators, attendees, or contractors for any injury or damage to any person or property whatsoever and from any and all costs, attorneys' fees, expenses and liabilities incurred as a result of any such claim or action or prosecution brought upon such claims, and in case any action or proceeding be brought against the City, HJUHSD, COS, or their officers, officials, employees, and volunteers by reason of such claims, Contractor, upon demand from the City, shall defend the same at Contractor's sole cost by counsel satisfactory to the City.

- c. Damage to Contractor's Property. Notwithstanding anything above to the contrary, the City, HJUHSD, COS, and their officers, officials, employees, and volunteers shall not be liable for loss or damage to any property by theft or otherwise, nor for any injury or damage to persons or property resulting from any condition that may affect the Concession Building.
- d. The terms of this Section 7 shall survive the termination of this Contract.

9. INSURANCE

Contractor shall maintain during the term of this Contract insurance against claims for injuries to persons and damage to property which may arise from the acts and omissions of Contractor and his/her agents, representatives, or employees.

A. Minimum Scope and Limits of Insurance

- a. Contractor will, during the term of this Contract, maintain insurance coverage which shall be at least as broad as:
 - (1) Commercial General Liability (CGL) – Non-Alcohol: Insurance Services Office (ISO) Form CG 0001 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence if Contractor's activities will not involve the sale or service of alcoholic beverages. Alternatively, Contractor may maintain a CGL policy with limits of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence and an umbrella coverage policy with coverage limits of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) and which has a scope of coverage as broad as Contractor's CGL policy. If a general aggregate limit applies, either the general aggregate limit

shall apply solely and separately to this Contract or, if the general aggregate limit does not apply solely and separate to this Contract, the general aggregate limit shall be, FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

- (2) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired (Code 8), and non-owned autos (Code 9), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.
- (3) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

If Contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by Contractor.

- b. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require Contractor to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.
- c. The policies are to contain, or be endorsed to contain, the following provisions:
 - (1) The City, Hanford Joint Union High School District (HJUHS), College of the Sequoias (COS), and their respective officers, officials, employees, and volunteers are to be covered as additional insured on the CGL policy with respect to liability arising out of the event and activities occurring at the facility; or automobiles owned, leased, hired or borrowed by Contractor. General liability coverage can be provided in the form of an endorsement to Contractor's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, HJUHS, COS, and their respective officers, officials, employees or volunteers.
 - (2) For any claims related to this contract, Contractor's insurance coverage shall be primary insurance as respects the City, HJUHS, COS, and their officers, officials, employees, and

volunteers. Any insurance or self-insurance maintained by the City, HJUHS, COS, and/or their respective officers, officials, employees, or volunteers shall be in excess of Contractor's insurance and shall be non-contributory.

- (3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.
- d. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.
- e. Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the event shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
- f. Contractor hereby grants to City, HJUHS, COS, and their respective officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Contractor may acquire against the City, HJUHS, COS, and their respective officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Contractor agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- g. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

10. ATTORNEYS' FEES

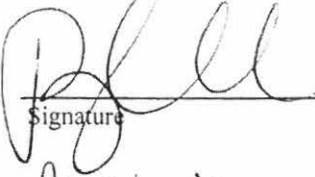
In the event a lawsuit is brought to interpret or enforce the terms of this Contract, the party prevailing in the lawsuit will be entitled to reasonable attorneys' fees and costs, which shall be paid by the non-prevailing party.

CONTRACTOR

Hanford Youth Softball League

P.O. Box 1170

Hanford, CA 93230



Signature

President

Title

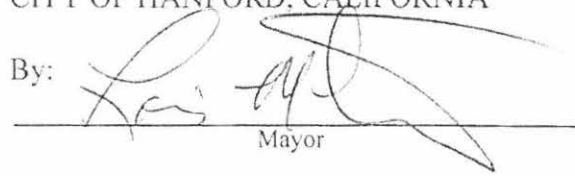
License No.:

Non Profit Tax Exempt California Corp.

CITY

CITY OF HANFORD, CALIFORNIA

By:


Mayor

ATTEST:

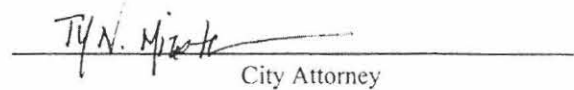

City Clerk

APPROVED AS TO CONTENT:


Parks and Recreation Director

APPROVED AS TO FORM:

Griswold, LaSalle, Cobb, Dowd & Gin, LLP


City Attorney

April 15, 2015

Ms. Peggy Silva
HANFORD YOUTH SOFTBALL LEAGUE
P.O. Box 1170
Hanford, CA 93232-1170

Re: Two Month Extension of Services Contract

Dear Peggy:

The Contract to Provide Services (Contract) executed by the City of Hanford (City) and the Hanford Youth Softball League (HYSL) expired on April 3, 2015. The City understands that HYSL does not wish to extend the Contract on a long-term basis. As a result, the City intends to issue a Request for Proposals (RFP) in order to find a company or organization to operate the Concession Building at the Hanford Joint Education Center Softball Complex.

The City understands that HYSL is willing to operate the Concession Building through May 31, 2015 in order to allow the City to issue its RFP for services and hire a new Concession Building operator. The terms and conditions of the Contract will remain in full force and effect through May 31, 2015.

If the City's understanding of the situation is accurate, please sign and return one (1) original of this letter.

Sincerely,

CITY OF HANFORD

By: _____
CRAIG MILLER
Parks & Recreation Dept. Director

cc: Darrel Pyle, City Manager
Ty Mizote, Assistant City Attorney

ACKNOWLEDGMENT

Hanford Youth Softball League (HYSL) hereby agrees that the term of the Contract to Provide Services (Contract), which commenced on April 3, 2013 and expired on April 3, 2015, is hereby extended through May 31, 2015. HYSL shall continue to operate the Concession Building through that date. All other terms and conditions of the Contract shall remain in full force and effect.

HANFORD YOUTH SOFTBALL LEAGUE

Dated: April ____, 2015

By: _____
PEGGY SILVA
President



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. F.

SUBJECT:

Public Works: Approve a Notice of Completion for the Courthouse facility Electrical Upgrade Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

RECOMMENDATION:

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

BACKGROUND:

On February 3, 2015, the Council approved a budget amendment to the FY 14/15 Capital Improvement Program (CIP) to include the Courthouse Facility Electrical Upgrade Project and appropriated \$50,000 from Accumulated Capital Outlay (ACO) Reserves to fund the project.

On February 17, 2015 Council awarded the Courthouse Electrical Upgrade Project to Gilbert Electric Company of Hanford and appropriated an additional \$10,590 from ACO Reserves to fund construction of the project, including contingencies. The project included installation of new transformers and electrical equipment to serve the Courthouse Facility as a result of Southern California Edison's 4KV to 12KV power conversion project.

The new primary electrical system will facilitate future renovation projects planned for the Courthouse and Bastille Buildings. The project was completed on March 15, 2015.

There was one construction change order on the project as described on the attached summary sheet.

FISCAL IMPACT:

The FY 14/15 CIP Budget provided \$50,000 for construction, including contingencies. An additional appropriation of \$10,590 from ACO Reserves was authorized by Council to fund construction of the project.

The total cost to complete the project was \$59,493.25 Attached for Council Review is a Final Project Construction and Finance Summary.

ATTACHMENTS:

Description

- ☐ Project Construction and Finance History
- ☐ Notice of Completion

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Courthouse Facility Electrical Upgrade Project

CONTRACTOR: Gilbert Electric Company
2588 N. Douty Street
Hanford, CA 93230

CONTRACT DATES:	Bid Date	February 10, 2015
	Council Award	February 17, 2015
	Contractor Started Work	March 11, 2015
	Contract Time of Completion	March 16, 2015
	Contractor Completed Work	March 15, 2015

CONTRACT CHANGE ORDERS:

Contract Change Order No. 1:

Additional wire pull (material and labor) to facilitate connection to courthouse electrical switchboard from transformer.

Lump sum fee: \$2,593.95

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 14/15 Capital Improvement Program Budget	\$50,000.00
Additional Appropriation Approved by Council 2/17/15	\$10,590.00
Total Budget Funding	<u>\$60,590.00</u>

CONSTRUCTION COSTS

Contract – Total Bid Award	\$36,900.00
CCO #1	\$ 2, 593.25
Equipment Purchase	<u>\$20,000.00</u>
Total Construction Cost	\$59,493.25
Fund Balance	\$ 1,096.75

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

City Clerk
City of Hanford
319 North Douty Street
Hanford, California 93230

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: 113 Court Street, Hanford CA.
2. The Improvement is particularly described as: Courthouse Facility Electrical Upgrade Project
3. The date of completion of the work of Improvement: March 15, 2015
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: Gilbert Electric Company of Hanford, CA.
7. The surety for the work of Improvement: Not applicable
8. Accepted by minute action of the City Council of the City of Hanford on: April 21, 2015

I certify under penalty of perjury that the foregoing is true and correct. Dated this 21st day of April, 2015.

BY: _____
Russ Curry, Mayor
City of Hanford, County of Kings, State of California

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF KINGS)

On this ____ day of _____, in the year 2015, before me, Jennifer Gomez, Deputy City Clerk of the City of Hanford, personally appeared Russ Curry, 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 _____.

By: _____
Jennifer Gomez
City Clerk, City of Hanford

Authority: Section 1181 Civil Code



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. G.

SUBJECT:

Public Works: Waive the second reading and approve Ordinance 15-04 to amend Section 10.32.010 and Section 10.32.020 of the Hanford Municipal Code pertaining to Stop Intersections Designated (at Fourth and Redington Streets)

RECOMMENDATION:

That the City Council, by motion, waive the second reading and approve Ordinance 15-04 to amend Section 10.32.010 and Section 10.32.020 of the Hanford Municipal Code to add an entrance stop on Fourth Street at its intersection with Redington Street.

BACKGROUND:

The introduction and the first reading of Ordinance 15-04 was waived at the April 7, 2015 meeting.

FISCAL IMPACT:

The impact on the budget is minimal and will include staff installation of one stop sign and painted stop bars and legends on Fourth Street. The sign and pavement markings will be maintained through the streets maintenance budget.

ATTACHMENTS:

Description

📎 Ordinance

ORDINANCE NO. 15-04

AN ORDINANCE OF THE CITY OF HANFORD AMENDING
SECTION 10.32.010 and 10.32.020 OF THE HANFORD MUNICIPAL CODE
PERTAINING TO STOP INTERSECTIONS DESIGNATED (AT FOURTH AND REDINGTON STREETS)

The City Council of Hanford does hereby ordain as follows:

Section 1. Section 10.32.010, Entrance Stops, of the Hanford Municipal Code is hereby amended to read as follows:

1. Subparagraph (44) is hereby deleted.
2. Existing Subparagraphs (45) through (81), inclusive, are hereby renumbered (44), through (80) inclusive, in accordance with the above deletion.

Section 2. Section 10.32.020, Four Way Stops, of the Hanford Municipal Code is hereby amended to read as follows:

1. A new Subparagraph (4) is hereby added to read as follows: “4. Intersection of Fourth Street and Redington Street.”
2. Existing Subparagraphs (4) , inclusive, is hereby renumbered (5), inclusive, in accordance with the above addition.

Section 3. This Ordinance shall take effect thirty (30) days after its passage and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the ____ day of _____, 2015, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

RUSS CURRY,
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the ____ day of _____, 2015, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2015.

Dated: _____

Jennifer Gomez, City Clerk



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. H.

SUBJECT:

Public Works: Approve the reimbursement of \$17,842 to Sharp Properties for improvements made within the City's right-of-way in conjunction with the Vendome Project at Eighth Street and Irwin Street.

RECOMMENDATION:

Public Works: Approve the reimbursement of \$17,842 to Sharp Properties for improvements made within the City's right-of-way in conjunction with the Vendome Project at Eighth Street and Irwin Street.

BACKGROUND:

In accordance with previous Council action, staff has been working with the developer of the Vendome building to reimburse for work that was done in conjunction with the project and within the City right-of-way. Attached is an invoice for the \$17,842.00 with the itemized costs. Staff has reviewed this request and recommends Council approve the reimbursement.

FISCAL IMPACT:

The FY14 Downtown Projects Capital Improvement Program includes \$50,000 for Downtown Reinvestment Zone that the Council previously identified for the Vendome project.

ATTACHMENTS:

Description

-  Budget Page
-  Invoice

Downtown Reinvestment Zone

Project Background:

This project includes funding of infrastructure improvements as well as Downtown improvement loans and grants.

Existing Conditions:

Typical infrastructure that exists in the downtown includes parking lots, street trees, tree grates, street lights, signage, and planter bulbs. Some of these items are in disrepair and need to be updated to current standards.

Project Justification:

Downtown Reinvestment Zone Funds are utilized to encourage public/private partnerships to support development in the Downtown.

Fiscal Implications:

Funds for this program will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2014	2015	2016	2017	2018
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

INVOICE

DATE: April 15, 2015
INVOICE # 100
FOR: *Construction Work*

**City of Hanford
John Doyel
900 S. 10th Avenue
Hanford, CA 93230
559-585-2571**

Make all checks payable to Sharp Properties
If you have any questions concerning this invoice, contact Gerra Searcy

THANK YOU FOR YOUR BUSINESS!

SIDNEY J.W. SHARP, JR. AND
JANET E. SHARP REVOCABLE TRUST
P.O. BOX 1264
HANFORD, CA 93232

JANUARY 21, 2015

PAGE 1 OF 1

RE: VENDOME BUILDING
CHANGE ORDER NO. 11

WE HEREBY PROPOSE TO MAKE THE FOLLOWING CHANGES:

THE FOLLOWING ITEM IS FOR CHANGES REQUESTED BY CITY
INSPECTION STAFF FOR EXISTING CONDITIONS THAT REQUIRED
REPAIR (WORK NOT SHOWN ON PLANS).

- 1 REMOVE AND REPLACE CURB FACE AND CURB
AND GUTTER AT VARIOUS LOCATIONS.

CONTECH CONCRETE	\$820.00
SUB-TOTAL	\$820.00
CONTRACTOR'S MARK-UP	\$82.00
TOTAL, ITEM 1	\$902.00

- 2 POURBACK CITY SIDEWALK SHOWN ON SHEET
A1.0 AS EXISTING SIDEWALK TO REMAIN. (DEMO
PLANS CALLED FOR IT TO BE REMOVED). 416 SF
TOTAL.

DEMO	NO CHARGE
CONTECH CONCRETE	\$1,768.00
SUB-TOTAL	\$1,768.00
CONTRACTOR'S MARK-UP	\$176.80
TOTAL, ITEM 2	\$1,944.80

GRAND TOTAL, ITEMS 1 & 2	\$2,846.80
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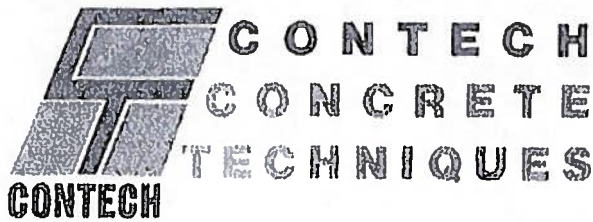
APPROVED BY:

BOB SHARP

DATE:

1/30/15

approved
JS



Phone 559.251.8818
5819 E. Harvard
License #735837

Fax 559.251.8821
Fresno, CA 93727

Bid Proposal (Revised)

Definition of Work: Work performed under this section shall consist of furnishings for the above structure and the following described materials and labor. All materials are guaranteed to be as specified. All work will be completed in a workman-like manner according to standard practices. Any alteration or deviation from specifications involving extra cost will be executed only upon written orders and will become extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, and/or delays beyond our control.

SITE WORK: ONSITE

Work Includes: Labor, materials and equipment for completion of areas noted.

Exclusions: Same as referenced on Page 1.

1. Flush Curb – approx. 180 L.Ft	\$ 2,160.00 ←
2. Side walks at bldg. including Landings approx. 1,758 sq. ft. (Natural grey in color)	\$ 7,032.00 ←
3. Trash enclosure Ftgs. and slab	\$ 3,800.00
4. Transformer Pad.	\$ 1,150.00
5. Valley gutter approx. 3'wide 96 l. ft.	\$ 2,304.00 ←

OPTIONAL PRICING FOR WORK CALLED OUT TO BE DONE BY CITY OF HANFORD.

1. City Sidewalks approx. 2,275 sq. ft	\$ 7,962.00
2. Handi-Cap ramp with domes	\$ 1,400.00

\$ 11,496
approved
JP

JOHNSTON CONTRACTING, INC.

CHANGE ORDER

No. 00001

7511 N. PALM BLUFFS AVE. #104
FRESNO, CA 93711

Phone: 559/432-9070
Fax: 559/432-9077

TITLE: REMOVE/REPLACE DRIVE APPROACH

DATE: 9/2/2014

PROJECT: VENDOME BUILDING

JOB: 1316

TO: Attn: JIM GARCIA
CONTECH CONCRETE TECHNIQUES, INC.
5819 E. HARVARD
FRESNO, CA 93727
Phone: 559/251-8818 Fax: 559/251-8821

CONTRACT NO: 10

RECEIVED SEP 26 2014

RE:

To:

From:

Number:

DESCRIPTION OF CHANGE

WE HEREBY AGREE TO MAKE THE CHANGE(S) SPECIFIED BELOW:

REMOVE/REPLACE DRIVE APPROACH AT ALLEY TO ACCOMMODATE SCE/AT&T WORK.....\$3,500.00

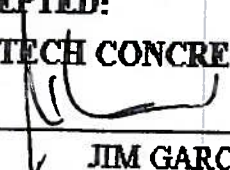
Unit Cost:	\$0.00
Unit Tax:	\$0.00
Lump Sum:	\$3,500.00
Lump Tax:	\$0.00
Total:	\$3,500.00

approved
J

The Original Contract Sum was	\$146,808.00
Net Change by Previously Authorized Requests and Changes	\$0.00
The Contract Sum Prior to This Change Order was	\$146,808.00
The Contract Sum Will be Increased	\$3,500.00
The New Contract Sum Including This Change Order	\$150,308.00
The Contract Time Will Not Be Changed	
The Date of Substantial Completion as of this Change Order Therefore is ...	

ACCEPTED:

CONTECH CONCRETE TECHNI JOHNSTON CONTRACTING, INC.

By: 
JIM GARCIA

By: 
JEFFREY P. JOHNSTON

By:

Date: 9/23/14

Date: 9/29/14

Date:



**AGENDA
STAFF REPORT**

MEETING DATE: 4/21/2015

AGENDA SECTION: 5. I.

SUBJECT:

Finance: Warrant Register for 04/02/15-04/15/15

RECOMMENDATION:

Approve warrant register for period April 2, 2015 through April 15, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description

📎 WARRANT REGISTER 040215-041515

Check Register

City of Hanford

Department of Finance

COUNCIL MEETING: 04/21/15

Issue Date		Check Numbers	Amount
CHECKS	04/02/15 to 04/15/15	108438 to 108616	1,162,873.94
			1,162,873.94

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	4/2/15	108438	15711	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	55,610.27		FY15 REPLENISH TRUST	
						55,610.27			
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	4/2/15	108439	35904	VERIZON WIRELESS VERIZON WIRELESS	2.86	9742203157	2015-02	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	4/2/15		35904	VERIZON WIRELESS VERIZON WIRELESS	77.01	9742203157	2015-02	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	4/2/15		35904	VERIZON WIRELESS VERIZON WIRELESS	12.80	9742203157	2015-02	
2031 REFUSE	7320 COMMUNICATIONS	4/2/15		35904	VERIZON WIRELESS VERIZON WIRELESS	41.69	9742203157	2015-02	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	4/2/15		35904	VERIZON WIRELESS VERIZON WIRELESS	84.11	9742203157	2015-02	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	4/2/15		35904	VERIZON WIRELESS VERIZON WIRELESS	46.82	9742203157	2015-02	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	4/2/15		35904	VERIZON WIRELESS VERIZON WIRELESS	174.84	9742203157	2015-02	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	4/2/15		35904	VERIZON WIRELESS VERIZON WIRELESS	39.08	9742203157	2015-02	
						479.21			

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108440	18703	FRANK ALVISO ALVISO, FRANK	119.00		RETIREE HEALTH/APRIL	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108441	18704	RICHARD BUTTS BUTTS, RICHARD	119.00		RETIREE HEALTH/APRIL	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108442	17332	JOHN M CAIN CAIN, JOHN M	119.00		RETIREE HEALTH/APRIL	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108443	13332	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		J LUTZ #VFL252188	
						541.85			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108444	20215	TERRY CARR CARR, TERRY	119.00		RETIREE HEALTH/SPRIL	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108445	13049	CLEARINGHOUSE, ATLAS# 000672914401 CLEARINGHOUSE, ATLAS# 000672914401	281.13		CASE #000672914401 #7	
						281.13			
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	4/3/15	108446	10528	DELTA DENTAL DELTA DENTAL	3,389.70		DELTA DENTAL 4/15	

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	4/3/15	108446...	10528	DELTA DENTAL DELTA DENTAL	2,998.14		DELTA DENTAL 4/15	
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	4/3/15		10528	DELTA DENTAL DELTA DENTAL	10,962.06		DELTA DNTL CTY SH4/15	
511 MISC CASH DEPOSITS TRUST	3005-004 INSURANCE-RETIRED EMPLOYE	4/3/15		10528	DELTA DENTAL DELTA DENTAL	2,291.12		RETIREEES 04/15	
						19,641.02			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108447	18833	DENISE K DORADO DORADO, DENISE K	643.08		J DORADO S/S PP6 7/15	
						643.08			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108448	18910	EDUCATIONAL CREDIT MANAGEMENT CORP EDUCATIONAL CREDIT MANAGEMENT CO	246.97		*****2812 PP7	
						246.97			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108449	00001881	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	66.29		ACCT #CE-037-0655 PP7	
						66.29			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108450	34622	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	60.00		FTB #1210193243	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15		34622	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	85.00		FTB #1213872983	
						145.00			

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	4/3/15	108451	16411	G E M A G E M A	570.00		GEMA DEDUCTIONS P7	
						570.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	4/3/15	108452	00001188	H M E A H M E A	30.00		HMEA DEDUCTIONS PP7	
						30.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	4/3/15	108453	38623	H P O A H P O A	2,450.00		HPOA PP7 4/15	
						2,450.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	4/3/15	108454	00000832	I.A.F.F., LOCAL 3898 I A F F, LOCAL 3898	1,161.00		IAFF PP7 4/15	
						1,161.00			
400 CITY PAYROLL REVOLVING	2071 ICMA ROTH IRA PAYABLE	4/3/15	108455	45304	I C M A RETIREMENT TRUST-ROTH IRA I C M A RETIREMENT TRUST-ROTH IRA	260.00		ROTH IRA #705196	
						260.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108456	45466	INTERNAL REVENUE SERVICE INTERNAL REVENUE SERVICE	37.50		CASE #*****9349 PP7	
						37.50			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108457	45464	INTERNAL REVENUE SERVICE - ASC INTERNAL REVENUE SERVICE - ASC	51.50		CASE #2667 PP7	
						51.50			

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108458	48800	KINGS CO SHERIFF KINGS CO SHERIFF	87.23		CASE #14-0586 PP7	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15		48800	KINGS CO SHERIFF KINGS CO SHERIFF	339.77		CASE #2013001155 PP7	
						427.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108459	52745	JOHN LOBOA LOBOA, JOHN	119.00		RETIREE/ MARCH	
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15		52745	JOHN LOBOA LOBOA, JOHN	119.00		RETIREE/APRIL	
						238.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108460	52920	GLORIA LOPEZ LOPEZ, GLORIA	119.00		RETIREE HEALTH/APRIL	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108461	18407	FARRAH LUTZ LUTZ, FARRAH	237.23		J LUTZ PP7	
						237.23			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108462	18706	MANUEL MEDRANO MEDRANO, MANUEL	119.00		RETIREE HEALTH/APRIL	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/3/15	108463	17061	MICHAEL H MEYER MEYER, MICHAEL H	274.62		CASE#12-18186-B-13F	

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						274.62			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108464	64118	JERRY REED REED, JERRY	119.00		RETIREE HEALTH/APRIL	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108465	64590	JAN REYNOLDS REYNOLDS, JAN	119.00		RETIREE HEALTH/APRIL	
						119.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	4/3/15	108466	11977	S E I U LOCAL 521 S E I U LOCAL 521	3,399.00		MISC PP7 4/15	
						3,399.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108467	18708	GEORGE WATSON WATSON, GEORGE	119.00		RETIREE HEALTH/APRIL	
						119.00			
511 MISC CASH DEPOSITS TRUST	3005-019 TEEN COUNCIL	4/3/15	108468	12757	WOMEN WITH VISIONS UNLTD WOMEN WITH VISIONS UNLTD	250.00		2015 YOUTH CONF 10@25	
						250.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/3/15	108469	10687	WES YEARY YEARY, WES	119.00		RETIREE HEALTH/APRIL	
						119.00			
1511 POLICE-SUPPORT SERVICE	7780 UTILITIES-ELECTRICITY	4/10/15	108472	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,915.64		2015-03	

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESSION	7780 UTILITIES-ELECTRICITY	4/10/15	108472...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	592.04		2015-03 #1	
1610 FIRE-ADMIN/SUPPRESSION	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	485.90		2015-03 #2	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,179.87		2015-03 BABE RUTH	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	602.13		2015-03 BROWN	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.24		2015-03 CAMPUS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	925.01		2015-03 GREENFIELD	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	64.17		2015-03 HARRIS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	737.74		2015-03 LACEY	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,132.59		2015-03 SOFTBALL COMP	
1713 PARKS & REC-LONGFIELD	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	718.55		2015-03	

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1714 PARKS & REC-POOL/SKATE	7780 UTILITIES-ELECTRICITY	4/10/15	108472...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,693.03		2015-03	
2091 INTERMODAL-OPERATING	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	252.87		2015-03	
2100 BUILDING MAINTENANCE	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	4,253.12		2015-03	
2131 COURTHOUSE SQUARE-OPERTNG	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,789.04		2015-03	
240 L/M AD90-1 T606 PINECSTLE	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	127.87		2015-03	
241 L/M AD90-2 T610 PRK MNTRY	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	49.49		2015-03	
242 L/M AD90-3 T595 MANS #7&8	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.67		2015-03	
243 L/M AD90-4 T619 HYDE PARK	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	26.50		2015-03	
245 L/M AD92-1 PORTOFINO 1&2	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.31		2015-03	
246 L/M AD92-2 CIELO EN TIERR	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.82		2015-03	

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
247 L/M AD93-1 T634 VINTGES	7780 UTILITIES-ELECTRICITY	4/10/15	108472...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	43.67		2015-03	
248 L/M AD93-2 T673 WLNT FRST	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	49.47		2015-03	
250 L/M AD94-2 T708 STONECRST	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	179.64		2015-03	
251 L/M AD94-3 T696 QUAIL RUN	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.41		2015-03	
252 L/M AD97-01 T711 ROSEWOOD	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.80		2015-03	
255 L/M AD98-01 T747 CRYSPR	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.31		2015-03	
256 L/M AD98-02 T759 MT VW #1	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	49.47		2015-03	
257 L/M AD01-01 T680 PC GR #1	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	49.62		2015-03	
258 L/M AD01-02 T770 CAMBR #1	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.52		2015-03	
259 L/M AD01-03 T771 POP HILL	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.82		2015-03	

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262 L/M AD03-01 T789 LA PARC	7780 UTILITIES-ELECTRICITY	4/10/15	108472...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.80		2015-03	
263 L/M AD04-01 T810 SIDONIA	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.80		2015-03	
264 L/M AD04-02 T799 CAMBRIDG	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	99.10		2015-03	
265 L/M AD04-03 T795 CAMBRIDG	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	193.53		2015-03	
268 L/M AD05-02 T835 COPPER V	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	49.64		2015-03	
270 L/M AD09-01 T877 VICTORY	7780 UTILITIES-ELECTRICITY	4/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.82		2015-03	
						18,591.02			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	4/15/15	108473	15711	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	2,307.42	107534	2015-03 SVC FEES	
						2,307.42			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108474	18918	ALDERETE, JUANITA P ALDERETE, JUANITA P	691.40	REFUND	UB REFUND	
						691.40			
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	4/15/15	108475	15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L010266	DOT-BERNAL	

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1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	4/15/15	108475...	15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L010266	DOT-DOWLING	
2031 REFUSE	7495 PROF AND SPEC SERVICES	4/15/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L010266	DOT-CARRILLO	
2031 REFUSE	7495 PROF AND SPEC SERVICES	4/15/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L010266	DOT-HUGHES	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	4/15/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L010266	DOT-FRANCE	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	4/15/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L010266	DOT-GONZALES	
						247.50			
1513 POLICE-OPERATIONS	7412 EQUIPMENT MAINTENANCE	4/15/15	108476	00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	634.70	7029855	REPR/EVIDENCE FRIDGE	
						634.70			
2104 ACCUM CAPITAL OUTLAY	814609 PLUNGE POOL DECK REPL	4/15/15	108477	18527	AQUATIC DESIGN GROUP INC AQUATIC DESIGN GROUP INC	2,925.00	24071	2015-03 CONST DOCS	
						2,925.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	4/15/15	108478	10521	ASBURY ENVIRONMENTAL SERVICES ASBURY ENVIRONMENTAL SERVICES	335.34	130486423	DRUM/ASH FILTERS	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		10521	ASBURY ENVIRONMENTAL SERVICES ASBURY ENVIRONMENTAL SERVICES	163.57	130488976	EXT LIFE COOLANT 55GA	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108478...	10521	ASBURY ENVIRONMENTAL SERVICES ASBURY ENVIRONMENTAL SERVICES	207.42	130488978	HD GRN COOLANT 33 GAL	
						706.33			
2669 REGIONAL STP EXCHANGE FDS	815625 LACEY RESURF/GRNFD-MALL	4/15/15	108479	14391	ASPHALT PAVEMENT & RECYCL TECH, INC ASPHALT PAVEMENT & RECYCL TECH, INC	1,200.00	5561	CIR MIX DESIGN VERIFY	
						1,200.00			
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	4/15/15	108480	07790	RALPH AVILA, JR AVILA, JR, RALPH	250.00	20150417	M/S DNNR DANCE DJ	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	4/15/15		07790	RALPH AVILA, JR AVILA, JR, RALPH	250.00	20150418	D/D DNNR DANCE DJ	
						500.00			
2020 AIRPORT - OPERATING	7433 FUEL AND LUBE MAINTENANCE	4/15/15	108481	09610	W BANKS MOORE, INC DBA BANKS & CO	100.00	63179	2015-03 UST INSPECT	
2050 FLEET REPLACEMENT RESERVE	814037 FUEL MGMT SYSTEM	4/15/15		09610	W BANKS MOORE, INC DBA BANKS & CO	188.25	63590	SFTWRE/PETRO VEND	
						288.25			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	4/15/15	108482	10158	BOBCAT OF FRESNO BOBCAT OF FRESNO	420.00	S24806	LABOR JOY STICK #188	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		10158	BOBCAT OF FRESNO BOBCAT OF FRESNO	2,765.82	S24806	PARTS JOY STICK #188	
						3,185.82			

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1611 FIRE-FIRE PREVENTION	7770 TRAINING/TRAVEL/MEETING	4/15/15	108483	12303	DAVID BODIROGA BODIROGA, DAVID	76.50	TR BODIROGA	ADV/WOODLND 4/22-23	
						76.50			
2072 SANITARY SEWER COLLECTION	7412 EQUIPMENT MAINTENANCE	4/15/15	108484	00000944	BOGIE'S PUMP SYSTEMS, INC BOGIE'S PUMP SYSTEMS, INC	1,658.76	9516	LIFT STATION RELAY, HOMA	
						1,658.76			
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15	108485	14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	6.89	TJ09153	BATTERIES AA- DURACELL PR	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	10.90	TJ09153	BATTERIES AAA-ENERGIZER E	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	7.69	TJ09153	CABLE-CAT5E 10' NETWORK C	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	11.93	TJ09153	CABLE-CAT5E 14' NETWORK C	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	4.35	TJ09153	CABLE-CAT5E 3' NETWORK CA	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	6.07	TJ09153	CABLE-CAT5E 7' NETWORK CA	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	249.55	TJ09153	KEYBOARD/MOUSE COMBO-WIF	

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1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15	108485...	14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	2.36	TJ09153	SCANNER CLEANING CLOTHS-F	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	12.73	TJ09153	SCANNER MTC-PAD ASSEMBLY	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	38.33	TJ09153	SCANNER MTC-PICKUP ROLLER	
						350.80			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108486	18934	CADE, KIMBERLY A CADE, KIMBERLY A	51.68	REFUND	UB REFUND	
						51.68			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	4/15/15	108487	13510	CALAVERAS MATERIALS INC CALAVERAS MATERIALS INC	321.48	1550417	ASPHALT 4.95 TONS	
						321.48			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	4/15/15	108488	30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	572.00	091488	LIVE SCAN/FINGERPRINTS	
1716 PARKS & REC-FACILITIES	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	96.00	091677	FNGRPRNTS-FAC HOST	
						668.00			
1512-2 POLICE-COMMUNICATIO NS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108489	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	40.00	TR BEJAR 1	REG/FRESNO 4/17	
						40.00			

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1512-1 POLICE-RECORDS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108490	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	30.00	TR FELEPPA 1	REG/FRESNO 4/17	
						30.00			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108491	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	40.00	TR FLORES1	REG/FRESNO 4/17	
						40.00			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108492	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	40.00	TR GOMEZ	REG/FRESNO 4/17	
						40.00			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108493	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	40.00	TR MANESS	REG/FRESNO 4/17	
						40.00			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108494	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	40.00	TR MCFARLAND	REG/FRESNO 4/17	
						40.00			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108495	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	40.00	TR SPRINGER	REG/FRESNO 4/17	
						40.00			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108496	00001526	CALIF LAW ENFORCEMENT ASSOCIATION CALIF LAW ENFORCEMENT ASSOCIATION	30.00	TR STINSON2	REG/FRESNO 4/17	
						30.00			

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001 GENERAL FUND	2020-001 USE TAXES PAYABLE	4/15/15	108497	73457	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	661.26		FY15 QTR3 USE TAX	
1719 PARKS & REC-YOUTH SERV	4471 CA-TEEN CTR CONCESSIONS	4/15/15		73457	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	127.00		FY15 QTR3 USE TAX	
300 AIRPORT	2020-001 USE TAXES PAYABLE	4/15/15		73457	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	43.11		FY15 QTR3 USE TAX	
361 WASTEWATER OPERATION	2020-001 USE TAXES PAYABLE	4/15/15		73457	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	346.06		FY15 QTR3 USE TAX	
390 WATER-OPERATIONS	2020-001 USE TAXES PAYABLE	4/15/15		73457	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	9.41		FY15 QTR3 USE TAX	
447 FLEET MAINTENANCE	2020-001 USE TAXES PAYABLE	4/15/15		73457	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	22.16		FY15 QTR3 USE TAX	
						1,209.00			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15	108498	73457	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	922.48	440066510315	TANK FEE 01-03/15	
						922.48			
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	4/15/15	108499	20119	LOU CAMARA CAMARA, LOU	302.05		EXP/NEWPORT 3/25-27	
						302.05			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108500	17392	CENTRAL CA AMATEUR SOFTBALL ASSOC CENTRAL CA AMATEUR SOFTBALL ASSOC	600.00		ADULT TEAM REG 40@15	

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600.00									
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	4/15/15	108501	10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	9.21	20179150	03/16-03/20/15	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	4/15/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	7.18	20179453	03/23-03/27/15	
1201 FINANCE-ACCOUNTING	7455 POSTAGE AND FREIGHT	4/15/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	616.59	20179636	PSTG GR 4-6/15	
1201 FINANCE-ACCOUNTING	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	163.91	20179636	PRNT GR 4-6/15	
796.89									
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108502	21921	SUSAN CHAVEZ CHAVEZ, SUSAN	57.55		D/D MERMAIDS	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		21921	SUSAN CHAVEZ CHAVEZ, SUSAN	21.29		EASTER GRASS	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		21921	SUSAN CHAVEZ CHAVEZ, SUSAN	21.69		M/S DECORATIONS	
1720 PARKS & REC-ADULT/SPCL	7495 PROF AND SPEC SERVICES	4/15/15		21921	SUSAN CHAVEZ CHAVEZ, SUSAN	34.91		CHALLENGER POSTERS	
135.44									
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108503	23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	000240570315	2015-03 CIVIC AUD	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108503...	23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	56.00	007901900315	2015-03 CITY OFC	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	008782160315	2015-03 POLICE	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	009012550315	2015-03 VETS	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	49.00	009506090315	2015-03 LONGFIELD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	50.00	009703660315	2015-03 COE PARK	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	35.00	010231800315	2015-03 PD RECORDS	
						310.00			
240 L/M AD90-1 T606 PINECSTLE	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108505	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	991.41	10732A	2015-03	
245 L/M AD92-1 PORTOFINO 1&2	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	146.88	10732A	2015-03	
249 L/M AD94-1 T712 GATEWAY E	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	132.55	10732A	2015-03	
253 L/M AD97-02 T742 SUMMRFLD	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	38.11	10732A	2015-03	

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255 L/M AD98-01 T747 CRYSPR	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108505...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	208.03	10732A	2015-03	
266 L/M AD04-04 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	227.41	10732A	2015-03	
267 L/M AD05-01 MISSION PARK	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	72.21	10732A	2015-03	
241 L/M AD90-2 T610 PRK MNTRY	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	86.07	10733A	2015-03	
242 L/M AD90-3 T595 MANS #7&8	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	149.98	10733A	2015-03	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.76	10733A	2015-03	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.76	10733A	2015-03 PARK FRNTAGE	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.75	10733A	2015-03 RR FRNTAGE	
251 L/M AD94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	500.11	10733A	2015-03	
251 L/M AD94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	500.10	10733A	2015-03 INTERIOR PARK	

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258 L/M AD01-02 T770 CAMBR #1	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108505...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	152.55	10733A	2015-03	
258 L/M AD01-02 T770 CAMBR #1	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	152.54	10733A	2015-03 RR FRONTAGE	
259 L/M AD01-03 T771 POP HILL	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	94.44	10733A	2015-03	
264 L/M AD04-02 T799 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	283.46	10733A	2015-03	
264 L/M AD04-02 T799 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	283.45	10733A	2015-03 INTERIOR BASN	
246 L/M AD92-2 CIELO EN TIERR	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	75.61	10734A	2015-03	
247 L/M AD93-1 T634 VINTGE ES	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	124.22	10734A	2015-03	
257 L/M AD01-01 T680 PC GR #1	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	141.19	10734A	2015-03	
260 L/M AD01-04 T769 SLVR OAK	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	1,177.96	10734A	2015-03	
262 L/M AD03-01 T789 LA PARC	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	354.80	10734A	2015-03	

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265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108505...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	854.65	10734A	2015-03 STREET	
265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	959.29	10734A	2015-03 PARK	
265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	247.20	10734A	2015-03 RR	
268 L/M AD05-02 T835 COPPER V	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	509.02	10734A	2015-03	
270 L/M AD09-01 T877 VICTORY	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	81.34	10734A	2015-03	
243 L/M AD90-4 T619 HYDE PARK	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	19.11	10735A	2015-03	
244 L/M AD91-1 T641 SIERA VIS	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	170.21	10735A	2015-03	
248 L/M AD93-2 T673 WLNT FRST	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	184.65	10735A	2015-03	
248 L/M AD93-2 T673 WLNT FRST	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	42.58	10735A	2015-03 SLOUGH FRNTGE	
252 L/M AD97-01 T711 ROSEWOOD	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	48.16	10735A	2015-03	

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254 L/M AD97-03 T743 CNTRY CR	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108505...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	581.53	10735A	2015-03	
256 L/M AD98-02 T759 MT VW #1	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	413.74	10735A	2015-03	
261 L/M AD02-01 T776 ASHTN PK	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	803.14	10735A	2015-03	
263 L/M AD04-01 T810 SIDONIA	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	166.69	10735A	2015-03	
271 L/M AD09-02 T843 LENNAR	7550 OTHER CONTRACTUAL SERVICE	4/15/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	738.24	10735A	2015-03	
						13,511.90			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	4/15/15	108506	14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	4.30		8155500390146699	
						4.30			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	4/15/15	108507	T0000466	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	343.50	70808	2015-03 SCANNING	
						343.50			
1610 FIRE-ADMIN/SUPPRESSION	7455 POSTAGE AND FREIGHT	4/15/15	108508	26618	GEORGE R WATSON DBA COPY CONNECTION	71.80	139492	BLANKET PURCHASE ORDER	
						71.80			

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2081 WATER-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108509	26850	MICHAEL COSENZA COSENZA, MICHAEL	61.00		EXP/SACTO 3/26	
						61.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108510	18933	DAOUD, MARK DAOUD, MARK	245.41	REFUND	UB REFUND	
						245.41			
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	4/15/15	108511	16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	41.96	151477	TASKALFA 2/22-3/22-15	
						41.96			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	4/15/15	108512	00000337	DISPENSING TECHNOLOGY CORP DISPENSING TECHNOLOGY CORP	13,802.62	8427	CRACK SEALANT	
						13,802.62			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108513	16193	RAYMOND ELIZONDO ELIZONDO, RAYMOND	30.00		SCRKPR 03/30/15	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		16193	RAYMOND ELIZONDO ELIZONDO, RAYMOND	80.00		SCRKPR 04/02-04/09	
						110.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108514	18257	KASSANDRA L ESCALERA ESCALERA, KASSANDRA L	60.00		SCRKPR 04/06-04/09	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		18257	KASSANDRA L ESCALERA ESCALERA, KASSANDRA L	50.00		SCRKPR 3/30-3/31	

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						110.00			
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	4/15/15	108515	17345	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	43.00	150244	ACETIC ACID #96-LC10100	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	4/15/15		17345	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	67.73	150244	CLEANER-DISINFECTING FOAM	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	4/15/15		17345	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	172.00	150413	CONDUCTIVITY STANDARD 5US	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	4/15/15		17345	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	120.40	150413	CONDUCTIVITY STANDARD, 47	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	4/15/15		17345	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	60.00	150413	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/15/15		17345	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	817.00	150414	CULTURE TUBES, BOROSILIC	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	4/15/15		17345	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	121.75	150461	SOLUTION-MAGNESIUM SULFAT	
						1,401.88			
2104 ACCUM CAPITAL OUTLAY	815611 YAC FIELD RESTORATION	4/15/15	108516	33010	EWING IRRIGATION PROD INC EWING IRRIGATION PROD INC	362.85	9363588	SOIL SAMPLES ANALYSIS	
						362.85			
265 L/M AD04-03 T795 CAMBRIDG	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108517	33170	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	1,183.75	136409	SYSTEM INJECTN/VINYRD	

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1722 PARKS & REC-PARKS	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108517...	33170	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	139.00	136410	SYSTEM INJECTN/IRWIN	
1,322.75									
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	4/15/15	108518	T0000905	KATHLEEN MCGRADY DBA FAIL SAFE TESTING	950.00	7682	ANN INSPECT-50' TELESQUIR	
950.00									
2104 ACCUM CAPITAL OUTLAY	815645 DOWNTOWN 2010 PLAN PROJ	4/15/15	108519	00000772	FAIR WEATHER SITE FURNISHING & ACC FAIR WEATHER SITE FURNISHING & ACC	1,980.00	063648	ESTIMATED SHIPPING/HANDLI	
2104 ACCUM CAPITAL OUTLAY	815645 DOWNTOWN 2010 PLAN PROJ	4/15/15		00000772	FAIR WEATHER SITE FURNISHING & ACC FAIR WEATHER SITE FURNISHING & ACC	3,787.00	063648	TREE GRATE FRAMES	
2104 ACCUM CAPITAL OUTLAY	815645 DOWNTOWN 2010 PLAN PROJ	4/15/15		00000772	FAIR WEATHER SITE FURNISHING & ACC FAIR WEATHER SITE FURNISHING & ACC	35,050.00	063648	TREE GRATES-CAST IRON	
40,817.00									
1713 PARKS & REC-LONGFIELD	7495 PROF AND SPEC SERVICES	4/15/15	108520	18618	THUNDER INFLATABLES INC DBA FRESNO FUN JUMP	200.00		ROCK WALL-KIDS DAY	
200.00									
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	4/15/15	108521	16284	G E CAPITAL G E CAPITAL	115.65	82502539	90136136546 LEASE PH/EQUI	
1111 PERSONNEL	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	77.11	82502539	90136136546 LEASE PH/EQUI	

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1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	4/15/15	108521...	16284	G E CAPITAL G E CAPITAL	96.39	82502539	90136136546 LEASE PH/EQUI	
1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	96.39	82502539	90136136546 LEASE PH/EQUI	
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	57.83	82502539	90136136546 LEASE PH/EQUI	
1411 PLANNING	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	57.83	82502539	90136136546 LEASE PH/EQUI	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	134.94	82502539	90136136546 LEASE PH/EQUI	
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	57.83	82502539	90136136546 LEASE PH/EQUI	
1610 FIRE-ADMIN/SUPPRESSION	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	366.26	82502539	90136136546 LEASE PH/EQUI	
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	57.83	82502539	90136136546 LEASE PH/EQUI	
1711 PARKS & REC-SPORTS	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	19.28	82502539	90136136546 LEASE PH/EQUI	
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	19.28	82502539	90136136546 LEASE PH/EQUI	

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1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	4/15/15	108521...	16284	G E CAPITAL G E CAPITAL	19.28	82502539	90136136546 LEASE PH/EQUI	
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	38.56	82502539	90136136546 LEASE PH/EQUI	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	289.16	82502539	90136136546 LEASE PH/EQUI	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	38.56	82502539	90136136546 LEASE PH/EQUI	
2031 REFUSE	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	57.83	82502539	90136136546 LEASE PH/EQUI	
2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	38.56	82502539	90136136546 LEASE PH/EQUI	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	134.94	82502539	90136136546 LEASE PH/EQUI	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	38.56	82502539	90136136546 LEASE PH/EQUI	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	57.83	82502539	90136136546 LEASE PH/EQUI	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	4/15/15		16284	G E CAPITAL G E CAPITAL	57.83	82502539	90136136546 LEASE PH/EQUI	
						1,927.73			

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1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	4/15/15	108522	00000674	G M S, INC G M S, INC	245.00	159641	03/15 LIC & WARRANTY	
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	4/15/15		00000674	G M S, INC G M S, INC	65.00	159642	03/15 SERV & SUPPORT	
						310.00			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	4/15/15	108523	06315	GARDA CL WEST INC GARDA CL WEST INC	495.62	10084999	2015-04	
						495.62			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108524	17612	ARNOLD GARZA GARZA, ARNOLD	60.00		UMP 03/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		17612	ARNOLD GARZA GARZA, ARNOLD	100.00		UNP 04/06-04/09	
						160.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108525	18920	GAVINI, NILEEMA GAVINI, NILEEMA	80.94	REFUND	UB REFUND	
						80.94			
1719 PARKS & REC-YOUTH SERV	5012-203 CA-MISC PLAYGRND/TODDLER	4/15/15	108526	18906	AMBUR GEORGE GEORGE, AMBUR	15.00	2002286	PRINCSS BALL/REFUND	
						15.00			
1512-2 POLICE-COMMUNICATIO NS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108527	00000740	JANET GIBBS GIBBS, JANET	45.00		EXP/FRESNO 3/17-19	

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						45.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108528	18928	GLASSER, JEREMY J GLASSER, JEREMY J	21.40	REFUND	UB REFUND	
						21.40			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108529	18921	GOMEZ FLORES, EDGAR N GOMEZ FLORES, EDGAR N	8.09	REFUND	UB REFUND	
						8.09			
1722 PARKS & REC-PARKS	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108530	18691	PAUL ENCINIAS DBA GOPHER GRABBERS LLC	300.00	1584	FREEDOM/RODENT SERV	
						300.00			
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15	108531	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,964.20		AGENCIES/COMM	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	760.60		CITY CLERK	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	4,061.00		COMMUNITY DEVELOPMENT	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	987.40		COUNCIL ADMIN	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	257.40		FINANCE	

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1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15	108531...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	657.50		FIRE	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	396.00		IT	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	3,878.80		MEETINGS	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,100.53		POLICE	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,600.61		PUBLIC WORKS	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	4,927.05		RECREATION	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,613.98		COSTCO	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	3,957.44		HELENA CHEMICAL	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,656.60		LABOR GENERAL UNIT	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,331.85		LABOR MID MGMT	

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1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15	108531...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	4,527.60		LITIG CAMPBELL	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	64.26		LITIG GRANTHAM	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	71.25		LITIG HAMBURGER	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,380.00		LITIG HENSLEY	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	20,567.07		LITIG JD JOHNS	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	3,829.85		LITIG OCHOA	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	6,364.00		LITIG PTAF	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	38.25		LITIG SERPA	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	175.75		MEMON EVICTION	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	359.88		PROPERTY MGMT	

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1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	4/15/15	108531...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	256.67		RDA DISSOLUTION	
						70,785.54			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108532	16793	JUSTIN HAKKER HAKKER, JUSTIN	120.00		UMP 03/05-03/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		16793	JUSTIN HAKKER HAKKER, JUSTIN	20.00		UMP 04/09	
						140.00			
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	4/15/15	108533	16490	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	46.00	997602	EMERGENCY EXAM 03/13	
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	4/15/15		16490	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	80.50	997702	EMERGENCY EXAM 03/16	
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	4/15/15		16490	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	80.50	998037	EMERGENCY EXAM 03/19	
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	4/15/15		16490	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	46.00	998038	EMERGENCY EXAM 03/19	
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	4/15/15		16490	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	80.50	998412	EMERGENCY EXAM 03/24	
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	4/15/15		16490	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	80.50	998727	EMERGENCY EXAM 3/1	
						414.00			

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2104 ACCUM CAPITAL OUTLAY	815611 YAC FIELD RESTORATION	4/15/15	108534	44475	HOFMANS NURSERY HOFMANS NURSERY	2,064.00	23949	BERMUDA SEEDS	
						2,064.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108535	18926	INIGUEZ, PAUL M INIGUEZ, PAUL M	30.80	REFUND	UB REFUND	
						30.80			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15	108536	17185	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	16,533.00	D347698-IN	DIESEL	
						16,533.00			
2667 T.D.A. - TRANSPORTATION	815616 REPR CURB/GUTTER/SIDEWALK	4/15/15	108537	64848	JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,031.25	806812	SIDEWALK 11TH/THMPN	
						1,031.25			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/15/15	108538	45872	JOHNSON'S BOILER & CONTROL, INC JOHNSON'S BOILER & CONTROL, INC	17,220.49	11048	BOILER TUBES, SERVICE CAL	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/15/15		45872	JOHNSON'S BOILER & CONTROL, INC JOHNSON'S BOILER & CONTROL, INC	3,500.00	11064	WTR SOFTER REPAIR/DIGESTE	
						20,720.49			
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	4/15/15	108539	46300	JORGENSEN & CO INC JORGENSEN & CO INC	392.51	5507591	2015 DETECTOR TEST	
						392.51			

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511 MISC CASH DEPOSITS TRUST	3005-121 KC-LIBRARY IMP FEES	4/15/15	108540	T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	4,834.50		2015-03 LIBRARY	
511 MISC CASH DEPOSITS TRUST	3005-122 KC-CRIMINAL JSTC IMP FEES	4/15/15		T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	18,318.51		2015-03 CRIM JSTC	
						23,153.01			
1100 CITY COUNCIL	7902 CONTRIB-KINGS ECON DEVEL	4/15/15	108541	28091	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	6,559.83	1499	2015-04	
						6,559.83			
511 MISC CASH DEPOSITS TRUST	3005-101 SCH DVL FEES-HANFORD ELEM	4/15/15	108542	48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	74,114.81		2015-03 HESD	
511 MISC CASH DEPOSITS TRUST	3005-102 SCH DVL FEES-PIONEER ELEM	4/15/15		48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	25,400.03		2015-03 PIONEER	
						99,514.84			
511 MISC CASH DEPOSITS TRUST	3005-200 KC-EL RANCHO DEBT SERVICE	4/15/15	108543	48448	KINGS CO PUBLIC WORKS KINGS CO PUBLIC WORKS	3,024.76		DEBT SVC COLL 03/15	
						3,024.76			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	4/15/15	108544	48800	KINGS CO SHERIFF KINGS CO SHERIFF	7,644.00		FY15 GTF	
						7,644.00			
1721 PARKS & REC-COMM PROM/EVT	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108545	49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	29.03	21620	TROPHY-10" PURPLE COLUMN	

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1721 PARKS & REC-COMM PROM/EVT	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108545...	49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	31.17	21620	TROPHY-12" BLUE COLUMN	
1721 PARKS & REC-COMM PROM/EVT	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	20.96	21620	TROPHY-16" ORANGE COLUMN-	
1721 PARKS & REC-COMM PROM/EVT	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	26.88	21620	TROPHY-8" GREEN COLUMN	
						108.04			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	4/15/15	108546	49250	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	1,070.05	03-181864	2015-03 COLL FIN-UB	
1201 FINANCE-ACCOUNTING	7495 PROF AND SPEC SERVICES	4/15/15		49250	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	38.00	03-181911	2015-03 COLL FIN-AC	
						1,108.05			
1610-001 FIRE CAP/EQUIP REPL RES	815039 7-TURNOUTS	4/15/15	108547	28400	L N CURTIS & SONS L N CURTIS & SONS	7,660.45	1341632-00	TURNOUT COATS,	
1610-001 FIRE CAP/EQUIP REPL RES	815039 7-TURNOUTS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	5,967.33	1341632-00	TURNOUT PANTS,	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	349.30	1346956-00	INSTALLED SENSOR	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	1,775.83	1346956-00	MONITOR, MULTIGAS	

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1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15	108547...	28400	L N CURTIS & SONS L N CURTIS & SONS	189.67	1346956-01	BATTERY CHARGER	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	136.55	1346956-01	BATTERY HOLDER	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	597.08	1346956-01	BUMP TEST STATION	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	1,923.64	1346956-01	GAS DETECTOR	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	247.71	1346956-01	LITER HYDROGEN	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	618.59	1346956-01	MONITOR, PERSONAL	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	98.94	1346956-01	POWER SUPPLY	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	322.97	1346956-01	REMOTE SAMPLING PUMP	
1610-001 FIRE CAP/EQUIP REPL RES	815036 4-GAS MONITORS	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	55.72	1346956-01	SAMPING PROBE	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	50.74	1346961-00	12" CLR SAMPLING PROBE	

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1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	4/15/15	108547...	28400	L N CURTIS & SONS L N CURTIS & SONS	324.81	1346961-00	4-GAS CALIBRATION, METHAN	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	41.01	1346961-00	HOSE, 3/16" TYGON	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	1,802.31	1346961-00	MONITOR, 5000 MULTIGAS	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	322.62	1346961-00	REMOTE SAMPLING	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		28400	L N CURTIS & SONS L N CURTIS & SONS	70.74	1347098-01	BLANKET PURCHASE ORDER	
						22,556.01			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTEMS	4/15/15	108548	18516	OFELIA CHAPA PEREZ DBA LABOR CONSULTANTS OF CALIFORNIA	765.00	1040	2015-03 LABOR COMPLY	
						765.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108549	00000274	RODNEY LAWRENCE LAWRENCE, RODNEY	200.00		UMP 03/09-03/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		00000274	RODNEY LAWRENCE LAWRENCE, RODNEY	40.00		UMP 04/06	
						240.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108550	17420	WARREN LEASURE LEASURE, WARREN	30.00		SCRKPR 03/30	

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1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108550...	17420	WARREN LEASURE LEASURE, WARREN	40.00		UMP 03/31	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		17420	WARREN LEASURE LEASURE, WARREN	160.00		UMP 04/02-04/08	
						230.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108551	18927	LEONARDO, STEVE LEONARDO, STEVE	45.89	REFUND	UB REFUND	
						45.89			
1412 BUILDING INSPECTION	7450 PUBLICATIONS AND DUES	4/15/15	108552	10725	MATTHEW BENDER & CO, INC DBA LEXIS NEXIS MATTHEW BENDER	42.40	70266719	2015 BOOK-CA CONTRACTORS	
						42.40			
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	4/15/15	108553	14795	CARLO J LISCUM LISCUM, CARLO J	300.00		ENTNR D/D & M/S DNCE	
						300.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108554	18922	LOWRANCE, LOIS M LOWRANCE, LOIS M	7.40	REFUND	UB REFUND	
						7.40			
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15	108555	00000509	JAMES LUTZ LUTZ, JAMES	248.50	TR LUTZ14	ADV/LA JOLLA/05/05-08	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15		00000509	JAMES LUTZ LUTZ, JAMES	371.70	TR LUTZ14	LDG/LA JOLLA/05/05-08	

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						620.20			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	4/15/15	108556	00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	110.00	1242133	SERVICE CALL CIVIC	
						110.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108557	18917	MILLER, SUMMER MILLER, SUMMER	63.90	REFUND	UB REFUND	
						63.90			
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108558	00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	401.38	13054303	SOFTWARE (ENH: ASTRO DIGI	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	1,480.03	13054303	VEHICLE RADIO	
1518 POLICE-ANIMAL CONTROL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	737.29	13054303	03 CONTROL HEAD	
1518 POLICE-ANIMAL CONTROL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	19.49	13054303	ANTENNA/ANT 1/4 WAVE WHIP	
1518 POLICE-ANIMAL CONTROL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	389.69	13054303	ENH: CONVENTIONAL OPERATI	
1518 POLICE-ANIMAL CONTROL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	39.75	13054303	FOOTSWITCH	
1518 POLICE-ANIMAL CONTROL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	231.48	13054303	REMOTE MOUNT MID POWER	

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1518 POLICE-ANIMAL CONTROL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108558...	00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	46.77	13054303	SPEAKER, SPKR 7.5W WATER	
1518 POLICE-ANIMAL CONTROL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	23.38	13054303	VISOR MIC REMOTE MOUNT	
1610 FIRE-ADMIN/SUPPRESSION	815050 14 HSG - RADIOS - FIRE	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	4,159.82	13056516	RADIO, UHF MOBILE	
1610 FIRE-ADMIN/SUPPRESSION	815050 14 HSG - RADIOS - FIRE	4/15/15		00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	4,155.09	13056516	RADIO, VHF MOBILE	
						11,684.17			
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	4/15/15	108559	18909	MOUWEFEK SALEH MOUSID MOUSID, MOUWEFEK SALEH	250.00	2002294	REFUND CIVIC DEP 7045	
						250.00			
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	4/15/15	108560	00000995	NAFFA INTERNATIONAL INC NAFFA INTERNATIONAL INC	660.00	21193	FIRE SPRINKLER TI FOR	
						660.00			
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15	108561	14392	NEWEGG, INC NEWEGG, INC	2.99	1201011514	ESTIMATED SHIPPING/HANDLI	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	4/15/15		14392	NEWEGG, INC NEWEGG, INC	32.24	1201011514	MEMORY 2GB/KINGSTON 200 P	
						35.23			

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1719 PARKS & REC-YOUTH SERV	5012-203 CA-MISC PLAYGRND/TODDLER	4/15/15	108562	18907	DANIELLE NUNNELLEY NUNNELLEY, DANIELLE	15.00	2002287	PRINCSS BALL/REFUND	
						15.00			
1110 CITY MANAGER-CITY CLERK	7440 OFFICE EXPENSE	4/15/15	108563	57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	140.67	5395092	BLANKET PURCHASE ORDER	
1111 PERSONNEL	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	178.52	5395092	BLANKET PURCHASE ORDER	
1201 FINANCE-ACCOUNTING	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	45.48	5395092	BLANKET PURCHASE ORDER	
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	379.43	5395092	BLANKET PURCHASE ORDER	
1201 FINANCE-ACCOUNTING	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	208.54	5395092	BLANKET PURCHASE ORDER	
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	58.87	5395092	BLANKET PURCHASE ORDER	
1210 FINANCE-UTILITY BILLING	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	364.51	5395092	BLANKET PURCHASE ORDER	
1412 BUILDING INSPECTION	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	1.70	5395092	BLANKET PURCHASE ORDER	
1412 BUILDING INSPECTION	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	42.56	5395092	FOOT REST	

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1413 CITY HFD PUBLIC HSG AUTH	7440 OFFICE EXPENSE	4/15/15	108563...	57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	124.37	5395092	BLANKET PURCHASE ORDER	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	168.54	5395092	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	1,854.99	5395092	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	393.02	5395092	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	123.61	5395092	UTILITY CART-PLASTIC	
1710 PARKS & REC-ADMIN	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	17.15	5395092	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	20.16	5395092	BLANKET PURCHASE ORDER	
1720 PARKS & REC-ADULT/SPCL	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	120.95	5395092	BLANKET PURCHASE ORDER	
1721 PARKS & REC-COMM PROM/EVT	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	142.18	5395092	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	20.41	5395092	CAUTION TAPE - (160794)	

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108563...	57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	10.23	5395092	PLASTIC STORAGE BOX - (42	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	88.35	5395092	TUFF BOX TOOL ORGANIZER -	
2010 PW-ADMINISTRATION & ENGR	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	437.49	5395092	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7440 OFFICE EXPENSE	4/15/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	6.13	5395092	BLANKET PURCHASE ORDER	
						4,947.86			
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108564	58093	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	45.53	040215	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		58093	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	61.26	040215	BLANKET PURCHASE ORDER	
						106.79			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108565	58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	173.36	670841324-01	CENTERPIECE-JAWSOME SHAR	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	56.89	670841324-01	ESTIMATED SHIPPING/HANDLI	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	33.77	670841324-01	NAPKINS-JAWSOME SHARK LUC	

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1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108565...	58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	40.48	670841324-01	SAFE CONTAINERS-DOLPHIN B	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	18.76	670841324-01	STARFISH ASST-NATURAL (IN	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	21.01	670841324-01	TABLECLOTH-JAWSOME SHARK	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	281.44	670841324-01	VOTIVE HOLDERS-SEASHELL	
						625.71			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108566	18923	OROZCO, ELENA OROZCO, ELENA	16.19	REFUND	UB REFUND	
						16.19			
1201 FINANCE-ACCOUNTING	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108567	10525	P T M DOCUMENT SYSTEMS P T M DOCUMENT SYSTEMS	767.55	0032767	10K CHECKS-ACCTS PAYABLE	
1201 FINANCE-ACCOUNTING	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		10525	P T M DOCUMENT SYSTEMS P T M DOCUMENT SYSTEMS	767.55	0032767	10K CHECKS-PAYROLL	
1201 FINANCE-ACCOUNTING	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		10525	P T M DOCUMENT SYSTEMS P T M DOCUMENT SYSTEMS	189.95	0032767	ESTIMATED SHIPPING/HANDLI	
						1,725.05			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108568	18916	PACIFICA L 52, LLC PACIFICA L 52, LLC	122.16	REFUND	UB REFUND	

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						122.16			
1484 RDA SUCCR AGENCY ADMIN FD	7518 SPECIAL LEGAL SERVICES	4/15/15	108569	14218	PELTZER & RICHARDSON LAW CORP PELTZER & RICHARDSON LAW CORP	175.00	2392	OVERSIGHT BOARD MEET	
						175.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15	108570	60740	KELLY PERREIRA PERREIRA, KELLY	60.00		FLD PREP 03/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		60740	KELLY PERREIRA PERREIRA, KELLY	84.00		FLD PREP 04/01-04/08	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		60740	KELLY PERREIRA PERREIRA, KELLY	96.00		MAINT 04/01 & 04/08	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		60740	KELLY PERREIRA PERREIRA, KELLY	180.00		UMP 03/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/15/15		60740	KELLY PERREIRA PERREIRA, KELLY	180.00		UMP 04/01-04/08	
						600.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108571	18931	PICARD, PETER W PICARD, PETER W	54.07	REFUND	UB REFUND	
						54.07			
1512-1 POLICE-RECORDS	7455 POSTAGE AND FREIGHT	4/15/15	108572	61701	PITNEY BOWES INC PITNEY BOWES INC (61701)	166.63	373344	RENT 01/01-03/31/15	
						166.63			

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390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108573	18925	PLAZAS JR, CARLOS A PLAZAS JR, CARLOS A	16.88	REFUND	UB REFUND	
						16.88			
1716 PARKS & REC-FACILITIES	4510 FM-FACILITIES-OTHER RENTS	4/15/15	108574	18913	LUCY PUTNAM PUTNAM, LUCY	30.00	2002300	REFUND PRK SHLTR 5597	
1716 PARKS & REC-FACILITIES	5403 MISCELLANEOUS REVENUE	4/15/15		18913	LUCY PUTNAM PUTNAM, LUCY	(5.00)	2002300	ADM FEE-CANCEL 5597	
						25.00			
1524-001 GRANTS	814662 BIKE/PED PLN-GEN PLN	4/15/15	108575	63730	QUAD KNOFF, INC QUAD KNOFF, INC	5,908.84	79803	2/15-03/14/15	
						5,908.84			
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	4/15/15	108576	00000961	TAYLOR BROTHERS, INC DBA R E S COM	50.00	1328349	MONTHLY PEST CONTROL	
						50.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108577	18924	RAMIREZ, JAIME L RAMIREZ, JAIME L	10.16	REFUND	UB REFUND	
						10.16			
1412 BUILDING INSPECTION	7924 VEHICLE ABATEMENT EXPENSE	4/15/15	108578	15361	RAY MORGAN CO, INC RAY MORGAN CO, INC	201.68	890008	BLANKET PURCHASE ORDER	
						201.68			

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1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108579	00000812	RHODE ISLAND NOVELTY RHODE ISLAND NOVELTY	78.47	IN3365343	DOLLS-GREEN MERMAID (APM	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000812	RHODE ISLAND NOVELTY RHODE ISLAND NOVELTY	78.47	IN3365343	DOLLS-PURPLE MERMAID (AP	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		00000812	RHODE ISLAND NOVELTY RHODE ISLAND NOVELTY	78.47	IN3365343	DOLLS-YELLOW MERMAID (ITE	
						235.41			
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	4/15/15	108580	18383	ROBERT S MARKS DBA ROBERT MARKS PLUMBING	1,065.00	79501	LEAK REPAIR 319 IRWIN	
						1,065.00			
1512-2 POLICE-COMMUNICATIO NS	7450 PUBLICATIONS AND DUES	4/15/15	108581	21915	MARTA ROBINSON ROBINSON, MARTA	41.00		CAHN DUES FY15	
1512-2 POLICE-COMMUNICATIO NS	7770 TRAINING/TRAVEL/MEETING	4/15/15		21915	MARTA ROBINSON ROBINSON, MARTA	61.00		EXP/SAN RAMON 3/16	
						102.00			
1611 FIRE-FIRE PREVENTION	7770 TRAINING/TRAVEL/MEETING	4/15/15	108582	18265	GARY ROCHA ROCHA, GARY	76.50	TR ROCHA	ADV/WOODLND 4/22-23	
1611 FIRE-FIRE PREVENTION	7770 TRAINING/TRAVEL/MEETING	4/15/15		18265	GARY ROCHA ROCHA, GARY	100.34	TR ROCHA	LDG/WOODLND 4/22-23	
						176.84			

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1720 PARKS & REC-ADULT/SPCL	7495 PROF AND SPEC SERVICES	4/15/15	108583	18632	CINDY LYNN RODRIGUEZ RODRIGUEZ, CINDY LYNN	195.00		2015-04 AEROBICS	
						195.00			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15	108584	65300	ROE OIL COMPANY ROE OIL COMPANY	122.04	124232CT	FUEL PD MOTORCYCLES	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15		65300	ROE OIL COMPANY ROE OIL COMPANY	1.93	124516CT	2015-03 FINANCE CHRG	
						123.97			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108585	18919	S & B ASSOCIATES, LLC S & B ASSOCIATES, LLC	85.00	REFUND	UB REFUND	
						85.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	4/15/15	108586	18932	SANTOS, CHRISTINA A SANTOS, CHRISTINA A	100.48	REFUND	UB REFUND	
						100.48			
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	4/15/15	108587	LIC00181	SASSER SPECIALTIES SASSER SPECIALTIES	9.00		LICENSE REFUND	
						9.00			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108588	67475	SAVE MART SUPERMARKETS SAVE MART SUPERMARKETS	25.37	032015030611	COOKIES, WATER - ARBOR DA	
1720 PARKS & REC-ADULT/SPCL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		67475	SAVE MART SUPERMARKETS SAVE MART SUPERMARKETS	86.59	052015030314	ON THE MOVE BLANKET PO	

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111.96									
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/15/15	108589	00000626	SAWTELLE & ROSPRIM MACHINE SHOP SAWTELLE & ROSPRIM MACHINE SHOP	190.43	94755	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/15/15		00000626	SAWTELLE & ROSPRIM MACHINE SHOP SAWTELLE & ROSPRIM MACHINE SHOP	403.13	94755	LABOR ESTIMATE ONLY	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/15/15		00000626	SAWTELLE & ROSPRIM MACHINE SHOP SAWTELLE & ROSPRIM MACHINE SHOP	5,699.65	94755	PUMP-PACO 47001 NCC NON C	
6,293.21									
2010 PW-ADMINISTRATION & ENGR	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108590	69530	SHRED-IT FRESNO INC SHRED-IT FRESNO INC	49.09	9405285731	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7495 PROF AND SPEC SERVICES	4/15/15		69530	SHRED-IT FRESNO INC SHRED-IT FRESNO INC	61.37	9405309632	DOCUMENT SHREDDING	
110.46									
1721 PARKS & REC-COMM PROM/EVT	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108591	69572	SIGNWORKS, INC SIGNWORKS, INC	1,366.26	22042	STREET BANNER - KIDS FEST	
1,366.26									
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15	108592	69578	SILVAS OIL CO INC SILVAS OIL CO INC	(15,789.14)	833299	SALES TAX CORRECTION.	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15		69578	SILVAS OIL CO INC SILVAS OIL CO INC	16,032.90	833300	SALES TAX CORRECTION.	

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2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15	108592...	69578	SILVAS OIL CO INC SILVAS OIL CO INC	(14,438.11)	833301	SALES TAX CORRECTION.	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/15/15		69578	SILVAS OIL CO INC SILVAS OIL CO INC	14,659.87	833302	SALES TAX CORRECTION.	
						465.52			
1713 PARKS & REC-LONGFIELD	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108593	70200	SMART & FINAL CORP SMART & FINAL CORP	74.84	180136	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	4/15/15		70200	SMART & FINAL CORP SMART & FINAL CORP	578.51	182287	TEEN CTR SNACK BAR	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	4/15/15		70200	SMART & FINAL CORP SMART & FINAL CORP	588.32	184586	TEEN CTR SNACK BAR	
1111 PERSONNEL	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		70200	SMART & FINAL CORP SMART & FINAL CORP	78.34	184628	PASTRIES/SUPP-QRTLY MGRS	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	4/15/15		70200	SMART & FINAL CORP SMART & FINAL CORP	18.57	187111	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		70200	SMART & FINAL CORP SMART & FINAL CORP	175.14	187149	MISC LAB SUPPLIES	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	4/15/15		70200	SMART & FINAL CORP SMART & FINAL CORP	152.99	187996	TEEN CTR SNACK BAR	
						1,666.71			

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1719 PARKS & REC-YOUTH SERV	5012-203 CA-MISC PLAYGRND/TODDLER	4/15/15	108594	18908	ANDREA SOLORIO SOLORIO, ANDREA	15.00	2002291	BLD SNOWMN REFUND	
1719 PARKS & REC-YOUTH SERV	5012-203 CA-MISC PLAYGRND/TODDLER	4/15/15		18908	ANDREA SOLORIO SOLORIO, ANDREA	15.00	2002292	BLD SNOWMN REFUND	
						30.00			
1511 POLICE-SUPPORT SERVICE	7785 UTILITIES-GAS	4/15/15	108595	71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	22.91		2015-03 1847156191	
1610 FIRE-ADMIN/SUPPRESS ION	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	111.98		2015-03 0711175100 #2	
1713 PARKS & REC-LONGFIELD	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	14.30		2015-03 1949155800	
1714 PARKS & REC-POOL/SKATE	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	15.26		2015-03 1234156900	
2020 AIRPORT - OPERATING	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	37.19		2015-03 1052157816	
2040 FLEET MAINTENANCE	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,485.05		2015-03 1130155600	
2071 WASTEWATER TREATMENT PLNT	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	2,042.76		2015-03 0732175100	
2091 INTERMODAL-OPERATIN G	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	41.65		2015-03 1826156000	

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2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	4/15/15	108595...	71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	136.88		2015-03 0961156800	
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	68.42		2015-03 1742156100	
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	335.23		2015-03 1805156100	
2131 COURTHOUSE SQUARE-OPERTNG	7785 UTILITIES-GAS	4/15/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	36.33		2015-03 0919156843	
						4,347.96			
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	4/15/15	108596	00000971	LOLA SPAIN SPAIN, LOLA	162.15	EXP 1/3-3/31	MLG 01/01-03/31/15	
						162.15			
1412 BUILDING INSPECTION	7460 DUPLICATING EXPENSE	4/15/15	108597	73000	STAPLES STAPLES	44.04	13988	PHOTOCOPY LRG PLANS	
1610 FIRE-ADMIN/SUPPRESS ION	7440 OFFICE EXPENSE	4/15/15		73000	STAPLES STAPLES	277.90	20246	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7440 OFFICE EXPENSE	4/15/15		73000	STAPLES STAPLES	64.46	22899	BLANKET PURCHASE ORDER	
1720 PARKS & REC-ADULT/SPCL	7470 PRINTING	4/15/15		73000	STAPLES STAPLES	47.22	8738661001	BLANKET PURCHASE ORDER	
						433.62			

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3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTMS	4/15/15	108598	10513	STEVE DOVALI CONSTRUCTION, INC STEVE DOVALI CONSTRUCTION, INC	586,846.58		#5 03/03-04/10/15	
						586,846.58			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	4/15/15	108599	16784	SWAGIT PRODUCTIONS, LLC SWAGIT PRODUCTIONS, LLC	50.00	5577	2015-03 AUDIO STREAM	
						50.00			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	4/15/15	108600	12233	THOMAS OCHOA DBA T & T PAVEMENT MARKINGS & PRODUCTS	218.49	2015282	BLUE PAINT, 1501 W/B TRAF	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	4/15/15		12233	THOMAS OCHOA DBA T & T PAVEMENT MARKINGS & PRODUCTS	134.38	2015282	EASY KOTE	
						352.87			
1721 PARKS & REC-COMM PROM/EVT	7495 PROF AND SPEC SERVICES	4/15/15	108601	74283	TAOIST TEMPLE PRESERVATION SOCIETY TAOIST TEMPLE PRESERVATION SOCIETY	500.00	0103	NAT'L HSTRC EVENT	
						500.00			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTMS	4/15/15	108602	74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	1,907.50	5083	COMPACT TEST	
2672 CMAQ FUNDS	815624 SIXTH ST PARK & RIDE	4/15/15		74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	1,820.00	5146	ENVIRONMNTL SITE ASS	
						3,727.50			
2011 PW-STREET MAINTENANCE	7450 PUBLICATIONS AND DUES	4/15/15	108603	75520	TRAFFIC CONTROL SUPERVISORS ASSOC TRAFFIC CONTROL SUPERVISORS ASSOC	50.00		CY15 DUES 9 EMPLYS	

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						50.00			
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	4/15/15	108604	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	28.50		CC DINNER	
1110 CITY MANAGER-CITY CLERK	7450 PUBLICATIONS AND DUES	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	179.00		NOTARY/GOMEZ	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	28.30		PYLE/FUEL CITY CAR402	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	24.62		PYLE/FUEL CITY CAR402	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	98.88		PYLE/MEAL-OB FIRE CHF	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	13.26		PYLE/MEAL-UTIL VISALI	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	53.22		EXP/FOLSOM 3/18 GAS	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	19.95		MEAL/FIRE CHIEF O/B	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	243.00		MEAL/QTRLY MGRS MTG	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	0.61		2015-02 WEB SVC	

Warrant Register

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1412 BUILDING INSPECTION	7770 TRAINING/TRAVEL/MEETING	4/15/15	108604...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	25.00		GUIDEBK SOLAR PERMTNG	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	461.94		6-CHAIR REPT WRITING	
1713 PARKS & REC-LONGFIELD	7495 PROF AND SPEC SERVICES	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	119.33		MEAL/FRIDAY NIGHT FUN	
1713 PARKS & REC-LONGFIELD	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	20.00		GIFT CARDS/BURGER KG	
1713 PARKS & REC-LONGFIELD	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	20.00		GIFT CARDS/KFC	
1713 PARKS & REC-LONGFIELD	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	32.03		MEAL/STAFF MTG	
1721 PARKS & REC-COMM PROM/EVT	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	131.69		MEAL/SPRING KIDS FEST	
2010 PW-ADMINISTRATION & ENGR	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(154.69)		SURVEY EQ/TRAF COUNTS	
2010 PW-ADMINISTRATION & ENGR	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(120.94)		SURVEY EQ/TRAF COUNTS	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	12.45		ADHESIVE REFILL	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108604...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	30.45		IPAD CASE COUNCIL	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(30.45)		IPAD CASE COUNCIL	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	38.03		IPAD CASE COUNCIL	
514 POLICE-TRST/EVDNCE/S UBPNA	3009-004 EXPLORER POST	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	142.34		MEAL/COMPETITION	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	350.00	TR AYERS2	REG/MONTEREY 6/23-26	
1610 FIRE-ADMIN/SUPPRESS ION	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	877.20	TR BAKER	AIR/EMMITSBRG 5/10-22	
2081 WATER-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	821.40	TR COSENZA	REG/MANUEL 8 EMPLYS	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	350.00	TR CURRY10	REG/MONTEREY 6/23-26	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	11.41	TR GONZALES6	EXP/ANAHEIM 3/5-7	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	60.87	TR GONZALES6	EXP/ANAHEIM 3/5-7 GAS	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	4/15/15	108604...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	226.98	TR GONZALES6	LDG/ANAHEIM 3/5-7	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	350.00	TR MENDES2	REG/MONTEREY 6/23-26	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	4/15/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	350.00	TR RAMIREZ2	REG/MONTEREY 6/23-26	
						4,814.38			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTMS	4/15/15	108605	77820	PROVOST & PRITCHARD INC DBA V M S PROVOST	7,482.63	52747	2015-02 TASK 5 & 7	
2074 WASTEWATER CAPITAL	815664 9TH AVE SWR MN- EDA GRNT	4/15/15		77820	PROVOST & PRITCHARD INC DBA V M S PROVOST	5,417.40	52748	2015-02 EDA GRANT APP	
						12,900.03			
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	4/15/15	108606	77848	VALLEY PUMP & DAIRY SYSTEMS INC VALLEY PUMP & DAIRY SYSTEMS INC	2,480.00	11563	MOTOR W-47, DOG HOUSE/REM	
						2,480.00			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	4/15/15	108607	35904	VERIZON WIRELESS VERIZON WIRELESS	21.60	9738146345	872315009 TRACKER	
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	4/15/15		35904	VERIZON WIRELESS VERIZON WIRELESS	20.04	9743230146	872315009 TRACKER	
						41.64			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	4/15/15	108608	35904	VERIZON WIRELESS VERIZON WIRELESS	93.90	9743127308	381-0944 INVESTIGATIONS C	
						93.90			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	4/15/15	108609	35904	VERIZON WIRELESS VERIZON WIRELESS	191.17	9743212793	771937214 AIR CARD	
						191.17			
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	4/15/15	108610	78731	VICTORY OUTREACH HANFORD INC VICTORY OUTREACH HANFORD INC	250.00	2002296	REFUND CIVIC DEP 6986	
						250.00			
1610 FIRE-ADMIN/SUPPRESSION	7600 SPECIAL DEPARTMENTAL EXP	4/15/15	108611	18249	W L CONSTRUCTION SUPPLY LLC W L CONSTRUCTION SUPPLY LLC	214.99	6633	BLADE, OLE BLUE	
1610 FIRE-ADMIN/SUPPRESSION	7600 SPECIAL DEPARTMENTAL EXP	4/15/15		18249	W L CONSTRUCTION SUPPLY LLC W L CONSTRUCTION SUPPLY LLC	20.00	6633	ESTIMATED SHIPPING/HANDLI	
						234.99			
2071 WASTEWATER TREATMENT PLNT	7450 PUBLICATIONS AND DUES	4/15/15	108612	80285	WATER ENVIRONMENT FEDERATION WATER ENVIRONMENT FEDERATION	272.00	9000307910	SISNEROZ 6/15-5/16	
						272.00			
1719 PARKS & REC-YOUTH SERV	5018-202 CA-YOUTH ACTIVITIES	4/15/15	108613	18912	LESHA WHITE WHITE, LESHA	5.00	2002301	REFUND EASTER EGGSTV	
1719 PARKS & REC-YOUTH SERV	5018-202 CA-YOUTH ACTIVITIES	4/15/15		18912	LESHA WHITE WHITE, LESHA	5.00	2002301	REFUND EASTER EGGSTV	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						10.00			
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	4/15/15	108614	83451	XEROX CORP XEROX CORP	64.52	078954316	COPIES 02/25-03/25/15	
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	4/15/15		83451	XEROX CORP XEROX CORP	359.86	078954316	LEASE/FINANCE	
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	4/15/15		83451	XEROX CORP XEROX CORP	113.91	078954317	COPIES 02/21-03/21/15	
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	4/15/15		83451	XEROX CORP XEROX CORP	257.07	078954317	LEASE/CITY MGR	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	4/15/15		83451	XEROX CORP XEROX CORP	113.91	078954317	COPIES 02/21-03/21/15	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	4/15/15		83451	XEROX CORP XEROX CORP	257.07	078954317	LEASE/PERS	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	4/15/15		83451	XEROX CORP XEROX CORP	239.29	078954318	COPIES 02/21-03/21/15	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	4/15/15		83451	XEROX CORP XEROX CORP	394.65	078954318	LEASE/PUBLIC WORKS	
						1,800.28			
1309 LIABILITY INSURANCE	7330 LIABILITY INSURANCE	4/15/15	108615	16785	YORK RISK SERVICES GROUP, INC-LIAB YORK RISK SERVICES GROUP, INC	1,682.70	6207 3/15	2015-03 SVC FEES	
						1,682.70			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	4/15/15	108616	18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	18,147.34	0027230-IN	BABE WIRE, STEALS, ST2B	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	4/15/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	1,484.78	0027230-IN	STEALTH LID LOCK WITH EXT	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	4/15/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	329.95	0027230-IN	STEALTH PIT INSTALL KIT	
						19,962.07			
						1,162,873.94			



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 6. A.

SUBJECT:

Community Development: Adoption of Resolution 15-19-R, approving the issuance of California Statewide Communities Development Authority Revenue Bonds (Adventist Health System/West) Series 2015.

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing and adopt Resolution 15-19-R, approving the issuance of California Statewide Communities Development Authority Revenue Bonds (Adventist Health System/West), Series 2015.

BACKGROUND:

The City of Hanford received a request from the California Statewide Communities Development Authority (CSCDA) to hold a public hearing and adopt a resolution (TEFRA Resolution) in accordance with the Tax Equity Fiscal Responsibility Act (TEFRA). The applicant, Adventist Health System/West is seeking the issuance of revenue bonds to finance the acquisition, construction, improvement, equipping, renovation, rehabilitation and remodeling of certain health and support facilities in an amount not to exceed \$55,000,000. A portion of the bond proceeds, up to \$30,000,000 will be used to finance the acquisition, construction, improvement, equipping, renovation, rehabilitation, remodeling and other capital projects on the Hanford Community Hospital dba Adventist Medical Center located within the City of Hanford.

In accordance with TEFRA, the local agency, in which the project is located, is required to hold a public hearing and adopt a TEFRA resolution.

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

- ▣ Resolution 15-19-R
- ▣ Request Letter

RESOLUTION NO. 15-19-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING THE ISSUANCE OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS (ADVENTIST HEALTH SYSTEM/WEST), SERIES 2015, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$55,000,000 FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, EQUIPPING, RENOVATION, REHABILITATION AND REMODELING OF CERTAIN HEALTH AND SUPPORT FACILITIES OF ADVENTIST HEALTH SYSTEM/WEST AND CERTAIN AFFILIATES AND CERTAIN OTHER MATTERS RELATED THERETO

WHEREAS, Adventist Health System/West (the “Borrower”), a nonprofit corporation, has requested that the California Statewide Communities Development Authority (the “Authority”) participate in the issuance of one or more series of revenue bonds in an aggregate principal amount not to exceed \$55,000,000 (the “Bonds”) for the financing of the acquisition, construction, improvement, equipping, renovation, rehabilitation, and remodeling of certain health and support facilities owned or operated or to be owned and operated by the Borrower or one of its affiliates (the “Facilities”);

WHEREAS, a portion of the proceeds of the Bonds in the amount of up to \$30,000,000 will be used to (1) to finance the acquisition, construction, improvement, equipping, renovation, rehabilitation, remodeling and other capital projects on the campus Hanford Community Hospital dba Adventist Medical Center – Hanford, Central Valley General Hospital located within the City of Hanford (the “City”);

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the “Code”), the issuance of the Bonds by the Authority must be approved by the City because the Facilities are located within the territorial limits of the City;

WHEREAS, the City Council of the City (the “Council”) is the elected legislative body of the City and is one of the applicable elected representatives required to approve the issuance of the Bonds under Section 147(f) of the Code;

WHEREAS, the Authority has requested that the Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 9 of the Amended and Restated Joint Exercise of Powers Agreement, dated as of June 1, 1988 (the “Agreement”), among certain local agencies, including the City;

WHEREAS, the Authority is also requesting the City approve the issuance of any refunding bonds hereafter issued by the Authority for the purpose of refinancing the Bonds which financed the Facilities (the “Refunding Bonds”), but only in such cases where federal tax laws would not require additional consideration or approval by the City Council; and

WHEREAS, pursuant to Section 147(f) of the Code, the Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HANFORD AS FOLLOWS:

SECTION 1. The Council hereby approves the issuance of the Bonds and Refunding Bonds by the Authority. It is the purpose and intent of the Council that this Resolution constitute approval of the issuance of the Bonds and Refunding Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the issuer of the Bonds and the governmental unit having jurisdiction over the area in which the Facilities are located, in accordance with said Section 147(f) and (b) Section 9 of the Agreement.

SECTION 2. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved hereby.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Hanford this 21st day of April, 2015.

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

RUSS CURRY
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, 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 held on the 21st day of April 2015.

Date: _____

City Clerk



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Jenna Magan
(916) 329-7980
vcmagan@orrick.com

March 31, 2015

Via email (dmata@cityofhanfordca.com)

Darlene Mata
City of Hanford
319 North Douty
Hanford, CA 93230

Re: California Statewide Communities Development Authority Revenue Bonds (Adventist Health System/West), Series 2015

Dear Ms. Mata:

Pursuant to the request of Scott Carper, Program Manager for California Communities, I am sending you this letter in connection with the public hearing to be conducted, and resolution to be considered, by the City Council of the City of Hanford (the "City") for the proposed financing (the "Financing") of certain health care facilities for Adventist Health System/West (the "Borrower") and certain of its affiliates, to be accomplished through the issuance of bonds by the California Statewide Communities Development Authority ("CSCDA"). Set forth below is a brief summary of the basis for CSCDA's authority to accomplish the proposed Financing, the limited nature of the liability imposed on, and the protections afforded to, the City, as well as the actions required to be undertaken by a member (i.e., the "Program Participant") of CSCDA in order for such Financing to proceed. **This Financing is structured so that neither CSCDA nor the relevant Program Participant (e.g., the City) has pecuniary liability.**

Pursuant to the provisions of the Joint Powers Act, commencing with Section 6500 of the California Government Code (the "Act"), a number of California cities, counties and special districts have entered into a joint exercise of powers agreement (the "Agreement") pursuant to which CSCDA was organized. The City is currently a Program Participant and has adopted the

required “joining resolution” and a copy of the executed Agreement should be in your City Clerk’s files. There are no dues or other membership requirements on the part of the City (other than to adopt the “joining resolution” and execute the Agreement). Currently, over 350 cities, counties, districts or local agencies are Program Participants of CSCDA.

CSCDA is authorized by its Agreement to issue bonds, notes, other evidences of indebtedness or certificates of participation in leases or other agreements in order to promote economic development, including the provision and maintenance of multifamily housing or for the benefit of organizations described under Section 501(c)(3) of the Internal Revenue Code of 1986. However, under the terms of the Agreement, CSCDA may not approve the Financing unless the governing body of the Program Participant in whose jurisdiction the project is located (or to be located) approves the project and the Financing.

Furthermore, Section 147(f) of the Internal Revenue Code of 1986 requires that the proposed Financing be approved by a governmental unit having jurisdiction over the area in which the facility to be financed is located. The Financing will be treated as having been approved by a governmental unit if “the applicable elected representative” of such governmental unit approves such issue after a public hearing following reasonable public notice of such hearing.

The foregoing will be deemed satisfied if the governing body of the Program Participant (1) holds a public hearing (upon at least 14 days prior notice published in a newspaper of general circulation within its jurisdiction), and (2) adopts the TEFRA Resolution approving the financing to be undertaken through CSCDA. **It is customary that Bond Counsel, together with CSCDA staff, draft the required resolution for the City Council to consider, assist with publication of the required notice of public hearing, and, upon your request, have a representative present at the public hearing to answer questions posed by the public or City Council relating to the Financing.**

Thereafter, pursuant to applicable state law, the bonds are issued as limited obligations of CSCDA, not of the City, payable solely out of the revenues and receipts derived from the loan made by CSCDA to the Borrower with the proceeds of the bonds.

Specifically, Section 8 of the Agreement provides that “[t]he Bonds, together with the interest and premium, if any, thereon, shall not be deemed to constitute a debt of any Program Participant... or pledge of the faith and credit of the Program Participants...the Program Participants (e.g., the City)... shall [not] be obligated to pay the principal of, premium, if any, or interest on the Bonds, or other costs incidental thereto...”. The Agreement also expressly

Darlene Mata
March 31, 2015
Page 3

provides that CSCDA is a public entity separate and apart from the Program Participants, and “[i]ts debts, liabilities and obligations do not constitute debts, liabilities or obligations of any party to [the] Agreement.”

Accordingly, the Bonds proposed to be issued for the Financing will be indebtedness of CSCDA, and the City will not be asked to approve or execute any of the documents relating to the Financing. Moreover, the disclosure prepared for the Financing which will be used to market the Bonds will not have any information regarding the City and will not include the City’s name (other than possibly with respect to where the project is located). The documents will be made available for your review upon request.

In order to further limit CSCDA’s financial liability and that of its Program Participants, CSCDA requires that in connection with the loan of bond proceeds to the Borrower, the Borrower must indemnify CSCDA and the applicable Program Participant (the City) from all losses, damages, claims, actions, liabilities, costs and expenses of any conceivable nature, kind or character relating to the Bonds and project. In this case, such indemnification will include the City. We call attention, however, to the fact that such obligation may be subject to bankruptcy, insolvency, reorganization, arrangement and other laws relating to or affecting creditors’ rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to possible limitations on legal remedies.

I hope that this letter assists you in understanding the role that the City will play in the issuance of revenue bonds through CSCDA for the Financing. **Attached for your reference are drafts of (1) the TEFRA Resolution, (2) Notice of Public Hearing and (3) a suggested script to be read at the public hearing.**

If you have any further questions, please do not hesitate to contact me at (916) 329-7980.

Darlene Mata
March 31, 2015
Page 4

Melissa Warr, a Project Manager in our office, will be contacting you to confirm the date, time and place of the public hearing (we understand from Scott Carper that it is currently scheduled to be held on April 21, 2015). Additionally, we are prepared to handle the publication of the TEFRA notice, but defer to you and your staff if it is your custom or preference to do the publication directly. Please contact me should any of this need modification or if you have any questions or comments.

Very truly yours,

/s/ Jenna Magan

Jenna Magan, Esq.

cc: Scott Carper, Program Manager, California Communities, via email
Caitlin Lancot, Program Manager, California Communities, via email



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 6. B.

SUBJECT:

Community Development: Appeal 2015-03, filed by Estrella Associates, appealing Planning Commission's decision to deny Planned Unit Development 2014-02.

RECOMMENDATION:

That the City Council uphold Planning Commission's decision and deny Appeal 2015-03.

BACKGROUND:

On March 24, 2015, the Hanford Planning Commission held a public meeting, and by a 4-2 vote (Nahal absent), denied Planned Unit Development 2014-02. The application, filed by Estrella Associates, is a proposal to construct 40 single-family, small-lot units with access from private streets in the RM-3 zone district. In addition, the PUD included a request to deviate from the standards of the RM-3 standards such as reduced lot sizes, reduced setbacks, reduced street-widths, and reduced frontage requirements. The proposed PUD is located on Monte Vista Court, N. of Hanford-Armona Road between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022). A full analysis is found in the attached Planning Commission staff report.

During the Planning Commission hearing, the following concerns arose:

- Concern with the 20 ft private lane provided
- Concern with the lack of public open-space amenities provided
- Concern with having a home-owner's association (HOA) Concerns with the City having to maintain a substandard "street" if the HOA should be dissolved

The Planning Commission's decision was appealed by the applicant on April 1, 2015. (See Appeal Application). According to the applicant, the basis of the appeal is as follows:

"Substantial evidence was presented at the Planning Commission public hearing supporting all findings required by Section 17.62.070 (J) of the Hanford Municipal Code in approving Planned Unit Development 2014-02. In addition, the Planning Commission failed to consider the Final Map and Improvement Plans for the project approved by the City in 2006. The Final Map and Improvement Plans, among other issues, provided for a 20' wide private street coincident with previously recorded easements and constructed driveway approaches as opposed to the 26' wide private street identified in the Planning Commission Staff Report. The Planning Commission also failed to consider the amenities provided by replacing a 43 unit apartment complex, absent any amenities, with an affordable 40 unit single family small lot development."

In accordance with Zoning Ordinance Section 17.62.070 (M), an action of the Planning Commission may be appealed to the City Council. The City Council may affirm, reverse or modify the decision of the Planning Commission, provided that if the decision is reversed or modified by the City Council, the City Council on the basis of the record presented at the public hearing, shall make the necessary findings as required by Chapter 17.62.070 (J) of the Municipal Code.

Section 17.62.070 (J) Findings

1. That the proposed location of the P.U.D. is in accordance with the objectives of this title;
2. That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;
3. That the proposed P.U.D. will comply with Section 17.62.010 and each of the other applicable provisions of this chapter;
4. That the requirements and standards of this title including but not limited to population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of this title;
5. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and
6. That the proposed P.U.D will satisfactorily mitigate potential environmental impacts in accordance with the provisions of the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

- ☐ Appeal Application
- ☐ Staff Report (Part 1)
- ☐ Staff Report (Part 2)
- ☐ Staff Report (Part 3)
- ☐ Staff Report (Part 4)
- ☐ Applicant's PC Presentation (Part1)
- ☐ Applicant's PC Presentation (Part 2)

CITY OF HANFORD

Application for: APPEAL NO. 2015-03

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

Application Fee: \$4000.00
Environmental Review Fee: _____
Other Fees: _____
Total Fees: _____
Env. Rev. No. _____ File No. 517-0037

PART A: GENERAL INFORMATION

RECEIPT: 14111376

APPLICANT

NAME Estrella Associates, Inc. ADDRESS 2727 Buena Vista Drive CITY Paso Robles
PHONE (805) 238-1031

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. _____ PUD No. 2014-02 Decision Made On March 24, 19 2015

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.

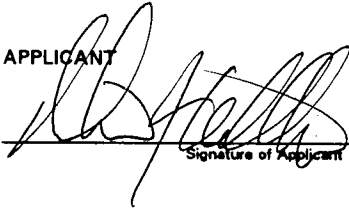
See Attached

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

If not, please state the basis of your interest: n/a

PART B: CERTIFICATION

APPLICANT


Signature of Applicant

Applicant appeals the decision of the Hanford Planning Commission denying Planned Unit Development 2014-02. Substantial evidence was presented at the Planning Commission public hearing to support making all findings required by Section 17.62.070 (J) of the Hanford Municipal Code to approve Planned Unit Development 2014-02. Also, the Planning Commission failed to consider the Final Map and Improvement Plans for the project approved by the City in 2006. The Final Map and Improvement Plans, among other issues, provided for a 20' wide private street coincident with previously recorded easements and constructed driveway approaches as opposed to the 26' wide private street identified in the Planning Commission Staff Report. The Planning Commission also failed to consider the amenities provided by replacing a 43 unit apartment complex, absent any amenities, with an affordable 40 unit single family small lot development.

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
March 24, 2015**

PROJECT: Planned Unit Development 2014-02, a proposal to construct 40 single-family, small-lot units with some access from private streets in the RM-3 zone district, with deviations proposed to the RM-3 standards such as reduced lot sizes, reduced setbacks, reduced street-widths and reduced frontage requirements.

LOCATION: The proposed PUD is located on Monte Vista Court, N. of Hanford-Armona Road between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022).

PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Deny Planned Unit Development 2014-02 based on the inability to make the appropriate findings in accordance with Section 17.62.070 (J) of the Hanford Municipal Code.

RECOMMENDED MOTION

1. I move to approve Resolution 2015-05, a resolution to deny Planned Unit Development 2014-02 based on the inability to make the appropriate findings in accordance with Section 17.62.070 (J) of the Hanford Municipal Code. (roll call vote)

PROJECT DESCRIPTION

The applicant proposes to construct a 40 unit single-family, small-lot development with some access from private streets in the RM-3 zone district, with deviations proposed to the RM-3 standards such as reduced lot sizes, reduced setbacks, reduced street-widths and reduced frontage requirements

In order to deviate from the standards required in the RM-3 district, a developer may apply for a Planned Unit Development (PUD). The PUD allows the deviation to development standards as long as the development will be compatible and complementary with existing and proposed developments and does not increase the overall density and intensity of the project beyond what is allowed in the General Plan and the Municipal Code.

"It is not the intent of the city to allow the use of the P.U.D. process as a means of reducing lot sizes, or changing development standards, without conditions of approval including without limitation conditions regarding amenities and design of the project" (Hanford Municipal Code, Section 17.62.010, 2002). The planned unit development is discretionary and not automatically granted; rather, it should be a trade-off: relaxed standards in exchange for an improved product type.

General Plan Designation/Zoning:

The site is designated by the General Plan as Medium-Density Residential and zoned RM-3, 3,000 square feet per unit. A General Plan designation of Medium-Density Residential allows a density range of seven (7) to fifteen (15) units per acre, with a typical of twelve (12) units per acre as defined in Table LU-3 of the General Plan document.

Medium-Density Residential: 7-15 Dwelling Units/Gross Acre. Intended primarily for typical duplex or lower density apartment complexes and other non-traditional designs such as zero lot lines, patio homes and townhomes with lot sizes ranging from four thousand five hundred (4,500) to seven thousand five hundred (7,500) square feet for single-family developments. When new lots are created by the parcel map or subdivision process, the minimum lot area is to be six thousand (6,000) square feet and the number of units per lot is based on three thousand (3,000) square feet of lot area for each dwelling unit. Single family subdivisions may also be allowed when the finding in General Plan Policy LU 2.1 can be made by the Planning Commission.

General Plan Policy LU 2.1

Residential development shall be consistent with the density ranges included in Table LU-3. Lower densities may be permitted when the City makes all of the following findings:

- A. That the development is be compatible with the surrounding neighborhood and will not have a detrimental effect on existing or future higher intensity land uses such as commercial, multi-family housing, or circulation and transportation systems.
- B. That the development will contribute to infrastructure development in an amount equal to the density assumed for the area in the preparation of infrastructure plans or fee schedules.
- C. That the reduction in density is reasonable to achieve superior quality development with respect to site planning and open space recreation facilities and/or the preservation of natural resources such as mature trees, sloughs, or habitat areas.

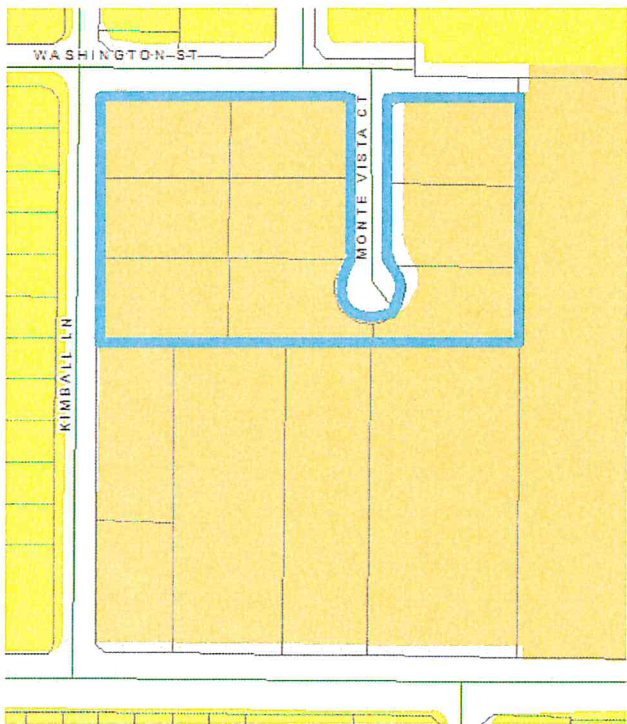
D. That the density reduction will not prevent the City from achieving its goals for low and

Existing nonconforming lots can also be developed at three thousand (3,000) square feet of lot area for each dwelling unit. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Figure 1
Land Use



Figure 2
General Plan/Zoning Designation



Adjacent Land Use and Zoning:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Low Density Residential	R-1-6 Low Density	Single Family Residential Units
East	Medium Density Residential	RM-3 Medium Density	Vacant
South	Medium Density Residential	RM-3 Medium Density	Vacant/Residences
West	Low Density Residential	R-1-6 Low Density	Single Family Residential Units

BACKGROUND INFORMATION

Tentative Tract Map 829, approved in 2004, subdivided approximately 7.21 acres into twelve single-family lots, nine multi-family lots and a designated remainder (see **Exhibit A**). The twelve single-family lots have been fully developed. There was a plan for the development of the nine multifamily lots to be developed as one four-plex and eight five-plexes under Site Plan Review 2006-21 through Site Plan Review 2006-29. Some of the utilities were constructed on the site as part of this action. However, the site plan has since expired. With the expiration of the site plan, the applicant has proposed a new plan for the remaining nine multi-family lots. The applicant proposes to construct 40 single-family, small-lot, units on private streets in the RM-3 zone district.

PROJECT ANALYSIS

Chapter 17.62 of the Zoning Ordinance, attached as **Exhibit B**, allows a developer to apply for a Planned Unit Development (PUD) to deviate from standard development requirements, including density, lot size, frontage and setbacks. The PUD is encouraged to achieve a more functional, aesthetically pleasing and harmonious living environment, which might not be possible by strict adherence to the regulations in the Zoning Ordinance.

See applicant's proposal, **Exhibit C**.

NOTE: the application did not include a tentative tract map that would create the individual lots.

The following table shows the deviations proposed by the applicant in comparison to the standards of the RM-3 zone district. The applicant proposes deviations to lot area, lot depth, lot width, street frontage and side-yard setbacks.

	Minimum Zoning Ordinance Requirements (Base on "RM-3" zoning)	Monte Vista
Lot area	6,000 square feet	Minimum: 2585.8 sf (4 lots) Average: 2769 (14 lots) Largest: 5100 sf
Site Coverage	Site area covered by roofed structures shall be fifty (50) percent	24% to 28%
Lot depth	100 feet	92.28 – 110 ft
Lot width	Interior 50 feet Corner 65 feet	Interior 28 ft – 46.11 ft
Street Frontage	Not less than sixty (50) feet	Minimum 28 ft
Frontage on a Cul-de-sac or Loopout street	Not less than forty (40) feet	N/A
Front yard Setbacks	The minimum front yard measured from property line twenty (20) feet. Houses with garages set to the rear of the site at least twenty (20) feet behind the front of the house may have a fifteen (15) feet front yard setback for the house portion. Except that a multiple-story house is to have a front yard of twenty (20) feet.	25 to 31 feet
Rear yard	The minimum rear yard measured from the rear property line shall be fifteen (15) feet, subject to the following conditions: Where there is a landscape easement for street back-on development the rear yard setback when there is five foot landscape easement minimum fifteen (15) ft. from wall Ten (10) foot landscape easement rear yard setback be ten (10) feet from the wall. Where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story.	33 to 46 feet
Side yard	Side yard measured from the side property line shall be five feet, subject to the following Where construction involves deck, balconies, garden structures and other types of platforms with a floor level over two feet in height the side yard shall be increased by five feet. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story. Garages or carports opening on the street side yard of a corner lot shall be set back twenty (20) feet from the street side property line.	0 to 6 ft

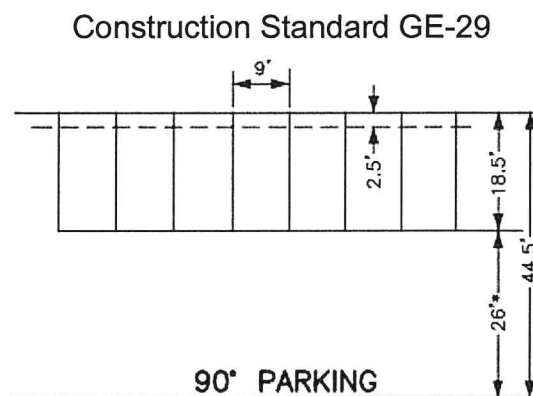
LOT SIZE/SET BACKS

The applicant proposes to deviate from the minimum lot size of 6,000 square feet to allow 50 percent of the lots to be less than 3,000 square feet. The deviation of the lot size can be supported as long as the density is not greater than that allowed in the General Plan. The General Plan designation of Medium-Density Residential allows a gross density of seven (7) to fifteen (15) units per acre. The density of the proposed PUD is 11.7 units per gross acre, 12.5 units per net acre. The requested density is within the allowable range of seven (7) to fifteen (15) gross units in the General Plan.

The applicant also requests to be allowed to reduce the lot width/frontage to a minimum of 28 feet thus resulting in the need for reduced side-yard setbacks, as well. Lots in the RM-3 zone district require a minimum 50 feet of frontage. Side yards are required to maintain a minimum of 5 feet on either side, with two-story structures and the side yard of corner lots abutting the street requiring a 10 foot setback. The applicant has requested side setbacks for the two-story units to range from zero lot-line to six feet.

STREETS

Another deviation proposed by the applicant is a private street with a reduced street width for Buena Vista Lane (20 feet), which is proposed to be maintained through a home-owners association. The City standard width for two way traffic is 26 feet. This standard is used in all residential and commercial developments. Public Works Construction Standard GE-29, attached as **Exhibit D**, shows a 26 ft drive aisle between parking stalls at a 90 degree angle, which is the equivalent to the backup proposed for each residence to Buena Vista Lane (see below). The City only permits a width of 20 feet for fire-access roads. Staff cannot support the proposed 20 ft street; the minimum width permissible is 26 feet.



The applicant also requested to be allowed to use Construction Standard CO-38, attached as **Exhibit E**, for the driveways and private streets, which do not require a six inch curb at pavement edge. City standard curbing is a requirement of the City. The

applicant would be required to provide City-standard street improvements along the private street frontage, which would include six inch concrete curbs.

SOLID WASTE

The applicant original proposal included individual trash service for each unit, including the units on the private street. The site plan provided shows the individual cans located along the cul-de-sac street. Staff did not support the applicant's proposal for pickup/placement of waste receptacles in a reserved curb area within the cul-de-sac, due to failed efforts the City has experienced. The applicant has since agreed to provide two trash enclose at the entrance to the units on the east side of Monte Vista Court. Individual service cannot be provided due to the lack of turnaround space at the end of the private street. Individual service can be provided to the units west of Monte Vista Court.

REQUIRED FINDINGS:

Pursuant to Section 17.62.070 (J) of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application.

Section 17.62.070 (J)

The Planning Commission or City Council may grant a use permit for a PUD as the use permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the Planning Commission makes the following findings:

1. That the proposed location of the P.U.D. is in accordance with the objectives of this title;
2. That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;
3. That the proposed P.U.D. will comply with Section 17.62.010 and each of the other applicable provisions of this chapter;
4. That the requirements and standards of this title including but not limited to population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of this title;
5. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other

and will harmonize with the existing and proposed land uses in the vicinity;
and

6. That the proposed P.U.D will satisfactorily mitigate potential environmental impacts in accordance with the provisions of the California Environmental Quality Act (CEQA).

Because the proposed Planned Unit Development will also require approval of a subdivision map to create the individual lots, Section 17.20.020 requires that the Planning Commission make the findings in General Plan Policy LU 2.1.

STAFF ANALYSIS

Staff reviewed the required findings and found that not all the findings can be made for the project. The Municipal Code requires that all six finding must be made to consider a project for approval. Staff therefore recommends that the Planning Commission deny the application for PUD 2014-02 and make the following findings:

1. That the proposed location of the P.U.D. is not in accordance with the objectives of this title;

ANALYSIS

- A. **Overall density and intensity of the project:** The overall density and intensity of the project falls within the range permitted by the General Plan for Medium-Density Residential. The RM-3 district permits seven to fifteen dwelling units per gross acre. The applicant's proposal is within that range.
- B. **Design of the project components including bulk of buildings, varying setbacks, architectural features, parking and storage requirements, open space and recreation areas:** The design of the project does not include project components that result in additional amenities and design that are greater than that of a standard development. Although private open-space is provided, private open space can be provided in a standard development. There is not enough incorporation of amenities and improved design in the project to off-set the significant reduction in lot size, setbacks and frontage requirements. In addition, the private street does not meet minimum requirements.
- C. **Access requirements:** The private street does not meet City standards on Buena Vista Lane. The street width is too narrow and City-standards improvements for street frontages are not provided.
- D. **Impact on surrounding uses:** The proposed residential use is compatible with the surrounding uses, no impact is anticipated.

- E. **Incorporation of amenities into the project to off-set any reduction in yard and site areas or increased densities or other deviations from the provisions of this title:** There is not enough incorporation of amenities and improved design in the project to off-set the significant reduction in lot size, setbacks and frontage requirements. In addition, the private street does not meet minimum requirements.
 - F. **Timing of development:** There is not any issue with the timing of the development. Adequate public services can be provided, therefore this objective can be met.
2. That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will be detrimental to the public health, safety and welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;

ANALYSIS

The proposed project does not provide adequate street amenities, such as street curbs and adequate back-up space. The City considers the design of the project detrimental to safety and the welfare of the community.

3. That the proposed P.U.D. will not comply with Section 17.62.010 and each of the other applicable provisions of this chapter;

ANALYSIS

As stated in Item 1, the objectives of Section 17.62.010 cannot be made for B, C, and E.

4. That the requirements and standards of this title including but not limited to population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will not produce an environment of stable and desirable character consistent with the objectives of this title;

ANALYSIS

That as proposed, the design of the project is not functional due to the reduced street widths, lack of curbing, and lack of amenities provided to the development.

5. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and

ANALYSIS

That the plan has undergone architectural review and the proposed dwelling types and architecture are considered in harmony with the existing land uses. The proposed project meets the intent of General Plan Policy LU 3.2, which encourages the development of a mixture of densities and dwelling types, consistent with the land use designation.

6. That the proposed P.U.D will satisfactorily mitigate potential environmental impacts in accordance with the provisions of the California Environmental Quality Act (CEQA).

ANALYSIS

That pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA.

7. The proposed density ranges are within the range identified in Table LU-3 as required by General Plan Policy LU 2.1.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on March 13, 2015 and mailed to property owners within 500 ft. of the project site on March 11, 2015. No written comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA, see **Exhibit F**.

RECOMMENDATION

Due to the inability to make the necessary findings, staff recommends that the Planning Commission deny approval of Planned Unit Development 2014-02.

If the Planning Commission chooses to approve the proposed project, staff requests that the Planning Commission make the findings for approval and direct staff to prepare a revised resolution, incorporating the findings and bring it back to the Commission at the following meeting for formal adoption.

Applicant

Estrella Associates
2727 Buena Vista Dr.
Paso Robles, CA

Engineer

Forester & Weber
1620 W. Mineral King
Visalia, CA

Property Owner

Hanford Monte-Vista, LLC
2727 Buena Vista Dr.
Paso Robles, CA

ATTACHMENTS

Exhibit A: Tentative Tract Map 829
Exhibit B: Hanford Municipal Code Section 17.62
Exhibit C: Planned Unit Development 2014-02
Exhibit D: Public Works Construction Standard GE-29
Exhibit E: Public Works Construction Standard CO-38
Exhibit F: CEQA Notice of Exemption

EXHIBIT A
TENTATIVE TRACT MAP 829

THIS MAP IS THE PROPERTY OF THE KING COUNTY ASSESSOR'S OFFICE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE KING COUNTY ASSESSOR'S OFFICE.

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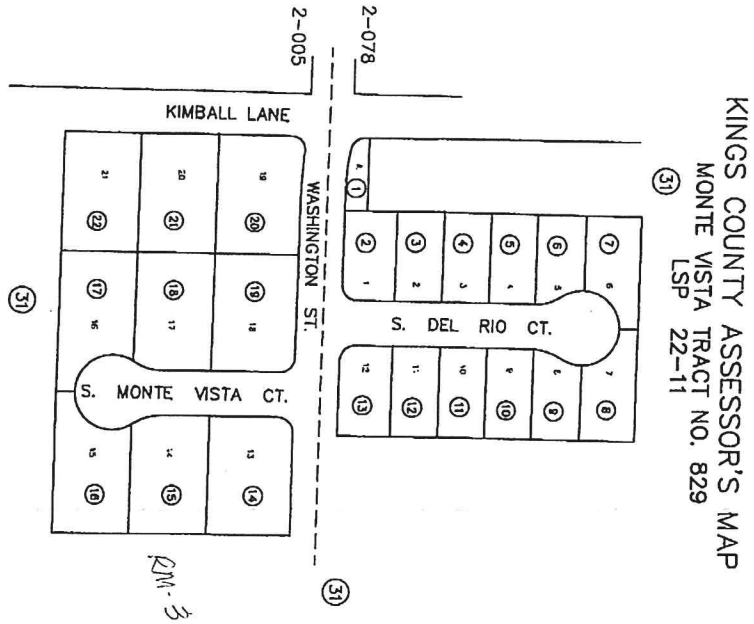


EXHIBIT B
HANFORD MUNICIPAL CODE
SECTION 17.62

Hanford Municipal Code[Up](#)[Previous](#)[Next](#)[Main](#)[Collapse](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)**Chapter 17.62 PLANNED UNIT DEVELOPMENTS****17.62.010 Purposes and objectives.**

Planned unit developments (P.U.D.s), are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city which otherwise might not be possible by strict adherence to the regulations of this title.

In certain instances, the objectives of this title may be achieved by the development of planned units which do not conform in all respects with the land use pattern designated on the zone plan or the zone district regulations prescribed by this title. A planned unit development may include a combination of different dwelling types and/or a variety of land uses which will complement each other and harmonize with existing and proposed land uses in the vicinity. In order to provide locations for such planned developments, the planning commission is empowered to grant use permits for planned unit developments, subject to review by the council, and provided such developments comply with the regulations prescribed in this chapter. The planning commission is also empowered to zone lands for P.U.D.s pursuant to the provisions of Chapter 17.32. The approval of a P.U.D. is discretionary and not an entitlement.

It is not the intent of the city to allow the use of the P.U.D. process as a means of reducing lot sizes, or changing development standards, without conditions of approval including without limitation conditions regarding amenities and design of the project.

The following is a list of project components which must be considered before an application for a P.U.D. may be processed:

- A. Overall density and intensity of the project;
- B. Design of the project components including bulk of buildings, varying setbacks, architectural features, parking and storage requirements, open space and recreation areas;
- C. Access requirements;
- D. Impact on surrounding uses;
- E. Incorporation of amenities into the project to off-set any reduction in yard and site areas or increased densities or other deviations from the provisions of this title;
- F. Timing of development. (Ord. 96-22 § 1, 1996; Ord. 94-12, 1994; prior code § 9-4.2001) (02-25, Amended, 12/17/2002)

17.62.020 Districts.

A P.U.D. may be located in a zone district in accordance with Section 17.62.030 upon the granting of a use permit in accordance with the provisions of this chapter or in accordance with the provisions of Chapter 17.32. (Ord. 94-12, 1994; prior code § 9-4.2002)

17.62.030 Permitted uses.

A P.U.D. shall include only those uses listed either as permitted uses, administrative approval uses, or conditional uses, in the zoning district in which the P.U.D. is located, subject to the following exceptions:

A. Any combination of uses permitted in an R, RM, OR, O or NC district as a permitted use, a use permitted by administrative approval, or a conditional use may be included in a P.U.D. located in the R, RM, OR, O or NC districts.

B. Any combination of uses permitted in a RM, NC, CC, RC or SC district as a permitted use, a use permitted by administrative approval, or a conditional use may be included in a P.U.D. located in any commercial district except the RC district.

C. Any combination of uses permitted in any commercial zone district as a permitted use, a use permitted by administrative approval, or a conditional use may be included in a P.U.D. located in an LI or HI district. (Ord. 94-12, 1994; prior code § 9-4.2003)

17.62.040 Site area.

The minimum site area for a P.U.D. not providing an infill or revitalization project shall be five acres. Infill and revitalization projects have no minimum site area requirements. An infill area is a by-passed or remnant parcel(s) of urban development. (Ord. 94-12, 1994; prior code § 9-4.2004) (02-25, Amended, 12/17/2002)

17.62.050 Standards.

A. The standards of site area, dimensions, site coverage yard spaces, distances between structures, off-street parking and off-street loading facilities, and landscaped areas need not be equivalent to the standards prescribed for the zone district in which the P.U.D. is located if the applicant has demonstrated by its design proposal and additional evidence that may be submitted that the objectives of this title and this chapter will be achieved.

B. The average unit density per acre may not exceed the maximum unit density prescribed by the general plan for the zone district in which the P.U.D. is to be located. Since the P.U.D.s may also involve the subdivision process, the applicant must identify those changes in conventional street and lot design which will be necessary to achieve the objectives of this title and this chapter. (Ord. 94-12, 1994; prior code § 9-4.2005) (02-25, Amended, 12/17/2002)

17.62.060 Required conditions.

No use shall be permitted and no process, equipment, or material shall be employed which is found by the planning commission and city council to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of, including without limitation odor, fumes, dust, smoke, cinders, dirt, refuse, wastes, noise, vibration, illumination, glare, unsightliness or heavy traffic or to involve any hazard of fire or explosion. (Ord. 94-12, 1994; prior code § 9-4.2006)

17.62.070 Procedures.

A. Application Filing. An application for P.U.D. shall be submitted to the community development department on a form prescribed by the community development department. The application shall include without limitation an identification of the proposed use and a site plan prepared in accordance with the provisions of Chapter [17.60](#).

B. Application Completeness. Pursuant to [Government Code](#) Section 65943 and any amendments thereto, the community development department within thirty (30) calendar days from the receipt of an application shall determine if the application is complete or whether additional information is required. The

community development department will provide written notice to the applicant informing the applicant whether the application is complete or whether additional information is required.

C. Application Requiring A Negative Declaration. Pursuant to California Government Code Section 65950 and any amendment thereto, if the initial environmental study for the project establishes that it would be proper to issue a negative declaration, the community development department shall process the application for planned unit developments within six months from the date the application is deemed complete by the community development department. The application and environmental assessment are to be processed concurrently in accordance with the city's adopted policy on environmental assessment and CEQA.

D. Application Requiring an E.I.R. Pursuant to California Government Code Section 65950 and any amendment thereto, if the initial environmental study for the project establishes that the preparation of an E.I.R. is necessary, the community development department shall process the application for a planned unit development within one year from the date the application is deemed complete by the community development department. The application and environmental assessment are to be processed concurrently in accordance with the city's adopted policy on environmental assessment and CEQA.

E. The P.U.D. application shall be accompanied by a development site plan of the entire P.U.D., drawn to scale and showing and identifying those improvements, including without limitation, surface waters, watercourses, public utility rights-of-way, streets, driveways, pedestrian walks, off-street parking facilities and loading facilities, reservations and dedications for public use, and private use, dwelling types, lot layout, locations, heights and architectural elevations of structures and landscaped open space areas.

F. In addition to the data and drawings prescribed in subsection A of this section, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density and number of housing units per net acre in the area or areas proposed to be devoted to residential uses.

G. When a P.U.D. involves proposals which necessitate the filing of a tentative parcel map or subdivision map and/or which would also necessitate the granting of exceptions to the regulations of the subdivision provisions of this title, the planning commission or city council may grant tentative approval of the P.U.D. subject to recording the final map.

H. The planning commission shall notice and hold a public hearing in the same manner as prescribed for conditional use permits in Chapter 17.58.

I. The community development department shall give written notice to the applicant of the time when the application will be considered by the planning commission.

J. The planning commission or city council may grant a use permit for a P.U.D. as the use permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the planning commission makes the following findings:

1. That the proposed location of the P.U.D. is in accordance with the objectives of this title;
2. That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;
3. That the proposed P.U.D. will comply with Section 17.62.010 and each of the other applicable provisions of this chapter;
4. That the requirements and standards of this title including but not limited to population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of this title;

5. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and

6. That the proposed P.U.D will satisfactorily mitigate potential environmental impacts in accordance with the provisions of the California Environmental Quality Act (CEQA).

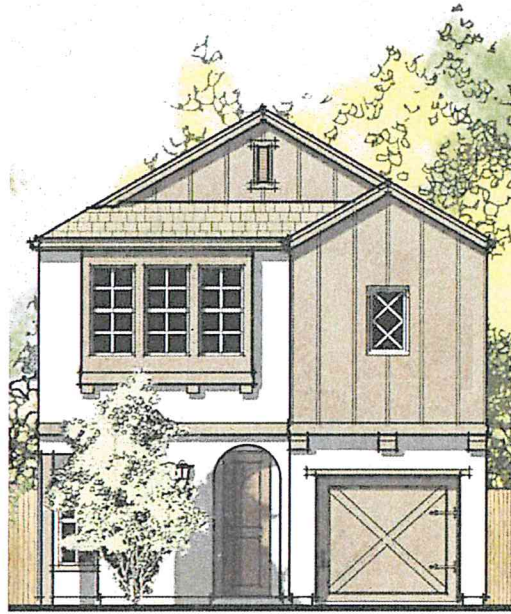
K. The planning commission may deny an application for a use permit for a planned unit development.

L. If the planning commission approves an application for a use permit for a P.U.D. and the planning commission decision is not appealed to the city council during the period identified in Chapter 17.70, the P.U.D. shall become automatically effective upon the expiration of appeals period identified in Chapter 17.70.

M. If the decision of the planning commission has been appealed in accordance with Chapter 17.70, the city council shall hear the appeal at the properly noticed and scheduled public hearing. Upon the close of the public hearing, the city council may affirm, reverse or modify the decision of the planning commission; provided however, if the decision of the planning commission is reversed or modified by the city council, the city council, on the basis of the record presented at the public hearing, shall make the necessary findings as required by this chapter. (Ord. 96-22 § 1, 1996; Ord. 94-12, 1994; prior code § 9-4.2007) (08-05, Amended, 06/03/2008)

View the [mobile version](#).

EXHIBIT C
PLANNED UNIT DEVELOPMENT 2014-02



Monte-Vista

single family residences
planned unit development application
Tract 829, Lots 13-21



(805) 238-1031
www.estrellaassociates.com

June 6, 2014

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Received

JUN 6 2014

City of Hanford
Community Development

CITY OF HANFORD

Application for: **PLANNED UNIT DEVELOPMENT NO. 2014-02**

City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230
Telephone: (559) 585-2580; Fax (559) 583-1633

509-0088
Application Fees: \$10,667.00
Environmental Review Fee: _____
Other Fees: _____
Total Fees: _____
Env. Rev. No. _____ File No. 509-0088
Receipt No. _____

The purpose of this review is to determine if the proposed development conforms with the provisions of the Zoning Ordinance. Only the owner or owner's agent may submit an application. When filing is done by mail, the signature must be notarized. The following information is necessary. Incomplete applications will not be accepted or acted upon. Please follow these directions and PRINT OR TYPE all information. Information for drawing a Plot Plan is listed. If the information requested is not applicable, write NA in the space provided. Feel free to use attachments to better illustrate or explain the project.

PART A: GENERAL INFORMATION

OWNER	APPLICANT	ENGINEER/DESIGNER
NAME Hanford Monte-Vista LLC	Estrella Associates, Inc.	Forester & Weber
ADDRESS 2727 Buena Vista Dr	2727 Buena Vista Dr	1620 W. Mineral King
CITY Paso Robles, CA	Paso Robles, CA	Visalia, CA
PHONE 805-238-1031	805-238-1031	559-732-0102
PROJECT ADDRESS/LOCATION: Monte Vista Ct @ Washington		A.P.N.: 012-450-014 thru 022
DESCRIPTION OF PROPOSAL: 40 unit, single family, detached, small lot Planned Unit Development (P.U.D.)		

PART B: PLOT PLAN

1. INSTRUCTIONS FOR DRAWING A PLOT PLAN. Draw the plot plan on a paper that is a minimum of 8-1/2 x 11 inches and a maximum of 24 x 36 inches in size. Make the scale large enough to show all details clearly. Submit twelve (12) copies with the application. In some cases, additional copies will be necessary. The following should be shown on the plot plan:
 - a. Address of the subject property and the assessor's parcel number.
 - b. Date, North Arrow, and scale of the drawing.
 - c. Dimensions of the exterior boundaries of the site.
 - d. Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.
 - e. Locate and give dimensions of all existing and proposed structures on the property. Indicate the height and depth of the buildings and their distance to property lines.
 - f. Show internal circulation and loading space. Detail off-street parking, exits and entrances, complete with dimensions and number of parking spaces.
 - g. Show all fences, walls, and landscaping; their locations, heights, materials, and/or type.

- h. Show all signs: their location, size, height, and material used.
- i. Show location of existing and proposed water and sewer line.
- j. Indicate method of storm water drainage.
- k. Note any proposed method of fire protection.
- l. The applicant should include any additional information that may be pertinent or helpful concerning this application.
- m. Other data as required to permit the Community Development Department to make the required findings.

2. One legible, original copy of the Plot Plan reduced to an 8 1/2" x 11" size.

PART C: PUBLIC HEARING REQUIREMENT

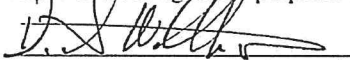
The following must be provided:

1. An accurate scale drawing of the surrounding area for a minimum distance of five hundred (500) feet from each boundary of the site showing locations of existing streets and property lines. (Assessor's Parcel Maps that are obtainable from the Kings County Assessor's Office may be used for this purpose.)
2. A list of the names and last known addresses of the recorded legal owners of all properties within the 500-foot distance from the exterior boundary of the site shall be obtained from the Kings County Assessor's records. (Use only the Assessor's official records. Do not use other sources, such as the telephone book, City directory, etc.)

PART D: CERTIFICATION

PROPERTY OWNER(S)

I am (We are) the owner(s) of the land described hereinabove and shown on the accompanying map and hereby consent to the Planned Unit Development request for this land. I/We designate the person listed below to act as agent for purposes of filing this application.



Signature of Site Owner of Record

Name (Print) Dick Willhoit, Manager

Executed this _____ day of _____, 2014 at Paso Robles, CA

AGENT/APPLICANT:

I am the agent of the person(s) listed above and have been duly authorized to perform all steps necessary to file this application. I declare under penalty of perjury the foregoing is true and correct.



Signature of Agent/Applicant

Name (Print) Wes Willhoit

Executed this _____ day of _____, 2014 at Paso Robles, CA

Project Description

Tract Map 829

Location

Located North of Hanford Armona Road the development is bounded on the west by Kimball Lane, on the north by Washington Avenue, positioned around Monte Vista Court.

Land Use Development Plan

The antiquated subdivisions plans of the past are rapidly giving way to a new and exciting approach that entails a more comprehensive and sophisticated attitude in community design.

Neighborhoods are being redefined as more meaningful and integrated places within the overall community. Reducing the scale of the neighborhood and land plans that; promote social interaction and enhances the enjoyment of living in a planned community. A classic "in-fill" development this concept will be the foundation of and a springboard for a neighborhood in transition.

The creation of scale proportionate setbacks with eyes on the street adjacent to the interior and collection streets will evoke images of the traditional communities of decades ago.

Residential Development Plan

The proposal represented herein will create an appealing atmosphere for 40 three bedroom units. All homes will front on their respective street similar to those homes in the surrounding neighborhood with complimenting garage access.

This design offers superior community, architectural design, and livability features that exceed the intent of the multifamily code. Facilitated by this design are true private yards, not typical of multifamily design. Because of this, future residents will be able to use their yards for most leisure activities, without needing to impact common areas like an apartment or condo user might.

Designed with a 20 foot living area front yard setback from property line (excluding minor architectural pop-outs) creates an acceptable presentation to public and private streets because the single family detached (sfd) condition and reduced building mass establishes a more than acceptable sense of scale than an apartment or condominium. With this design all units are more contextually appropriate to the existing neighboring single family detached homes and have a smaller, more individualized sense of scale.

Now that the bulk, mass and roofline are less imposing than typical multiplex buildings, rationale for such a setback becomes an integrated feature to a much more positively scaled community design. The resultant streetscape actually encourages a well known tenant of neighborhood design called "eyes on the street." This important design element helps residents feel comfortable with security in their neighborhoods. The "spine (interior) streets(s)" has much glass area and "front door architecture" orientation to ensure a monitoring effect to the goings-on of the street.

This neighborhood design has smaller-scaled architecture based on small-lot SFD design that will not overwhelm the viewer's sense of mass. Additionally, the architecture has been analyzed for privacy so that glazing is minimized for direct viewing to the adjacent home.

More specific operational parameters will be set forth in a Management/Facility Operations Handbook (as required by SB800) to be developed prior to recordation of the Final Map.

A master Declaration of Restrictions (Community Charter) will govern this Neighborhood which will be synthesized into a Homeowners Association Community Guideline.

Design Philosophy

"A city street equipped to handle strangers, and to make a safety asset, in itself, with the presence of strangers, as the streets of successful city neighborhoods always do, must have three main qualities:

First, there must be a clear demarcation between what is public space and what is private space. Public and private spaces cannot ooze into each other as they do typically in suburban settings or in projects.

Second, there must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to insure the safety of both residents and strangers must be oriented to the street. They cannot turn their backs or blank sides on it and leave it blind.

And third, the sidewalk must have users on it fairly continuously, both to add to the number of effective eyes on the street and to induce the people in buildings along the street to watch the sidewalks in sufficient numbers. Nobody enjoys sitting on a stoop or looking out a window at an empty street. Almost nobody does such a thing. Large numbers of people entertain themselves, off and on, by watching street activity." (as originally described by community design author Jane Jacobs)

The previously approved apartment project incorporated none of the aspects of this approach.

Thus, a revised site plan respecting the entire infrastructure that is in place and completed provides an opportunity for a defunct project to come to life.

As discussed within this Project Description and the PUD application the following modifications are requested in order to allow flexibility:

- Modified setbacks as shown on the Tentative Map (pages 8 & 9)
- The ability to omit community amenities due to the increased private open space and redesign of the development as shown on the Open Space Exhibit (page 13)
- The use of driveway parking for homes that have a one car garage as shown on Parking Exhibit (pages 14).
- The use of tandem garage parking, Plan Exhibit (pages 21 & 23)
- Implementation of a Homeowners Association to manage the criteria of the residents in accordance with the governing documents premised upon the draft Community Guidelines, including the maintenance of Buena Vista Lane identified as Lots 41 and 42 (pages 26 - 38)

The size and arrangement of the design makes innovative use of the land and existing infrastructure which provides affordable housing.

We respectfully request your consideration and approval of the project submitted herein.

131-14	
--------	--

SCALE: AS NOTED
DATE: 5/20/2014
DRAWN BY: df
CHECKED BY: _____

DESCRIPTION:
 Containing Lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Monte Vista Unit 100
 located in the City of Monterey,
 County of Kings, State of California.

3 LOT NUMBER
 (3) UNIT TYPE

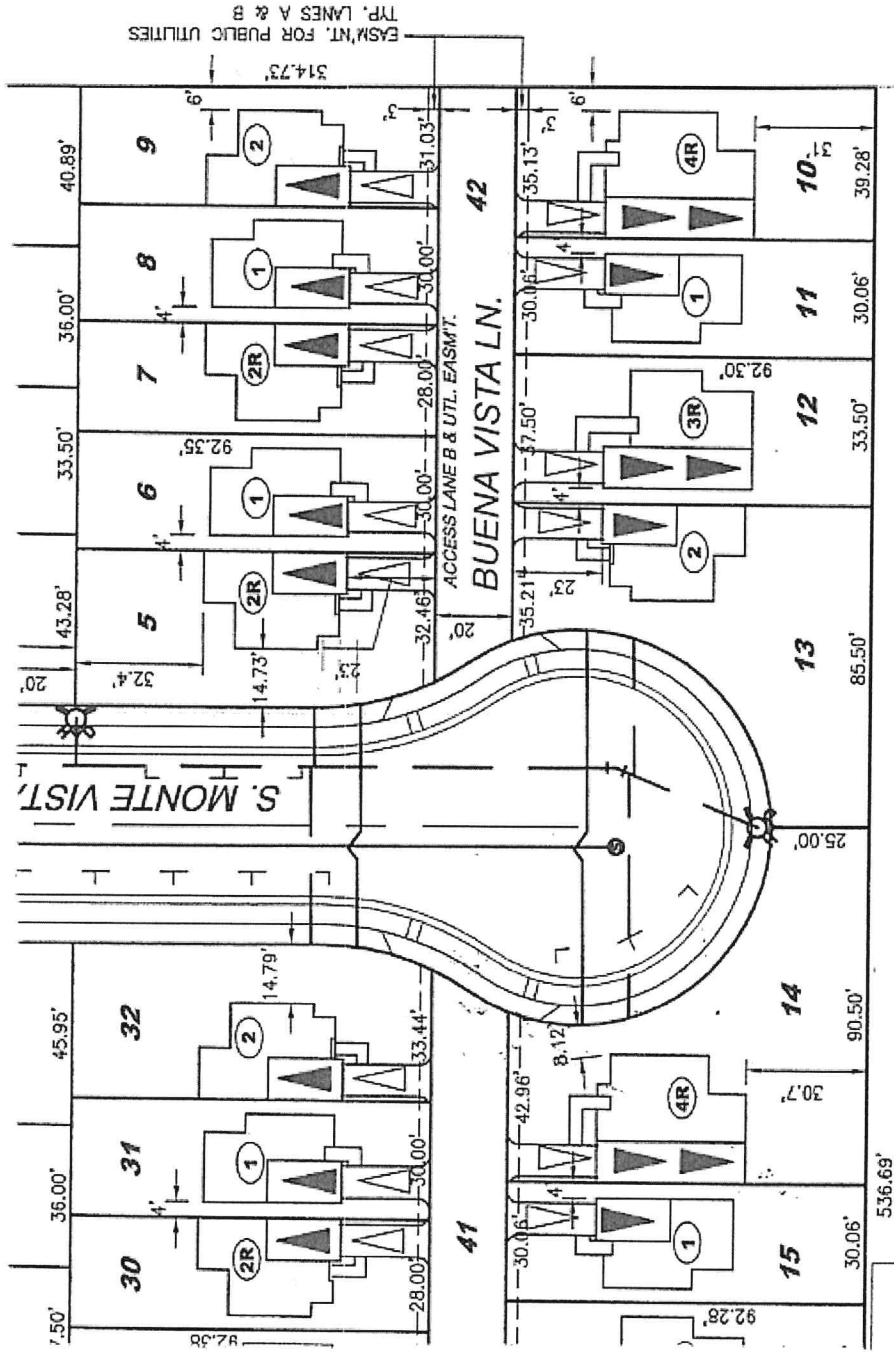
SET BACKS
 FRONT 25 TO 31 FEET
 REAR 33 TO 45 FEET
 SIDE 0 TO 6 FEET *
 STREET SIDE 11.5 TO 20.9 FEET
 * CA RESIDENTIAL CODE:
 T-R 302.1(1) AND T-R 302.2(2)

PARKING
 GARAGE PARKING SPACE
 56 SPACES
 DRIVEWAY PARKING SPACE
 40 SPACES
 40 UNITS
 AVG. 2.4 SPACES PER UNIT
 STREET PARKING SPACE
 36 SPACES

OPEN SPACE
 PRIVATE OPEN SPACE
 TOTAL 66,162 SQ. FT.
 AVERAGE 1,654 SQ. FT. PER LOT

NOTES:

1. Units (dwelling) Streets will be conform to City Standard CS-28.
2. Water services: Individual meters to be installed from the existing 2" services as per City Standard WM-12.
3. Sewer services:
 a. Individual sewer laterals shall extend to the single family units from the existing 8" laterals serving the site.
 b. As per the City standard rules, The minimum size sewer line shall be 6 inches and a 6" man can serve a maximum of 200 residential connections.
4. Refuse:
 a. Project will conform with City standard practices as detailed in Refuse-Bicycle Door Ruler 1-500mm.
 i. Cans to be placed on the curb by 5:00am.
 ii. Cans must be placed at least 3 ft. apart.
 iii. After collection, cans must be brought in, not left out on street or in the alley.
 b. Where residents will place their cans:
 i. Lots 1 thru 4 & 33 thru 40 - on Washington Street.
 ii. Lots 5 thru 13 - along access Lane B.
 iii. Lots 14 thru 32 - Access Lane A.



SCALE: 1" = 40'		SHEET TITLE: TENTATIVE MAP	
DATE: 11/10/2014		SHEET: 1 OF 1	
DRAWN BY: [Signature]		JOB NUMBER: 131-114	
CHECKED BY: [Signature]		ESTIMULA ASSOCIATES, INC. 2727 KANA ROAD, SUITE 200 FOLSOM, CA 95630	
PROJECT: MONTE VISTA P.U.D.		PROJECT: MONTE VISTA P.U.D.	
APPROVED BY: [Signature]		DATE: 11/10/2014	
FORESTER, WEBER & ASSOCIATES, L.L.C. CIVIL ENGINEERS & LAND SURVEYORS 1410 WEST BAYVIEW, P.O. BOX 9000, SAN JOSE, CALIFORNIA 95128 (408) 735-0000 or 732-1725			



SINGLE FAMILY SMALL LOT RATIONALE

Apartment:

- Unappealing street and neighborhood presence
 - Fenced yards abutting streets
- Project not designed to facilitate a comprehensive rental community
 - A series of 4-plex buildings (2 parcels) and 5-plex buildings (7 parcels) allow for separate ownership and thus separate ownership and management objectives for each building.
 - Minimal private open space (avg. 400sf/unit)
- Difficult to finance more than 4 unit properties (clusters)
 - FHA 1-4 residential reasonably available
 - 5 unit residential requires commercial lines of financing
- Two floor plans
 - Limited choice/desirability

Condominium:

- Unappealing street and neighborhood presence
 - Fenced yards abutting streets
- Project not designed to facilitate a comprehensive condominium community
 - Minimal private open space (avg. 400sf/unit)
 - An attached residential product in a non-urban community has a very low threshold of acceptance
- Two floor plans
 - Limited choice/desirability
- Difficult to finance
 - Must sell 51% before being able to close the first unit
 - 3 units sold in either a 4 or 5 unit building before the first closing
- Difficult to insure an attached "for sale" residential product

2727 Buena Vista Drive ~ Paso Robles, CA ~ 93446 ~ Tel 805.238.1031 ~ Fax 805.238.7664

www.EstrellaAssociates.com

Contractor's License ~ #858787 ~ VA Builder ID# 1169 ~ CA RE Broker's License #01523448

Single family small lot:

Advances CA SB375 higher density principles by use of tandem garages resulting in smaller footprint while benefitting the consumer (single family detached ownership v. attached apartment tenant) and

Green House Gas (GHG) criteria – less impervious surface by use of tandem garages, smaller footprint and narrower internal street/lane (reducing the heat island affect).

Chapter 17.62 Planned Unit Developments – “...are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment ... which otherwise might not be possible by strict adherence to the regulations...”.

Reduction in density from previously approved apartment project 43 down to 40

Deep lots create a living environment much like a standard single family home by providing expansive private open space.

- o Attractive and engaged street and neighborhood presence
 - Eyes on the street
 - Active building fronts – windows, entries, neighborhood socializing, etc.
 - Expansive private open space (avg. 1,654sf/lot)
 - Integrates well with the existing SFR neighborhood
 - Provides for advancing future transition of existing community/neighborhood
- o Easier to finance
 - Both construction and consumer
- o Easier to insure
 - Both construction and consumer
- o Niche market
 - Between apartment/condo and standard residential
 - An innovative single family community meeting the intent of the multi-family zone with an affordable single family detached product
- o Four floor plans
 - Expanded choice/increased desirability (4 floor plans)



ESTRELLA
ASSOCIATES
WWW.ESTRELLASSOCIATES.COM

MONTE-VISTA
DESIGN DEVELOPMENT STREETSCENE
SCALE: 1/8" = 1'-0"
02.21.2007

ESTRELLA
ARCHITECTS



MONTE VISTA P.U.D. TENTATIVE MAP OPEN SPACE

DEVELOPER:

ESTRELLA ASSOCIATES, INC.

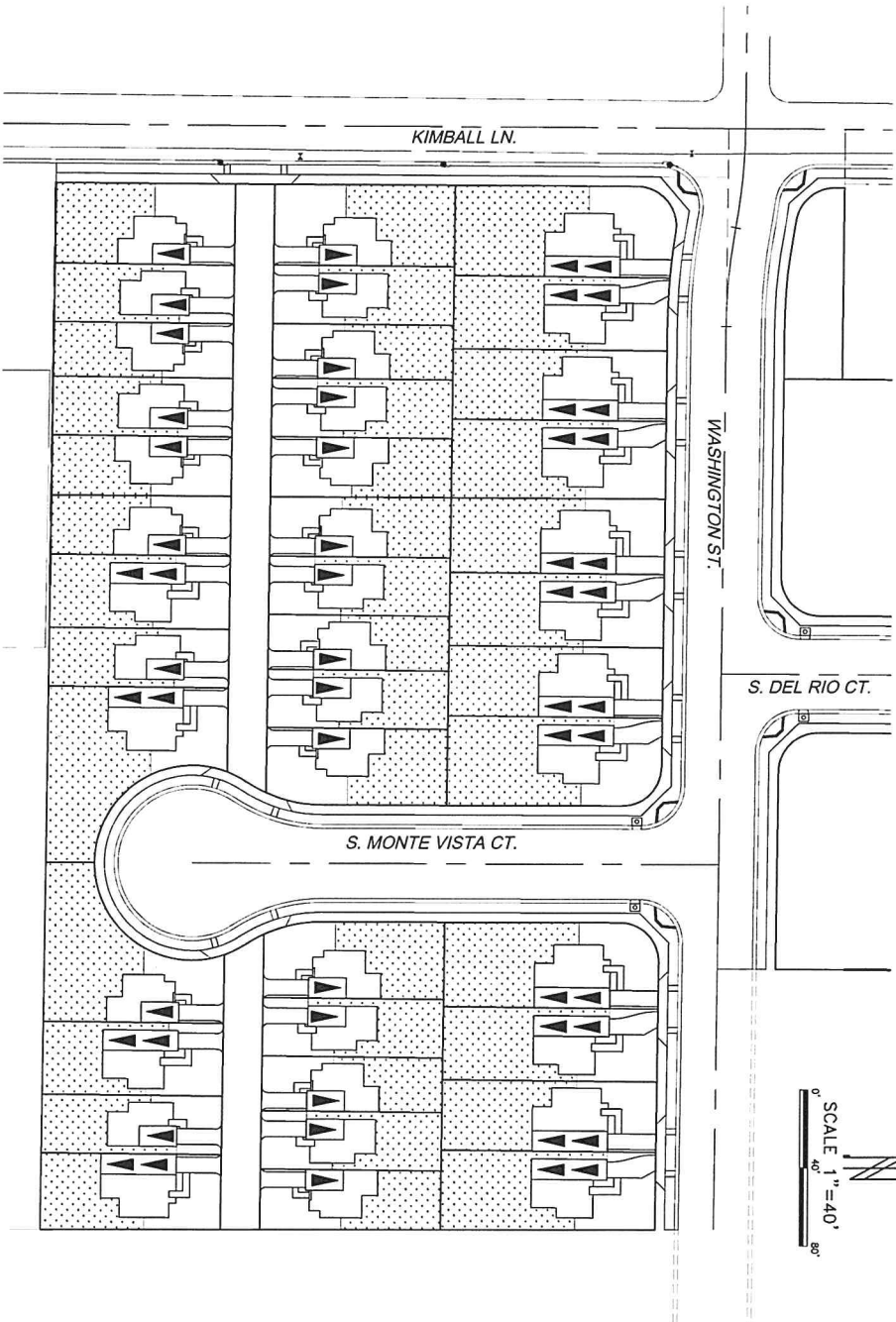
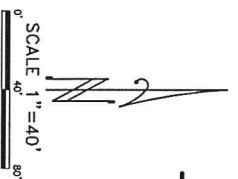
2777 Buena Vista Drive
Folsom, CA 95640

SURVEYOR:

FORESTER, WEBER & ASSOCIATES

1620 W. Keweenaw Road, Suite B
Vadito, California 92383

(562) 732-0102
e-mail: fwa@forester-weber.com



PRIVATE OPEN SPACE
TOTAL: 66,162 SQ.FT.
AVERAGE: 1,654 SQ.FT. PER LOT

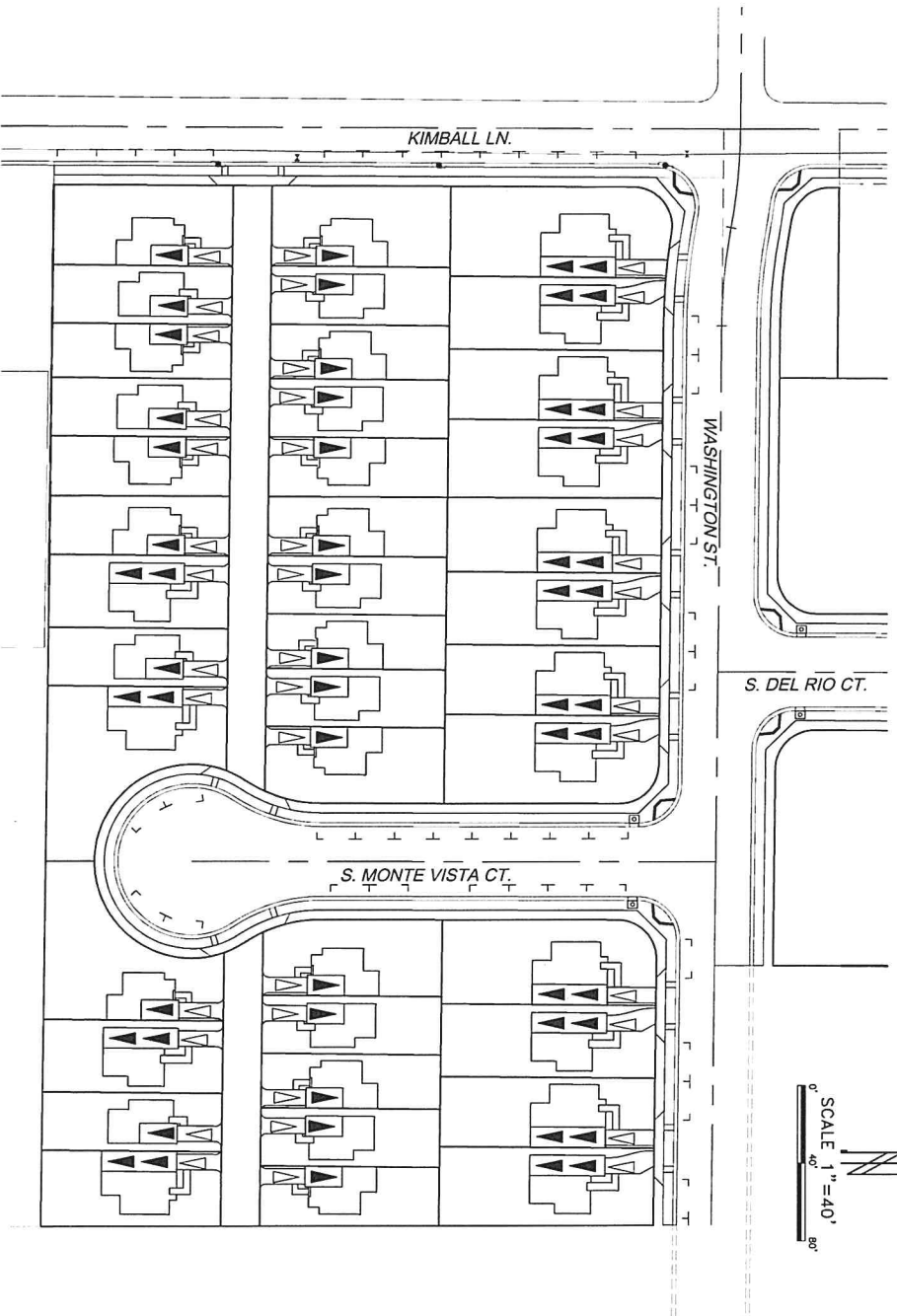
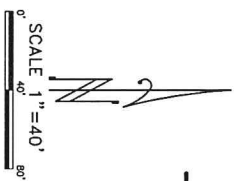
MONTE VISTA P.U.D.

TENTATIVE MAP

PARKING

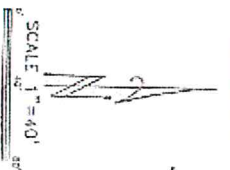
DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2227 Santa Vista Drive
Palo Alto, CA 94306

SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1620 W. Menlo Park Ave., Suite B
Menlo Park, California 94025
(650) 732-0102
e-mail: fwa@foresterweb.com



- ▼ GARAGE PARKING SPACE
56 SPACES
- ▽ DRIVEWAY PARKING SPACE
40 SPACES
- 40 UNITS:
AVG. 2.4 SPACES PER UNIT
- STREET PARKING SPACE
40 SPACES

MONTE VISTA P.U.D. TENTATIVE MAP WASTE/RECYCLE RECEPTACLES



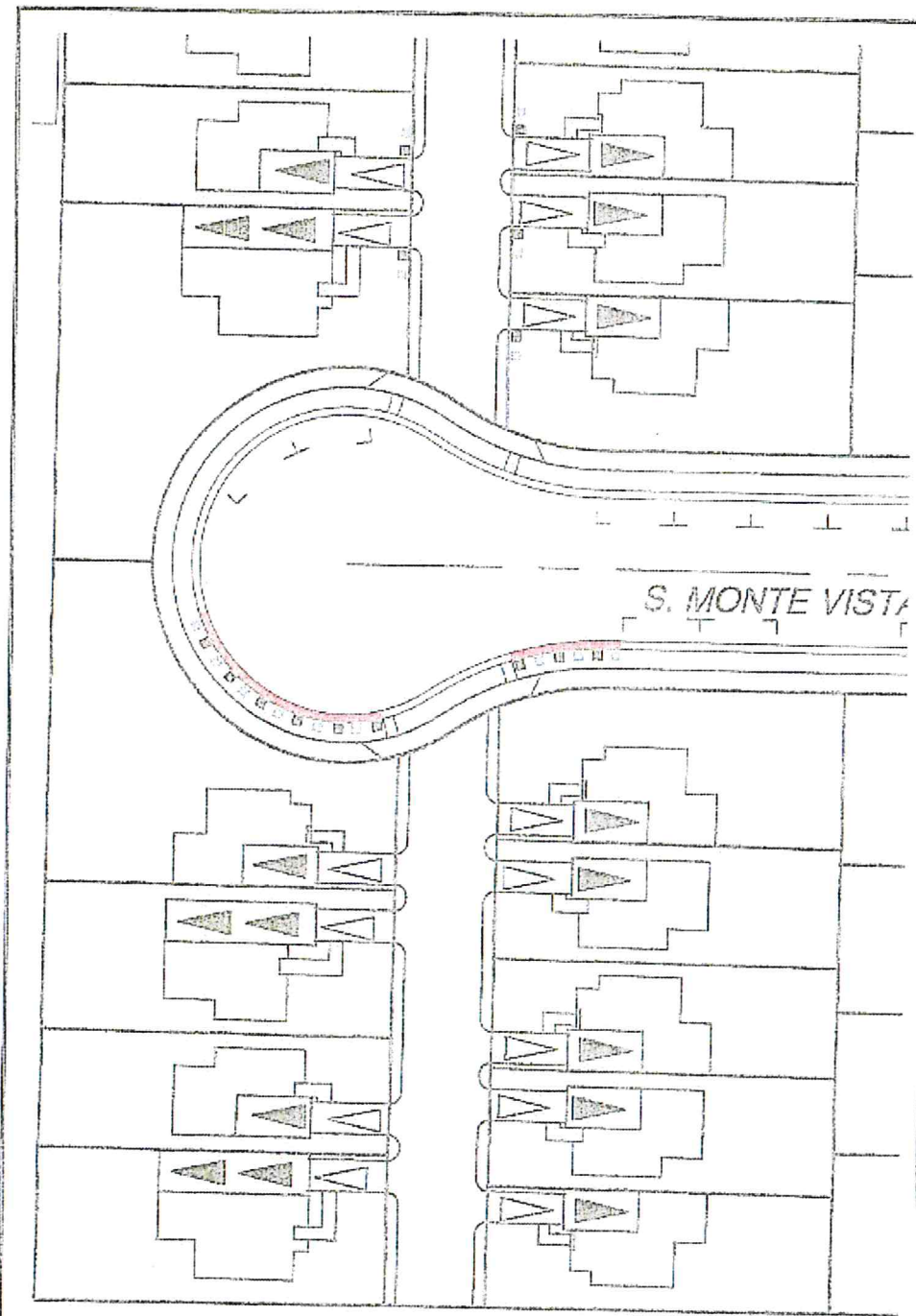
DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2017 Avenida de la Vistas
Paso Robles, CA 93426

SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1510 N. Avenida del Mar, Suite 100
Paso Robles, CA 93426
Phone: 805.235.1100
Fax: 805.235.1101
www.fwa-engineers.com

- GARAGE PARKING SPACE
56 SPACES
- DRIVEWAY PARKING SPACE
40 SPACES
- 40 UNITS
AVG. 2.4 SPACES PER UNIT
- STREET PARKING SPACE
38 SPACES

Collection Schedule as of 2/2014

- Waste Receptacle
- Wednesday pick-up
 - Recycle Receptacle
- Wednesday pick-up
 - Green Waste Receptacle
- Tuesday pick-up
- Receptacle dimensions
32W x 29D x 42H

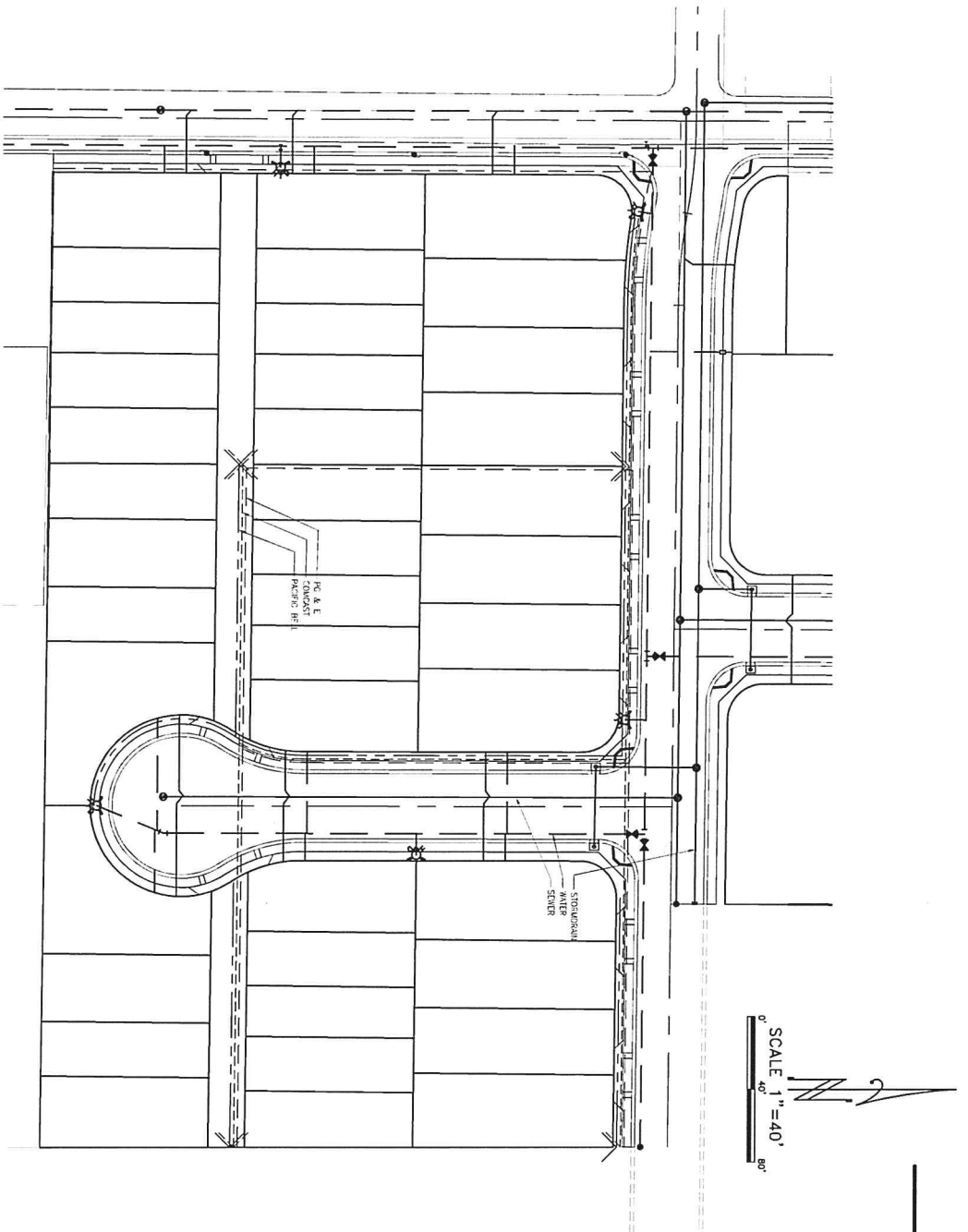


ONE SHEET ONLY

MONTÉ VISTA P.U.D.
TENTATIVE MAP
UTILITIES

DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2727 Avenida Encinas
Paso Robles, CA 92446

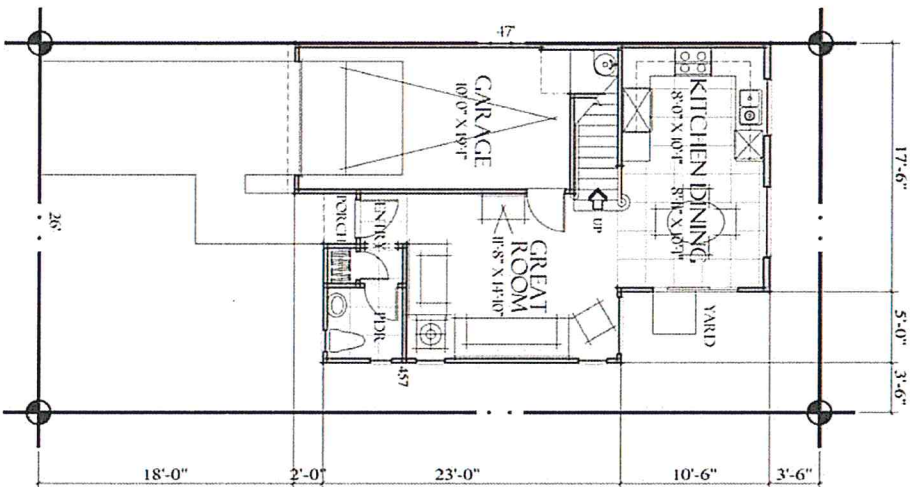
SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1620 W. Marconi King Ave., Suite B
Vandenberg, California 92391
(929) 732-0102
e-mail: fwa@foresterweb.com



1

1,095 sq. ft.

3 BED
2.5 BATH
1 CAR GARAGE



1A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"

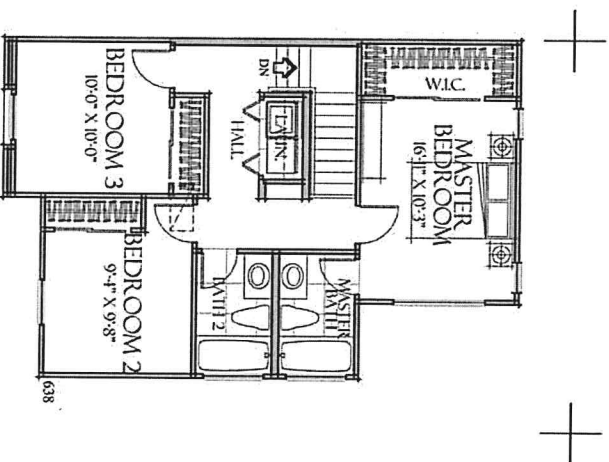
1

1,095 sq. ft.

3 BED

2.5 BATH

1 CAR GARAGE



1A - SPANISH COLONIAL

MONTÉ-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN

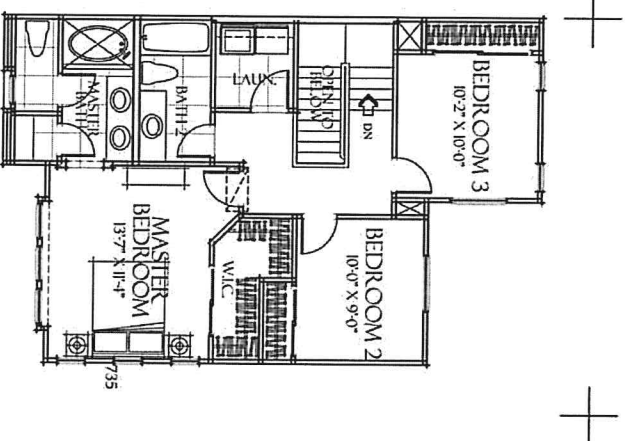
1/4" = 1'-0"

2

1,287 sq. ft.

3 BED
2.5 BATH
1 CAR GARAGE

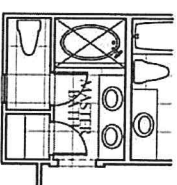
ESTRELLA
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2A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/8" = 1'-0"



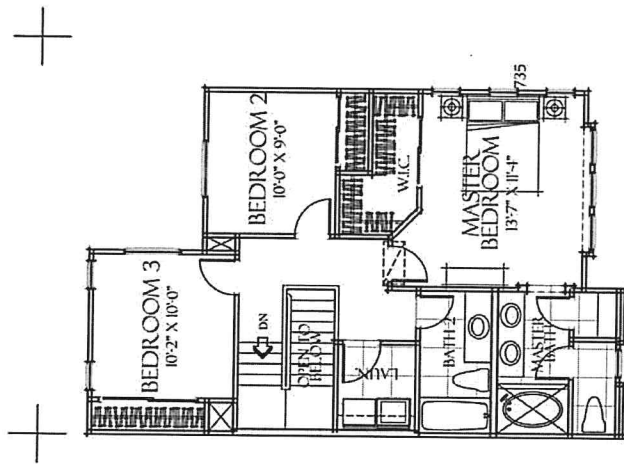
2B - COASTAL COTTAGE

2

1,287 sq. ft.

3 BED
2.5 BATH
1 CAR GARAGE

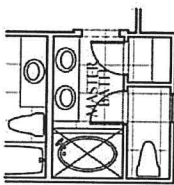
ESTRELLA
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2A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/8" = 1'-0"



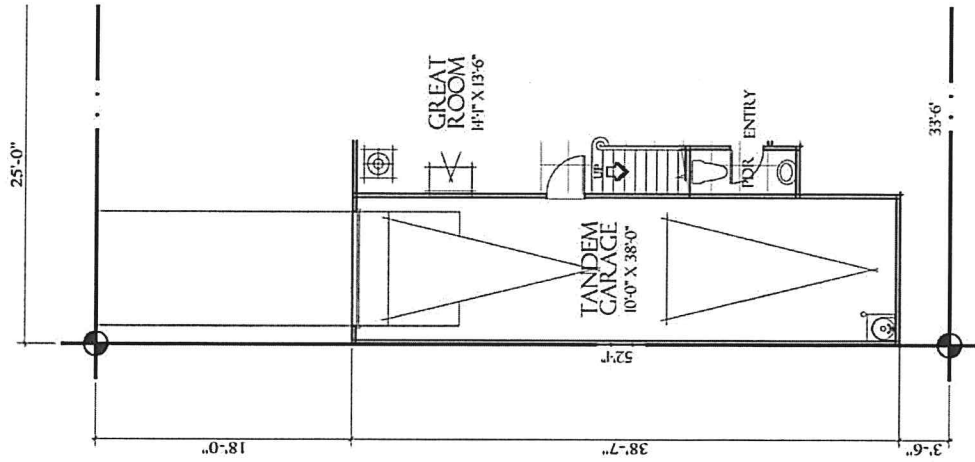
2B - COASTAL COTTAGE

3

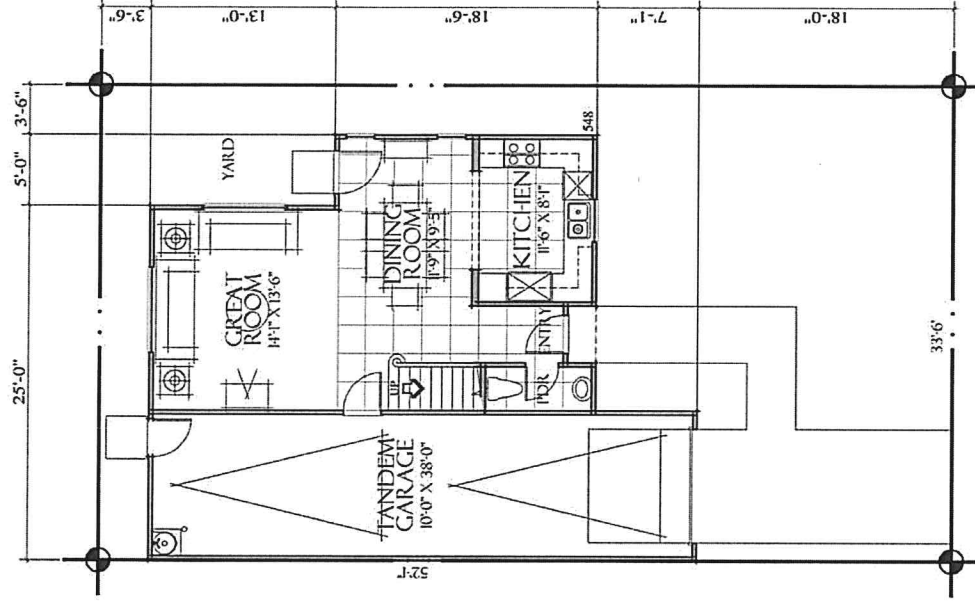
1,381 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

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— Creating Exceptional Experiences —



REAR LOAD GARAGE



3A - SPANISH COLONIAL

MONTE-VISTA

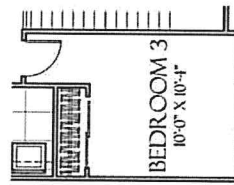
DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"

3

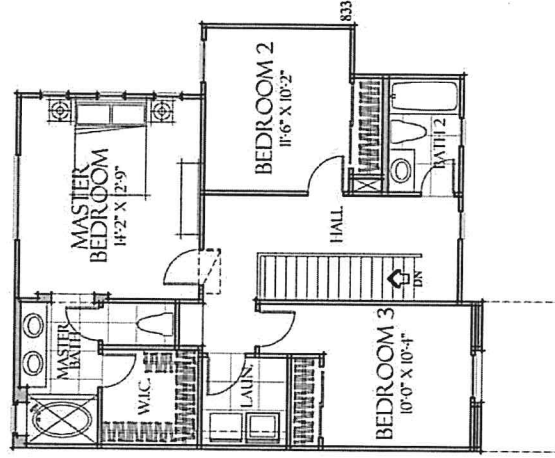
1,381 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

ESTRELLA
— Creating Exceptional Experiences —



3B - COASTAL COTTAGE



3A - SPANISH COLONIAL

MONTE-VISTA
DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"

4

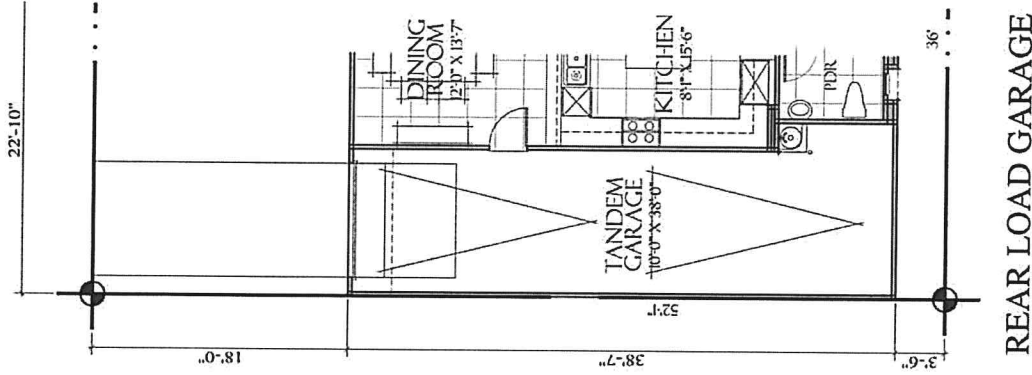
1,690 sq. ft.

4 BED

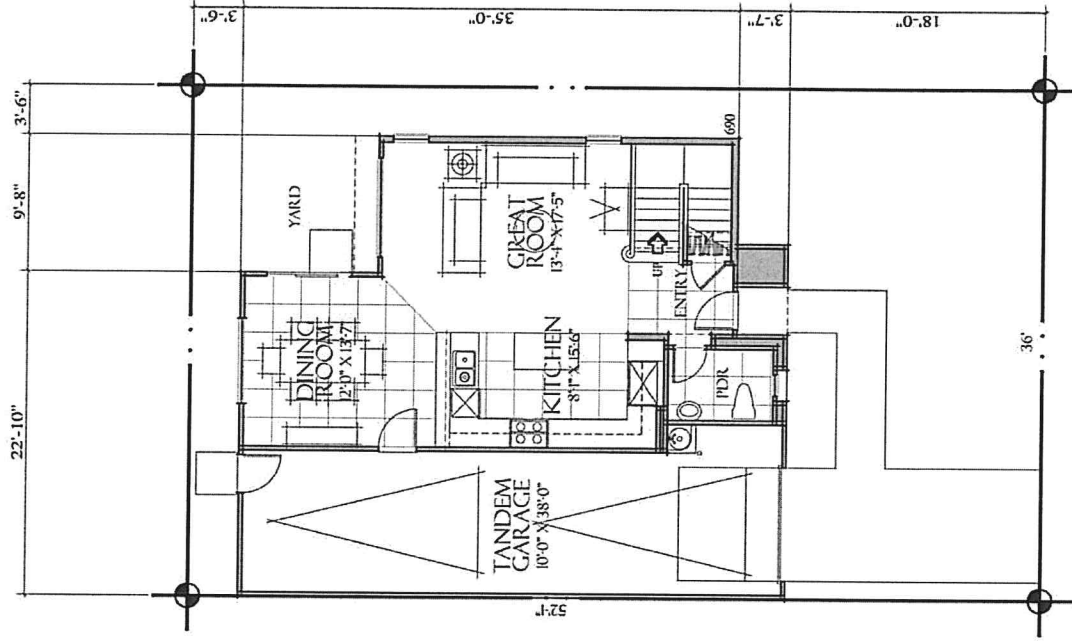
2.5 BATH

2 CAR TANDEM GARAGE

ESTRELLA
— Creating Exceptional Experiences —



REAR LOAD GARAGE



4A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"

4

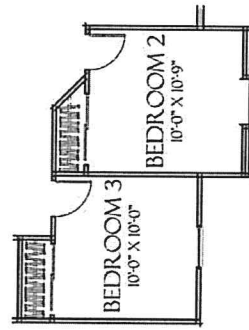
1,690 sq. ft.

4 BED

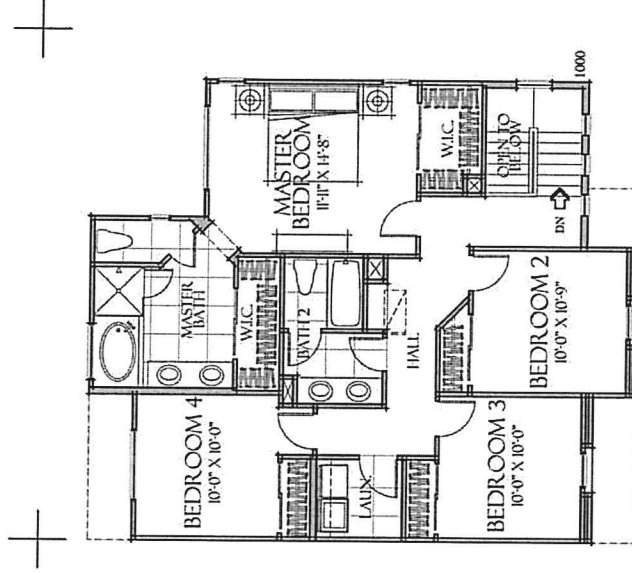
2.5 BATH

2 CAR TANDEM GARAGE

ESTRELLA
— Creating Exceptional Experiences —



4B - COASTAL COTTAGE



4A - SPANISH COLONIAL

MONTE-VISTA
DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"

Appendix

A1

HANFORD - MONTE VISTA HOMEOWNERS ASSOCIATION

COMMUNITY GUIDELINES

HANFORD - MONTE VISTA HOMEOWNERS ASSOCIATION
Community Guidelines
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I. MEMBERSHIP INFORMATION

HANFORD - MONTE VISTA Homeowners Association offers many advantages to the homeowner. In order to protect and preserve these benefits, certain limitations and restrictions are placed on Members of the Association.

HANFORD - MONTE VISTA Homeowners Association is a California non-profit Association consisting of those Owners of residences within the ultimate boundaries of HANFORD - MONTE VISTA Homeowners Association. ("Community").

The purpose of HANFORD - MONTE VISTA Homeowners Association is to ensure that the Common Area will be maintained in an attractive manner and will be available for the enjoyment of all Members. Your automatic membership in HANFORD - MONTE VISTA Homeowners Association provides a membership base to share the costs of maintaining the community now and in the future.

The attached community guidelines and policies have been developed with consideration given to providing each Member with the greatest enjoyment of the facilities without infringing on other Members and their rights to quiet enjoyment of their homes and community.

Although these community guidelines support the Community Charter, they do not cover the entirety of the document. Please be sure to read the Community Charter carefully.

II. OWNER TO BE DIRECTOR POLICY

The Call for Candidacy reads as follows:

You must be an Owner of Record and be in good standing in order to be an eligible candidate. For purposes of determining eligibility to serve as a director, an Owner shall not be in "good standing" if such Owner is more than 30 days delinquent in the payment of any assessment or other charges under the Governing Documents, or has been notified of a violation of the Governing Documents concerning the Home has not been cured within the time allotted in such notice.

GENERAL GUIDELINES

A. COMMON AREA RULES AND REGULATIONS

1. Nothing shall be stored, grown, or displayed in the Association Common Areas that is not approved in advance by the Design Review Committee.
2. Nothing shall be done, kept or constructed within the Association Common Areas which will increase the cost of maintenance for the Homeowners Association nor anything which would be in violation of any law.
3. Nothing shall be done, kept or constructed within the Association Common Areas which will increase the rate of insurance or result in the cancellation of insurance for the Homeowners Association nor anything which would be in violation of any law.

B. USE AND OCCUPANCY OF UNITS

1. Units may be used only for residential and related purposes. A business activity shall be considered related to a residential use and thus permitted only if conducted by a person or persons residing in the home and only if the business activity:
 - (i) is not apparent or detectable by sight, sound, or smell from outside of a permitted structure;
 - (ii) complies with applicable zoning requirements;
 - (iii) does not involve regular visitation of the Home by employees who do not reside in the Home, clients, customers, suppliers, or other business invitees, or door-to-door solicitation within the Community;
 - (iv) is consistent with the Community's residential character and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of others, as the Board determines in its discretion.
2. Business shall have ordinary, generally accepted meaning and shall include without limitation any occupation, work, or activity undertaken on an ongoing basis which involves providing goods or services to persons other than the family of the producer and for which the producer receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit or (iii) a license is required.
3. Leasing of a Home for residential purposes shall not be considered a "business" within the meaning of the Community Charter, provided that the Owner and any other Owners with whom such Owner is affiliated do not collectively lease or offer for lease more than one Home at any time.
4. The term Lease and Leasing shall refer to the regular, exclusive occupancy of a Home by any person other than the Owner, for which the Owner receives any consideration or benefit.

C. TENANT RULES

1. The Owner shall have the responsibility to acquaint their tenants and guests with Hanford - Monte Vista Governing Documents.
2. For the purpose of these Community Guidelines, a tenant shall be defined as anyone in possession of all or part of an Owner's residence in exchange for any sort of consideration.
3. The Owner will, at all times, be responsible for his or her tenant's compliance with all of the provisions of Governing Documents. Penalties and other actions to correct violations will be assessed against the Owner even though tenant committed the violation.
4. The Owner is solely responsible for payment of assessments. Owners cannot delegate this responsibility to their tenants. Failure to pay the assessment will result in a notice of lien and potentially, foreclosure.
5. Any dwelling Home that is leased shall be leased only in its entirety; separate rooms, floors, or other areas within a dwelling Home may not be separately leased.
6. All leases shall be in writing and shall disclose that the tenants and all occupants of the leased Home are bound by and obligated to comply with the Governing Documents. However, the Governing Documents shall apply regardless of whether such a provision is specifically set forth in the lease. Management will facilitate the rental agreement and ensure that all requirements of the Governing Documents are conveyed.
7. No Home shall be used for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Home rotates among participants in the program on a fixed or floating time schedule over a period of years, unless such program is established within Units in a designated neighborhood by the Founder or with the Founder's prior written approval.

D. GARBAGE AND REFUSE DISPOSAL

1. All rubbish, trash, and garbage shall be regularly removed from the Community, and shall not be allowed to accumulate on the property. Trash, garbage, and other waste shall only be kept in sanitary containers. All equipment and containers for the storage or disposal of trash, garbage or waste shall be kept in a clean and sanitary condition.
2. All equipment, garbage cans or recycling containers, woodpiles, or storage piles shall be kept screened and concealed from view of other Homes, Community streets and driveways, and Community Common Areas.
3. No toxic or hazardous materials shall be disposed of within the Community by dumping in the garbage containers or down the drains, or otherwise. These materials must be disposed of in a proper manner.
4. Garbage and recycling collection containers may be set out no more than 24 hours prior to collection and must be replaced in their usual storage place within private yards and not visible to the community at large within 12 hours after pickup.

E. NUISANCES

1. No noxious, illegal, or seriously offensive activities.
2. No activity shall take place that may be or may become a serious annoyance or a nuisance to other residents and interfere with the quiet enjoyment of their homes.
3. No activity shall take place that may in any way increase the rate of insurance for the Community, or cause any insurance policy to be cancelled or cause a refusal to renew the insurance.

F. PARKING RULES

1. Parking within fifteen (15) feet of any fire hydrant within the Property shall at all times be prohibited.
2. The applicable Public Agency shall be allowed to impose and enforce all provisions of the applicable California Vehicle Code sections or local ordinances contained within the Property.
3. No trailer, camper, mobile home, commercial vehicle, recreational vehicle, truck having a carrying capacity of greater than one-half (1/2) ton, or van having a seating capacity in excess of eight (8) persons, boat, inoperable automobile, or similar equipment shall be permitted to be parked, stored or otherwise remain upon any area within the Community Common Areas except in any special recreational vehicle parking areas that may be established within the Community.
4. Temporary parking of recreational vehicles will be permitted for a period up to 24 hours for packing and unpacking purposes only. Such vehicles shall be parked in a manner so as not to impede the designated travel lane.
5. Temporary parking of commercial vehicles, trucks or vans which are otherwise prohibited vehicles shall be allowed for providing services to Owners within the Community and during the performance of commercial activities permitted within the Community. Such vehicles shall be parked in a manner so as not to impede the designated travel lane.
6. Permitted vehicles shall include sedans (or standard-size vans or pickup trucks) which are used both for business and personal use, provided that any signs or marketing of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board.
7. Garage spaces in the Residences shall not be converted into any use (such as a recreational room or storage) that would prevent its use as parking space for the number of vehicles the space was designed to contain.
8. Street parking is intended for guests only. Be courteous and respect this opportunity.

G. SIGN RULES

1. No signs shall be displayed to the public view on any Home or any portion of the Community Common Areas, except such signs as are approved by the Board.
2. Each Owner may display only one (1) "For Sale" or "For Exchange" sign on his or her Home, and may also display one (1) sign advertising directions to the Home which is for sale, rent or exchange, provided the design, dimensions, and locations are reasonable.

H. PET RULES

1. No animals or birds other than a reasonable number of house pets of a kind approved by the Board in its discretion shall be maintained in any Residential Lot, and then only if they are kept solely as household pets and not for commercial purposes.
2. A "reasonable number" shall ordinarily include no more than two (2) pets per household; provided, however, a reasonable number may be more or less depending on whether the pets constitute a nuisance to other Owners.
3. Trained dogs used for assistance by visually impaired, hearing impaired or physically handicapped persons may be kept and used within any Home, or in any portion of the Community Common Area by the person for whom the animal provides assistance.
4. No unleashed pets shall be allowed in the Community Common Areas except as may be permitted by the Board of Directors.
5. Each Owner shall be liable to each and all remaining Owners, their families, guests, tenants and invitees, for any unreasonable noise or damage to a person or property caused by any animals brought or kept upon the Property by the Owner or by members of his or her family, his or her tenants or his or her guests.
6. Owners shall prevent their dogs from soiling all portions of the Common Areas and shall promptly clean up any waste left by their dogs.
7. All Owners shall be fully responsible for any damage caused by their pets.

I. MISCELLANEOUS

1. Any enhancements to the outside of your Home (flower pots, statues, benches, flags) need to be confined to your porch so as to not inhibit your landscape maintenance.
2. Holiday decorations are welcome to be displayed 30 days prior to the holiday and will need to be removed 10 days after the holiday.

III. ENFORCEMENT GUIDELINES

A. ENFORCEMENT POLICY

Any complaint that is an alleged violation of the Community Association of the Governing Documents or Community Guidelines will be processed according to the procedure outlined herein.

1. Discuss with your neighbors issues and concerns which are bothering you is the first step in this process.
2. If you find you have difficulty dealing with your neighbor over a problem which is in violation of the Community Guidelines, contact your Management Company.
3. In the event two or more Members of the Association or Board of Directors file a Community Guidelines Violation Report (see Exhibit A), the Board will take the following steps:
 - (i) Send a violation letter stating the alleged violation and date needed to cure such violation.
 - (ii) Send a second letter with a notice of hearing date to the Owner if violation is not cured.
 - (iii) A hearing is set not less than fifteen (15) days from date of written notice for the hearing.
 - (iv) Owner is present in person or by written response to the alleged violation at a hearing before the Board. A written decision will be sent to the Owner following the hearing. (Please see Exhibit B – Procedure for Owner Hearing.)
4. The Owner will be notified as to the decision rendered by the Board as a result of the hearing. If the Owner is found to be in violation of the Association's documents, the Board will either (a) impose reasonable monetary fines, (b) suspend an Owner's right to vote, (c) suspend services the Association provides, (d) exercise self-help or take action to abate any violation of the Governing Documents or Community Guidelines in a non-emergency situation, (e) record a notice of noncompliance if allowed by law, or (f) a combination thereof.
5. If the decision is to pursue a monetary fine system, HANFORD - MONTE VISTA Homeowners Association Fine Schedule will apply.

NOTE: A violation is defined as an act in conflict with the Community Charter, Bylaws, Community Guidelines and Design Guidelines of the Association. Please be sure to read the Community Charter carefully.

B. FINE SCHEDULE

1. A letter will be sent to the Owner stating the alleged violation.
2. A second letter will be sent to the Owner stating the alleged violation continues and this letter will request the Owner appear before the Board.
3. If the result of the hearing is a monetary fine, a fine of \$150 will be applied to the Owner's account.
4. If the violation continues past the hearing and first fine stage, additional hearings will be scheduled with the Owner. If the result of the hearing is such, the fines shall be doubled with each hearing. Any fines not paid may result in legal action in accordance with California law.
5. The Board may determine to use alternative dispute resolutions or cause correction of the violation to effect a cure and the Owner may be responsible for legal fees and/or reimbursement of costs to the Homeowners Association.

NOTE: Should a violation occur which imposes a financial obligation on the Homeowners Association; the party responsible for said violation shall reimburse, by way of a Base or Special Assessment, the Homeowners Association for this financial obligation. If, for example, a party damages a fence, tree or any other Community Common Area property, repair and replacement costs will be charged to that party.

(EXHIBIT A)
**HANFORD - MONTE VISTA HOMEOWNERS ASSOCIATION
RULES AND VIOLATION REPORT**

There must be two Owners representing two Residences of the Association to pursue violations that cannot be viewed during an inspection of the Property (i.e., barking dog, noise nuisance, garage storage, etc.). Please be as specific as possible to allow the Board to expedite the process in a timely manner. All alleged violations will be evaluated to ensure they are considered an infraction as defined by the Homeowners Association's legal documents.

REPORT FILED BY:

Name: _____	Name: _____
Address: _____	Address: _____
Phone: _____ Date: _____	Phone: _____ Date: _____
Signature: _____	Signature: _____
Name: _____	Name: _____
Address: _____	Address: _____
Phone: _____ Date: _____	Phone: _____ Date: _____
Signature: _____	Signature: _____

VIOLATION INFORMATION:

Name: _____ Address: _____ Phone: _____
(Alleged Violator's Name) (If Known)

Description of alleged violation:

(If additional space is needed, please use reverse side of form.)

Dates and times alleged violation occurs? _____
How often does the alleged violation occur? _____

(EXHIBIT B)
HANFORD - MONTE VISTA HOMEOWNERS ASSOCIATION
PROCEDURE FOR OWNER HEARING

1. Introductions and hearing session procedures.
2. Statement of violation by acting chairperson.
3. Invitee's statement and presentation of oral or written evidence.
4. Review of Community Charter requirements, Bylaws, and Community Guidelines of the Homeowners Association.
5. Discussion and questioning of the invitee by the Board.
6. Questions and final statement by invitee.
7. Owner is thanked for coming and told that they will be notified of the Board's decision within five (5) business days.
8. Board ruling without Owner present.
9. Enforcement procedures as applicable.
10. Adjournment.

DOCUMENTATION

Name of Invitee: _____ Phone Number: _____

Address: _____

Nature of Alleged Violation: _____

Board Ruling: _____

Additional Comments: _____

Date: _____

(EXHIBIT C)

January 23, 2015

HANFORD - MONTE VISTA COMMUNITY ASSOCIATION DELINQUENT ASSESSMENT COLLECTION POLICY

Prompt payment of Assessments by all owners is critical to the financial health of the Association and to protect, maintain and enhance the property values of our homes. Your Board of Directors takes very seriously its obligation under the CC&Rs and the California Civil Code to enforce the owners' obligation to pay assessments, and such, asks that you please read the following practices and policies:

Due Date

- Regular assessments are due in advance on the first (1st) day of each assessment period and are delinquent if not received, in full, by the association office within fifteen (15) days after the due date thereof. Special Assessments and Individual Special Assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received in the Association office within fifteen (15) days after it is due.

Late Fees

- A late charge of 10% of the current monthly assessment shall be due on any such delinquent assessment.

Interest

- Interest on all sums imposed in accordance with California Civil Code 1366, including the delinquent assessment, reasonable fees and costs of collection, and reasonable attorney's fees, at an annual interest rate of twelve percent (12%), shall be due commencing thirty (30) days after the assessment becomes due.

Payments

- All such amounts and all other assessments and related charges thereafter due to the Association until all such amounts are paid, must be paid in full and the Association shall not be required to accept any partial or installment payments from the date of the institution of an action to enforce the payment of delinquent accounts to the time that all such amounts are paid in full.

Application of Payments

- All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until such time all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.

Collecting Delinquent Assessments

- The Association may collect or secure the debt by implementing a court action in Small Claims Court against the owner or may Record a Lien against the owner's separate interest property.

Pre-Lien

- At least thirty (30) days prior to recording a lien on the separate interest property, the Association must provide the owner, in writing, by certified mail, all of the information as required by California Civil Code 1367.1.

Dispute Resolution

- An owner who is in receipt of a Pre-Lien Notice may request and the Association will comply to participate in a dispute resolution program. The owner may chose Internal Dispute Resolution (IDR) in which the owner will "meet and confer" with the Board or their representatives or they may choose Alternative Dispute Resolution (ADR) with a neutral party to mediate. The Cost of ADR will be the sole cost of the owner, unless a prior agreement is made.

Notice of Delinquent Assessment

- If an owner does not request resolution within thirty (30) days from the date of the mailing of the Pre-Lien Notice, or upon the conclusion of dispute resolution, the Board shall vote in an open meeting to determine whether a Notice of Delinquent Assessment shall be recorded. Any decision to record a Notice of Delinquent Assessment must be approved by a majority of the Board and shall be recorded in the minutes of that meeting. A copy of the Notice of Delinquent Assessment will be mailed by certified mail to all record owners of the separate interest no later than ten (10) calendar days following the date of its recordation.

Payment Plan

- An owner may make a formal written request to meet with the Board to discuss a payment plan for the debt described in the Pre-Lien Notice. The Board shall meet with the owner, in executive session, within forty-five (45) days of the postmark of the notice, if the request is mailed within 15 days of the date of the postmark of the notice, unless there is no regularly scheduled Board meeting within that period.

Foreclosure

- Delinquent Assessments, which comply with the provision of California Civil Code 1367.4, can be collected using Judicial or Non-Judicial Foreclosure of the owner's separate interest property.

Redemption

- Property foreclosed upon the Judicial or Non-Judicial process is subject to the right of redemption. A ninety (90) day redemption period begins from the date of the foreclosure sale. An owner of a foreclosed property may redeem their foreclosed property during this ninety (90) day period.

Remedies

- In addition to and/or in place of any other remedy specified in this Collection Policy, the Association shall be entitled to bring an action at law against the owner personally responsible for the payment of the amounts due.

Attorney's Fees and Costs

- The Association shall be entitled to charge the owner for the reasonable costs of collection, including without limitation attorneys' fees, in addition to the late charges imposed in accordance with this Collection Policy.

Returned Check Charge

- The Association shall charge a "returned check charge"; our current fee is twenty-five dollars (\$25.00), for all checks returned as "non-negotiable", "insufficient funds" or for any other reason.

Mailing Address

- All above-referenced notices will be mailed to the record owner(s) at the mailing address provided in writing to the Association by such owner(s). It is the owner's responsibility to inform the Association in writing of their current mailing address or secondary address.

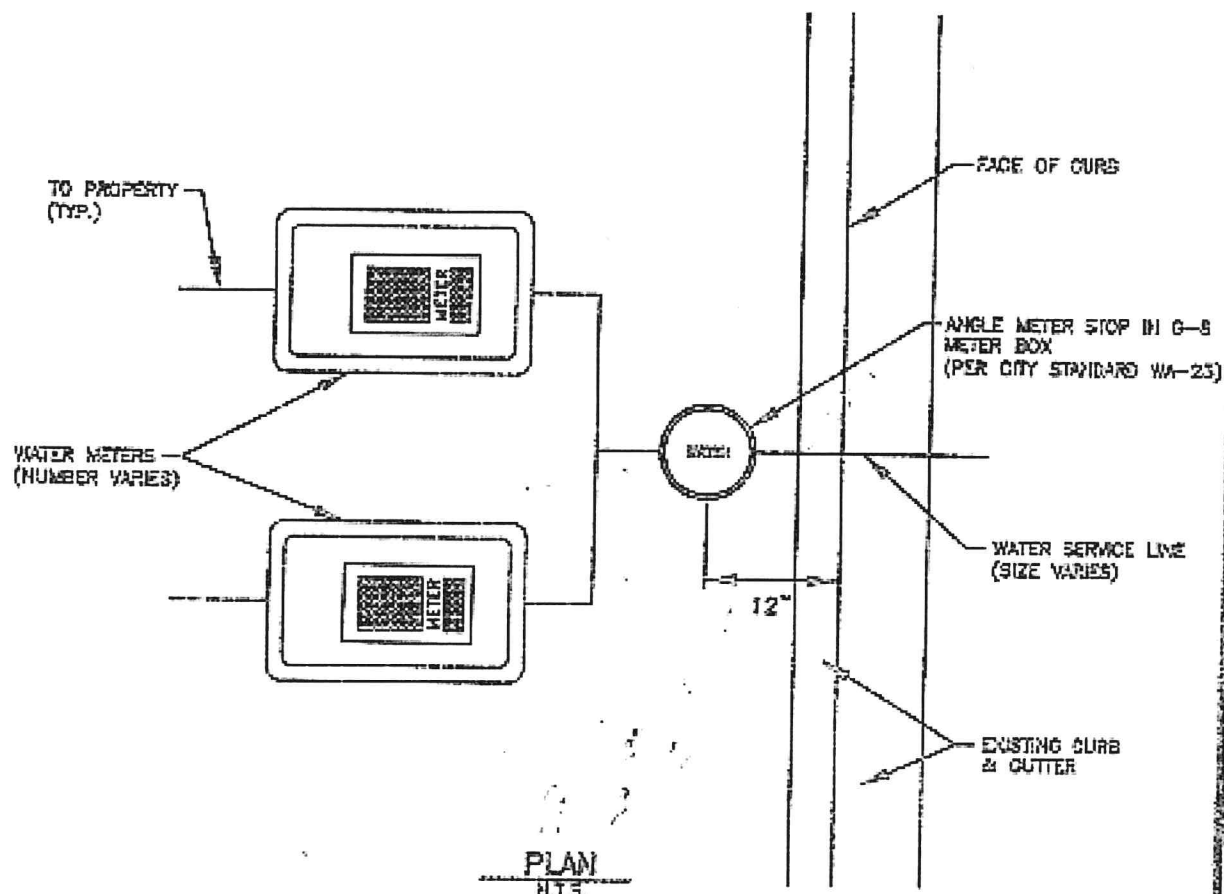
Payment Address

- The mailing address for overnight payment of the assessments is the same as that for routine assessment payments unless otherwise noted.

Policy Revision

- The policies and practices outlined shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors. Owners will receive a revision policy at least 30 days prior to its implementation.

A2.



NOTE:

1. DISTANCE BETWEEN METER BOXES ARE DETERMINED BY SERVICE SIZE.
2. SEE CITY STANDARDS WA-11, WA-14, WA-17 FOR SPECIFICS RELATED TO METER, BOX & ANGLE METER STOP LOCATION.
3. ALL FITTINGS AND PIPE FROM ANGLE METER STOP TO THE METERS SHALL BE BRASS.

DEPT. OF PUBLIC WORKS

CITY OF HANFORD

ENGINEERING DIVISION

**WATER SERVICE MANIFOLD
DETAIL**

STANDARD DRAWING

APPROVED BY:

CITY ENGINEER

R.C.E. 052044

REVISED:

04/04/08

DRAWING NO.

WA-12

A3.

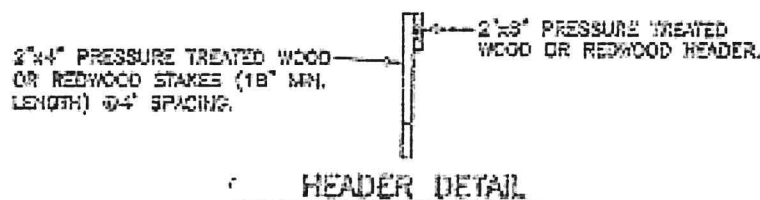
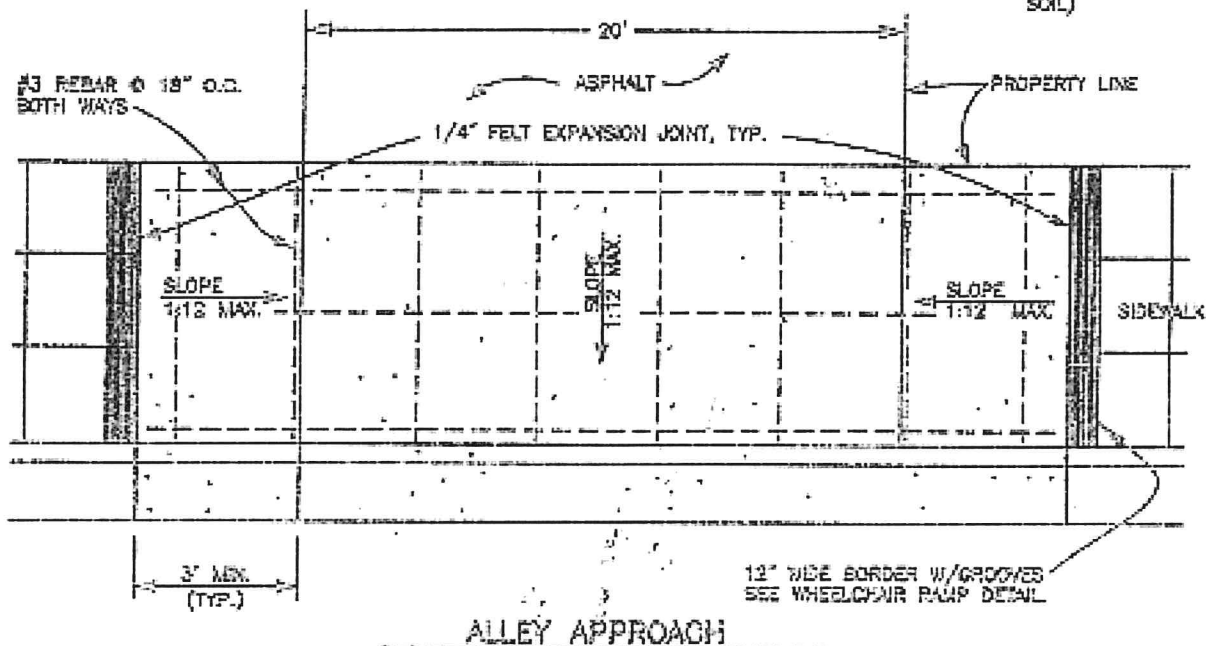
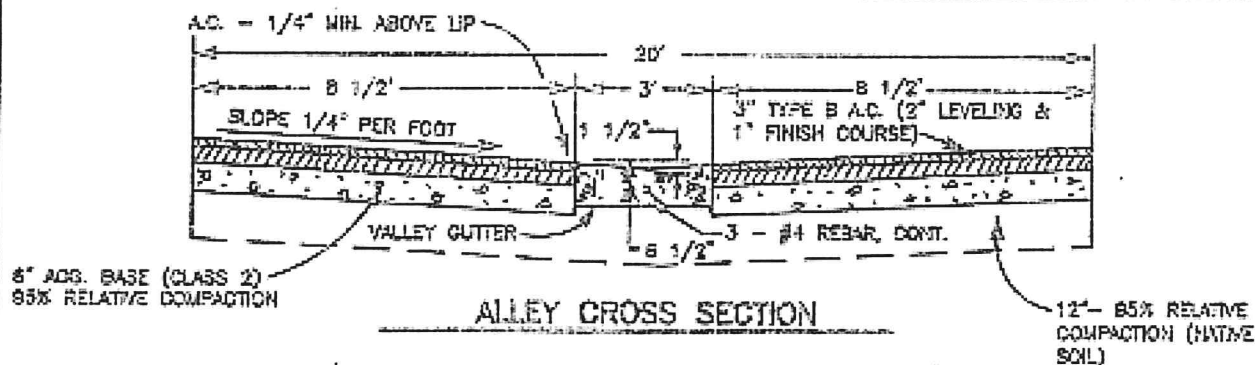
6. In general the minimum sewer main line slopes and maximum number of single-family residential connections tributary to a line shall be as follows:

PIPE DIAMETER INCHES	MINIMUM SLOPE (ft/ft)	MAXIMUM SINGLE-FAMILY RESIDENTIAL CONNECTIONS (NO.)*
6	.0040	200
8	.0030	400
10	.0025	700
12	.0019	
15	.0014	
18	.0011	

* Based on an average wastewater discharge of 250 gallons per day per unit. Minimum slopes less than the values listed above may be allowed at the sole discretion of the City Engineer when impractical to drain otherwise.

Line slopes shown on the Hanford Sewer System Master Plan that have greater slopes than the minimum slopes shown above shall take precedence over the above.

7. The minimum size sewer line shall be 6 inches.
8. The radius of curvature and angle of deflection that will be allowed in sewer lines shall not exceed the manufacturer's recommended guidelines.
9. Minimum depth of cover:
 - a. 3.5' over main line in street.
 - b. 3.0' over service connections at property line.
10. Manhole spacing:
 - a. Sewers 6" - 8" - 400' maximum
 - b. Sewers 10" and larger - 500' maximum
 - c. At all angle points in horizontal and vertical alignment.
 - d. At the terminal end of all lines.
11. Drop manholes will not be permitted unless approved by the Engineer.
12. Lampholes will only be allowed on the temporary terminal of a line or when the line serves four (4) or less connections.



NOTES:

1. REBAR SHALL BE CONTINUOUS THROUGH THE JOINT (NO SPLICES).
2. CONCRETE SHALL BE MIN. SIX SACK MIX. (3250 P.S.I. MIN. IN 28 DAYS).
3. WOOD FORMS SHALL HAVE A NOMINAL THICKNESS OF 2", EXCEPT ON CURVE CONST. WHERE THE THICKNESS SHALL BE BY THE CITY INSPECTOR. FORMS SHALL REMAIN FOR A MIN. OF 24 HOURS.
4. HEADERS SHALL BE USED AT THE EDGE OF PAVEMENT EXCEPT WHEN BUILDINGS OR OTHER PERMANENT IMPROVEMENTS ABOUT THE ALLEY, AND SHALL BE LEFT IN PLACE AFTER CONST. THEY SHALL BE FOUNDATION GRADE OR BETTER.
5. INSTALL EXPANSION JOINTS EVERY 48' IN VALLEY GUTTER.
6. WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.

DEPT. OF PUBLIC WORKS

CITY OF HANFORD

ENGINEERING DIVISION

ALLEY DETAILS

STANDARD DRAWING

APPROVED BY:

CITY ENGINEER R.C.E. 062044

REVISED:

04/04/06

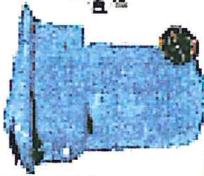
DRAWING NO.

CO-26

A5.

Beginning the week of Monday, May 7, 2007:
PUT YOUR NEW BLUE CONTAINER
 (FILLED WITH MIXED RECYCLABLES)
 OUT ON THE SAME DAY AS YOUR
 GREENWASTE CONTAINER

BLUE: RECYCLABLES ONLY

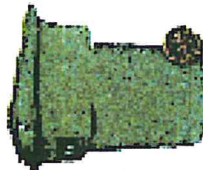


**PLASTIC, GLASS, TIN
 & ALUMINUM CONTAINERS**

Milk jugs, water cooler jugs, beer, lemon
 jades, juice, detergent, shampoo bottles &
 cans, eggshells, fruit juice, food cans, etc.)

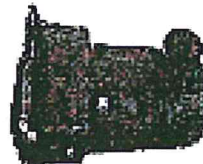
PAPER & CARDBOARD (newsprint,
 magazines, food, school work,
 cereal boxes, etc.)

GREEN: GREENWASTE ONLY



Lawn clippings,
 tree trimmings, weeds,
 leaves, small branches,
 prunings, plants, dirt, etc.
 (no rock or concrete)

BLACK: GARBAGE ONLY



Any waste that cannot be
 recycled, (or wet waste),
 such as diapers, food,
 egg shells, coffee
 grounds, ceramics,
 animal waste (bagged)

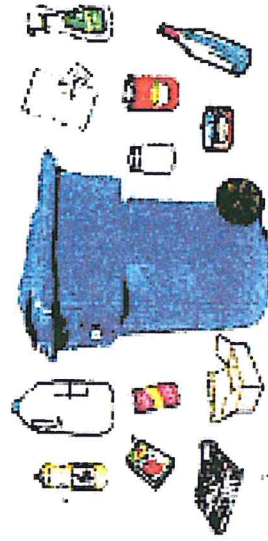
Dear Resident:

This brochure has been prepared as a
 reference guide regarding the proper
 use of each of the three containers.
 Collection of your **BLUE MIXED
 RECYCLABLES CONTAINER** will be
 once a week on the same day as your
 current greenwaste container
 collection.

50% waste diversion is a state law --
 whether you reach this goal by using
 your new **BLUE CONTAINER** or by
 taking your mixed recyclables to a
 local school bin. Either way, we are
 confident that the citizens of Hanford
 will work together to make our
 recycling programs successful. Thank
 you for making Hanford a town we are
 proud to call home. If you have any
 questions, please call the Refuse
 Dept. at the number below.

Sincerely,
 Lionel Dias
 Refuse Superintendent
 City of Hanford
 900 S. 10th Avenue
 Hanford, CA 93230
 (559) 585-2550

**YOU CAN
 BEGIN USING
 YOUR BLUE CAN
 AS SOON AS
 YOU GET IT**



GENERAL INFO

✓ Cans must be out at curb by
 5 AM

✓ Cans must be placed at
 least 3 ft. apart

✓ After collection, cans must
 be brought in, not left out
 on street or in the alley

A6.

R302.1 Exterior walls.

Construction, projections, openings and penetrations of *exterior walls of dwellings* and accessory buildings shall comply with Table R302.1(1); or *dwellings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *dwellings* and *accessory structures* located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

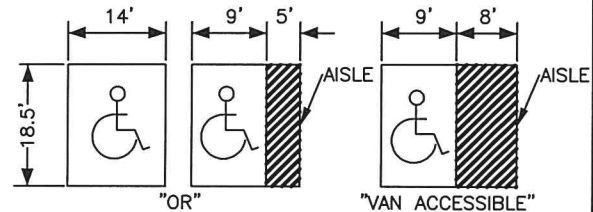
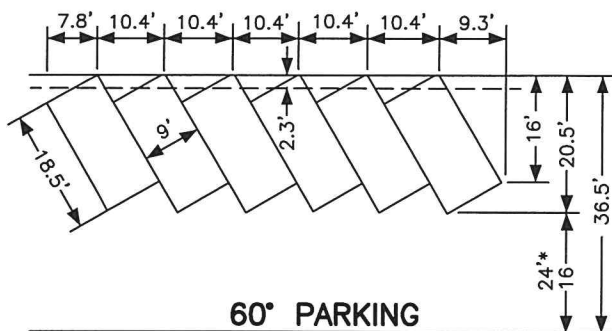
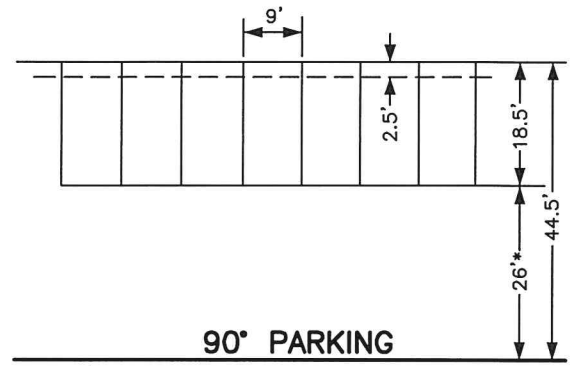
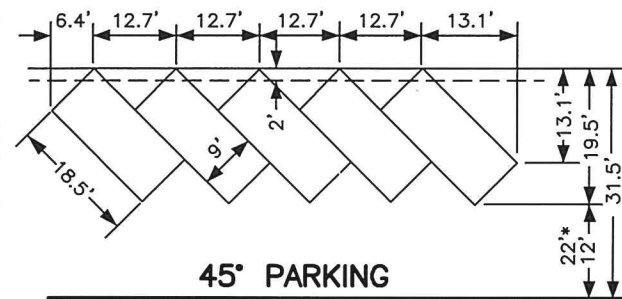
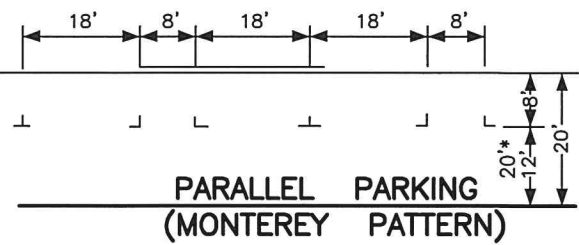
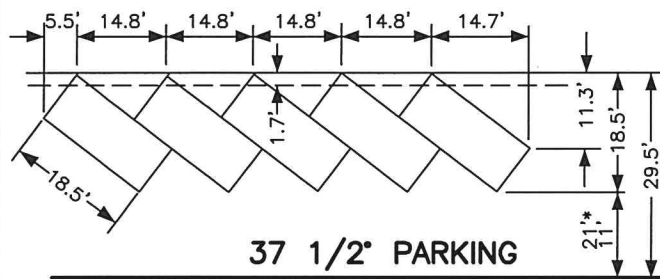
TABLE R302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Fire-resistance rated	1 hour on the underside	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with <u>Section R302.4</u>	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

EXHIBIT D
PUBLIC WORKS CONSTRUCTION STANDARD
GE-29



*MINIMUM AISLE FOR TWO WAY TRAFFIC

NOTE:

1. INSTALL 36" MIN. x 6" HIGH CONCRETE WHEEL STOPS WITH #6x18" REBAR TO PREVENT PARKED CARS FROM ENCRANCHING OVER SIDEWALKS, ADJOINING PROPERTY OR CITY RIGHT-OF-WAY.
2. PROVIDE THE REQUIRED NUMBER OF PARKING STALLS AS REQUIRED BY THE CITY PLANNING DEPARTMENT BASED ON ZONING AND LAND USE.
3. COMPACT STALL SPACES SHALL BE 8'x16' & MARKED "COMPACT" WHEN APPROVED BY THE CITY ENGINEER. PLANNING DEPARTMENT SHALL DETERMINE MAX. No. OF COMPACT SPACES ALLOWED.

HANDICAP PARKING SPACES

1. HANDICAP PARKING SPACES SHALL INCLUDE A SIGN FOR THE INTENDED USE. THE HANDICAPPED LEGEND SHALL BE PAINTED "BLUE" ON EACH DESIGNATED SPACE.
2. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8' WIDE MIN. AND SHALL BE DESIGNED "VAN ACCESSIBLE".

HANDICAPPED SPACES REQD.

TOTAL SPACES	HANDICAPPED SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 PER 100 ABOVE 1000

DEPT. OF PUBLIC WORKS

CITY OF HANFORD

ENGINEERING DIVISION

PARKING LOT REQUIREMENTS

STANDARD DRAWING

APPROVED BY:

CITY ENGINEER R.C.E. 062044

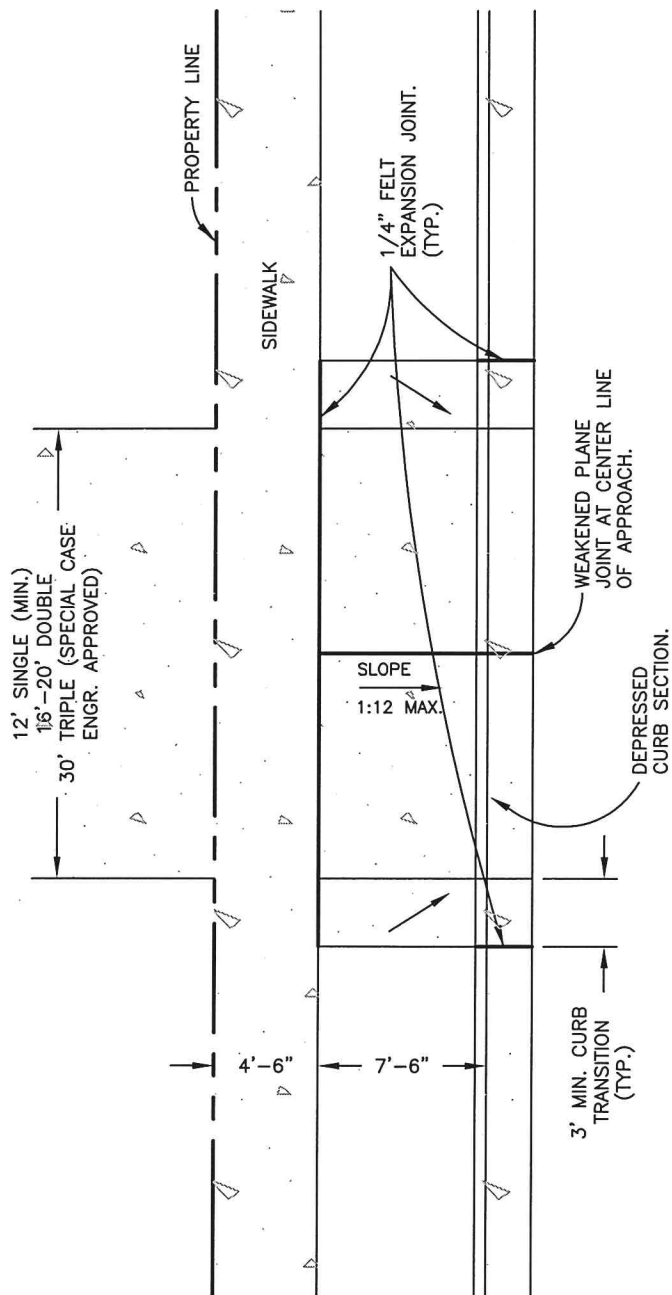
REVISED:

04/04/06

DRAWING NO.

GE-29

EXHIBIT E
PUBLIC WORKS CONSTRUCTION STANDARD
CO-38



NOTES:

1. ENTIRE WIDTH OF DRIVE APRON TO PROPERTY LINE SHALL HAVE A MIN. THICKNESS OF 6" OF CONCRETE.
2. DRIVE OPENINGS SHALL BE A MIN. OF 24' APART WHEN LOCATED ON THE SAME PROPERTY, NOT MORE THAN 40% OF THE BUILDING SITE FRONTAGE SHALL BE USED FOR VEHICULAR ACCESS.
3. THERE SHALL BE 25' MIN. SETBACK FROM STREET INTERSECTION OF PROPERTY LINE TO DRIVE APPROACH FOR LOCAL STREETS 50' MIN. FOR ALL OTHER STREETS PER CO-35. THIS DISTANCE MAY BE INCREASED AT DISCRETION OF THE CITY ENGINEER.
4. CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. MIN. IN 28 DAYS).
5. DRIVEWAYS SHALL BE FORMED TO FULL DEPTH OF POUR, WOOD FORMS SHALL HAVE A NOMINAL THICKNESS OF 2". FORMS TO REMAIN FOR A MIN. OF 24 HOURS.
6. ALL SIDEWALKS SHALL HAVE A MIN. SLOPE OF 1/4" PER FOOT. COMPACTION SHALL BE 90% R.C. MIN.
7. SUBGRADE UNDER DRIVEWAY APPROACH SHALL BE COMPACTED TO 95% R.C. MIN.
8. THE DRIVEWAY SURFACE SHALL HAVE A HEAVY BROOM FINISH.
9. THE BOTTOM OF THE DRIVEWAY SHALL HAVE NO LIP.
10. WHERE CURB IS EXISTING, IT SHALL BE SAW CUT AT THE LIMITS OF THE DRIVEWAY.

DEPT. OF PUBLIC WORKS

CITY OF HANFORD

ENGINEERING DIVISION

RESIDENTIAL DRIVEWAY WITH PARKSTRIP SIDEWALK

STANDARD DRAWING

APPROVED BY:

CITY ENGINEER

R.C.E. 062044

REVISED:

04/04/06

DRAWING NO.

CO-38

**EXHIBIT F
CEQA
NOTICE OF EXEMPTION**

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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

Project Title: PUD 2014-02

Project Location – Specific: Monte Vista Court (APN 012-450-014 through 012-450-022)

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: a proposal to construct 40 single-family, small-lot units with some access from private streets in the RM-3 zone district, with deviations proposed to the RM-3 standards such as reduced lot sizes, reduced setbacks, reduced street widths and reduced frontage requirements.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Estrella Associates

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: 15332, In-fill development projects
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Gabrielle de Silva **Area Code/ Telephone:** (559) 585-2578

Signature: _____ **Date:** March 24, 2015 **Title:** Assistant Planner

- ☒ Signed by Lead Agency **Date received for filing at OPR:** _____
- ☐ Signed by Applicant

RESOLUTION 2015-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD DENYING PLANNED UNIT DEVELOPMENT 2014-02 A PROPOSAL TO CONSTRUCT 40-SINGLE FAMILY, SMALL-LOT UNITS WITH SOME ACCESS FROM PRIVATE STREETS IN THE RM-3 ZONE DISTRICT, WITH DEVIATIONS PROPOSED TO THE RM-3 STANDARDS SUCH AS REDUCED LOT SIZES, REDUCED SETBACKS, REDUCED STREET-WIDTHS AND REDUCED FRONTAGE REQUIREMENTS

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 24, 2014⁵ on motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Chapter 17.62 of the Hanford Municipal Code pertaining to Planned Unit Development No. 2014-02 filed by Estrella Associates proposing to construct 40 single-family, small-lot units with some access from private streets in the RM-3 zone district, with deviations proposed to the RM-3 standards. The project is generally located on Monte Vista Court, N. of Hanford-Armona Road between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022);

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of March 24, 2015; and

WHEREAS, in accordance with Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from further environmental review; and

THEREFORE, BE IT RESOLVED on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.62.070(J) of the Zoning Ordinance:

1. That the proposed location of the P.U.D. is not in accordance with the objectives of this title;

ANALYSIS

- A. **Overall density and intensity of the project:** The overall density and intensity of the project falls within the range permitted by the General Plan for Medium-Density Residential. The RM-3 district permits seven to fifteen dwelling units per gross acre. The applicant's proposal is within that range.
 - B. **Design of the project components including bulk of buildings, varying setbacks, architectural features, parking and storage requirements, open space and recreation areas:** The design of the project does not include project components that result in additional amenities and design that are greater than that of a standard development. Although private open-space is provided, private open space can be provided in a standard development. There is not enough incorporation of amenities and improved design in the project to off-set the significant reduction in lot size, setbacks and frontage requirements. In addition, the private street does not meet minimum requirements.
 - C. **Access requirements:** The private street does not meet City standards on Buena Vista Lane. The street width is too narrow and City-standards improvements for street frontages are not provided.
 - D. **Impact on surrounding uses:** The proposed residential use is compatible with the surrounding uses, no impact is anticipated.
 - E. **Incorporation of amenities into the project to off-set any reduction in yard and site areas or increased densities or other deviations from the provisions of this title:** There is not enough incorporation of amenities and improved design in the project to off-set the significant reduction in lot size, setbacks and frontage requirements. In addition, the private street does not meet minimum requirements.
 - F. **Timing of development:** There is not any issue with the timing of the development. Adequate public services can be provided, therefore this objective can be met.
2. That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will be detrimental to the public health, safety and welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;

ANALYSIS

The proposed project does not provide adequate street amenities, such as street curbs and adequate back-up space. The City considers the design of the project detrimental to safety and the welfare of the community.

3. That the proposed P.U.D. will not comply with Section 17.62.010 and each of the other applicable provisions of this chapter;

ANALYSIS

As stated in Item 1, the objectives of Section 17.62.010 cannot be made for B, C, and E.

4. That the requirements and standards of this title including but not limited to population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will not produce an environment of stable and desirable character consistent with the objectives of this title;

ANALYSIS

That as proposed, the design of the project is not functional due to the reduced street widths, lack of curbing, and lack of amenities provided to the development.

5. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and

ANALYSIS

That the plan has undergone architectural review and the proposed dwelling types and architecture are considered in harmony with the existing land uses. The proposed project meets the intent of General Plan Policy LU 3.2, which encourages the development of a mixture of densities and dwelling types, consistent with the land use designation.

6. That the proposed P.U.D will satisfactorily mitigate potential environmental impacts in accordance with the provisions of the California Environmental Quality Act (CEQA).

ANALYSIS

That pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA.

THEREFORE, BE IT FURTHER RESOLVED that based on the above and incorporated findings, the Planning Commission denies Planned Unit Development 2014-02.

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

VOTING

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT	Commissioners

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 24th day of March, 2015.

Darlene R. Mata, Secretary

Monte-Vista PUD application

Hanford City Planning Commission
March 24, 2015

Estrella Associates, Inc.

3/24/2015





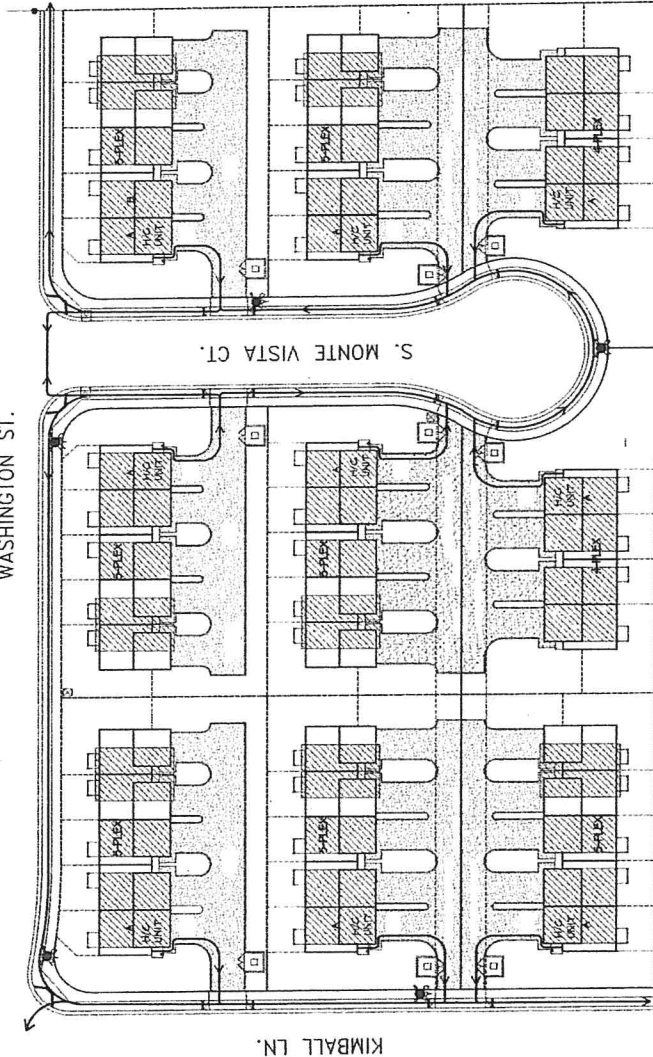
3/24/2015

A NEW MULTI-FAMILY COMPLEX BY GREENLEE DEVELOPMENT, INC.

MONTE VISTA

TRACT 829 (LOTS 13 THRU 21) HANFORD

WASHINGTON ST.



WHEELCHAIR PATH OF TRAVEL

NOTE: ALL LOTS TO DRAINAGE NOTE: ALL LOTS TO DRAIN TO STREET

SITE PLAN



SCALE: 1" = 30'-0"

SCALE: 1" = 10'-0" INT. FLOT SCALE 1" = 20'-0"

PROJECT DATA:

DESIGNED BY: THE DRAWING BOARD
TYPED FOR ALL LOTS: CAL. UNITS
LOT 13: 5 UNITS
LOT 14: 5 UNITS
LOT 15: 5 UNITS
LOT 16: 5 UNITS
LOT 17: 5 UNITS
LOT 18: 5 UNITS
LOT 19: 5 UNITS
LOT 20: 5 UNITS
LOT 21: 5 UNITS

PARKING: 10 COVERED SPACES
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

AREA: 18,000 S.F.
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 14: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 15: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 16: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 17: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 18: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 19: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 20: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 21: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
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HANFORD, CA 91705

LOT 22: 5 UNITS
UNIT: 5-FLY APARTMENTS
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HANFORD, CA 91705

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LANDSCAPING: 27 %
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HANFORD, CA 91705

LOT 24: 5 UNITS
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HANFORD, CA 91705

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UNIT: 5-FLY APARTMENTS
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LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 27: 5 UNITS
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HANFORD, CA 91705

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HANFORD, CA 91705

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HANFORD, CA 91705

LOT 32: 5 UNITS
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ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 33: 5 UNITS
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LOT 34: 5 UNITS
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HANFORD, CA 91705

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HANFORD, CA 91705

LOT 37: 5 UNITS
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LOT 38: 5 UNITS
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LOT 41: 5 UNITS
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HANFORD, CA 91705

LOT 42: 5 UNITS
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LOT 43: 5 UNITS
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LOT 44: 5 UNITS
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LOT 45: 5 UNITS
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HANFORD, CA 91705

LOT 46: 5 UNITS
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HANFORD, CA 91705

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HANFORD, CA 91705

LOT 49: 5 UNITS
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ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

LOT 50: 5 UNITS
UNIT: 5-FLY APARTMENTS
COVERED: 50 %
LANDSCAPING: 27 %
ADDRESS: 1313 MONTE VISTA CT.
HANFORD, CA 91705

GREENLEE DEVELOPMENT, INC.
LIC # 837366
Phone: (559) 884-3311
Fax: (559) 884-3312

113 Court Street, Suite 104
Hanford, California 93230

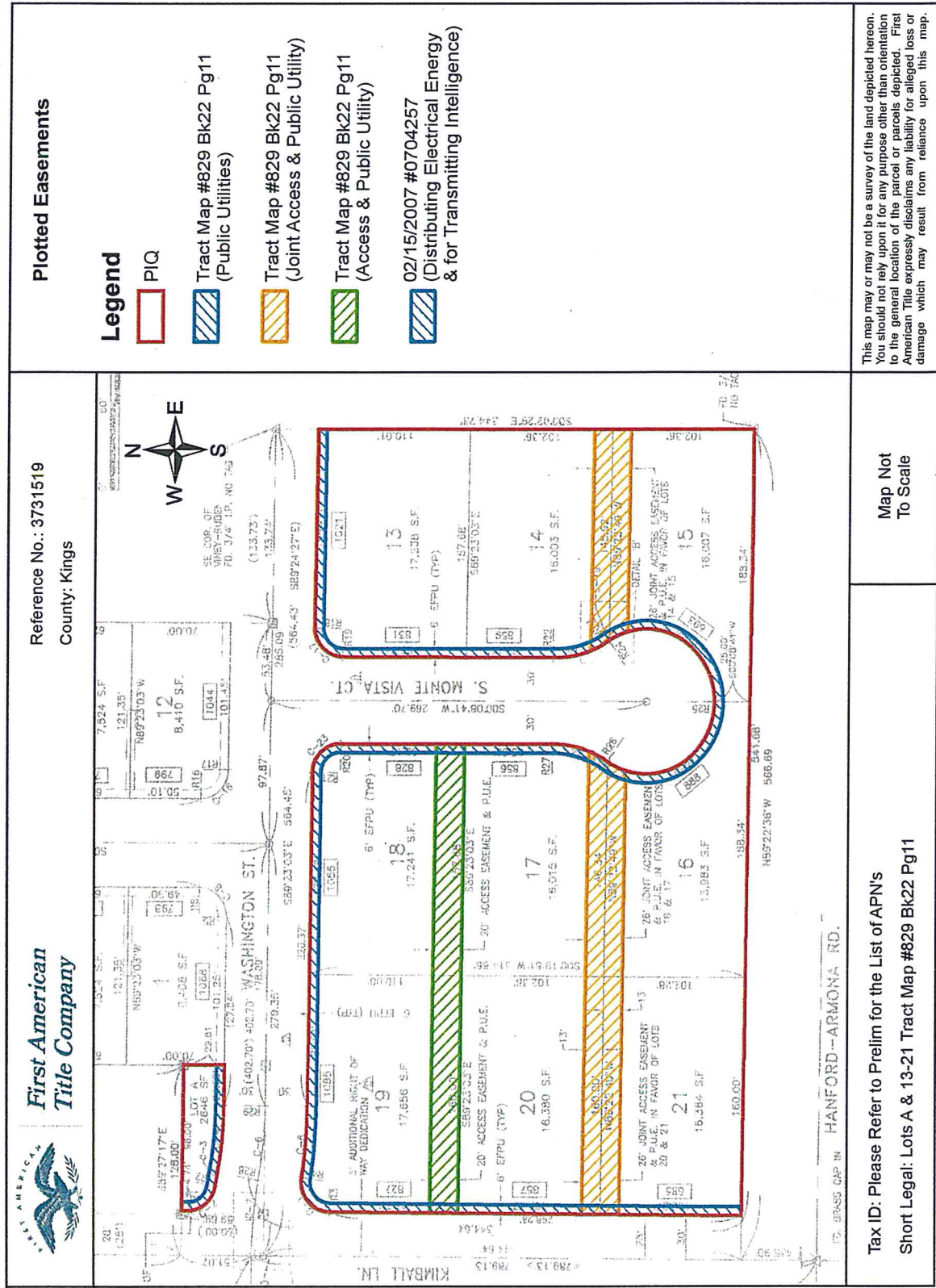
MONTE VISTA
MULTI-FAMILY UNITS
WHEELCHAIR PATH OF TRAVEL

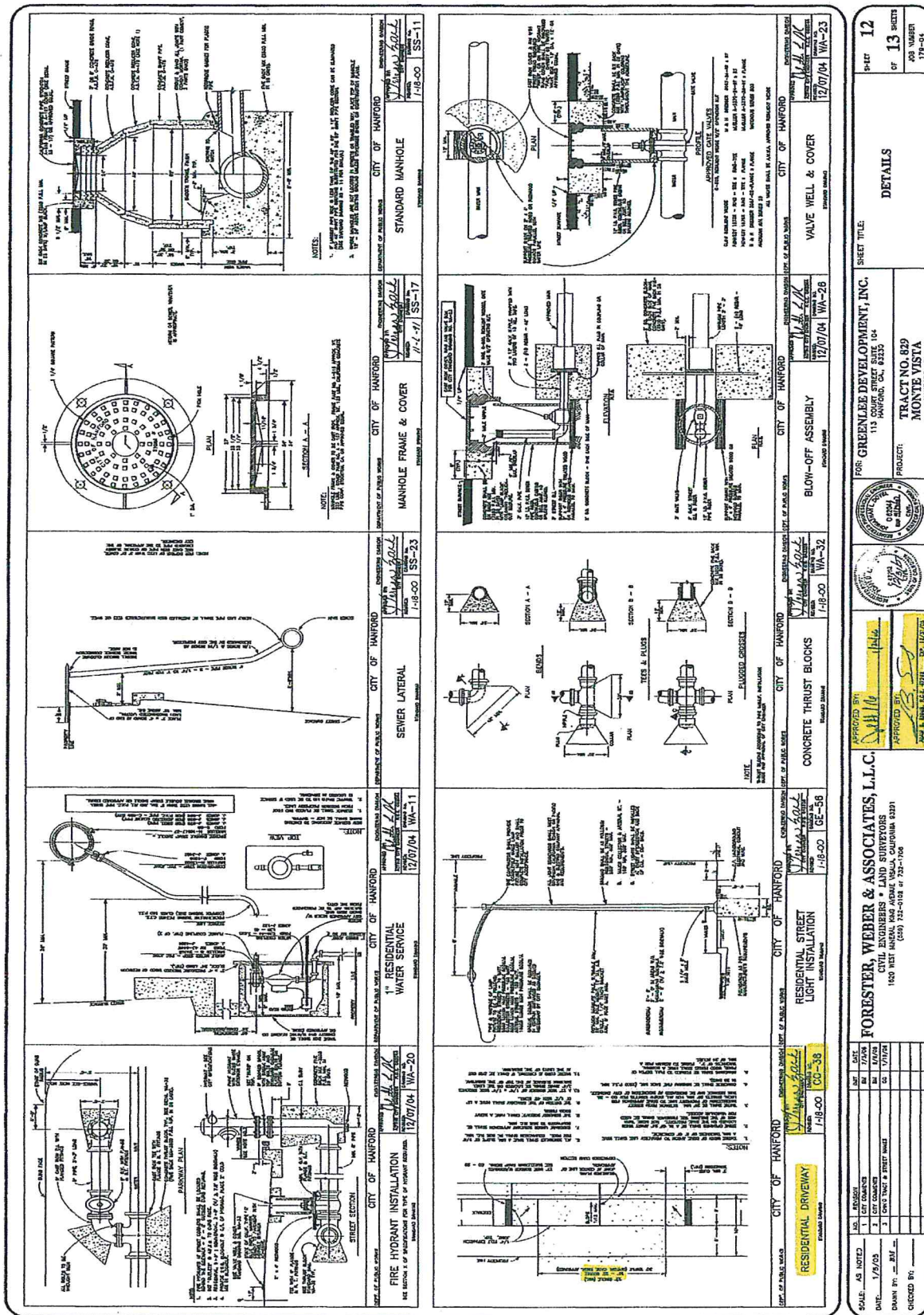
DESIGNED BY:	RD
CHECKED BY:	RD
DATE:	MAR 2000
SHEET:	

ST2

3/24/2015

5

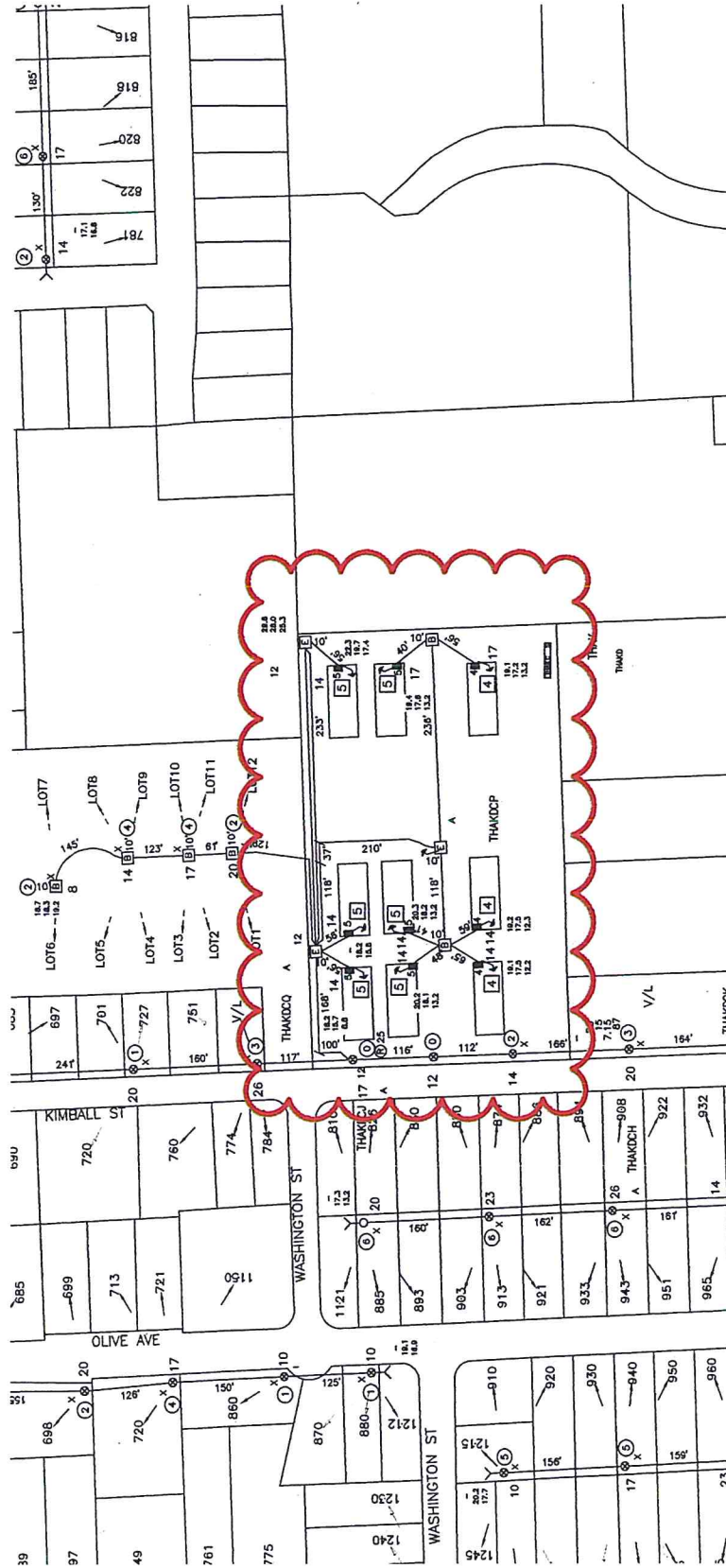




SCALE: AS NOTED DATE: 12/07/04 DRAWN BY: J.M. CHECKED BY: J.M.		SHEET NO. 12 OF 13 SHEETS JOB NO. 179-04
PROJECT: TRACT NO. 829 MONTE VISTA HANFORD, CA		
FOR: GREENLEAF DEVELOPMENT, INC. 111 SOUTH STREET SUITE 104 HANFORD, CA 93230		
APPROVED BY: [Signature] DATE: 12/07/04		

3/24/2015

Comcast



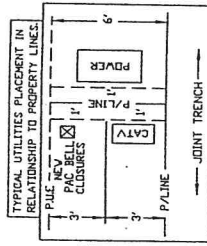
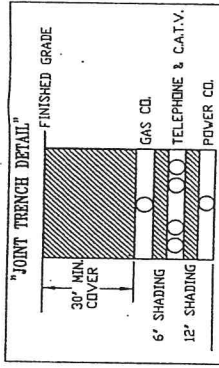
3/24/2015

CONSTRUCTION NOTE

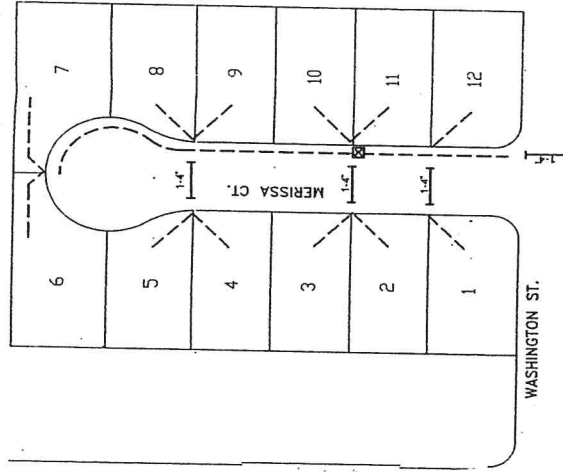
THERE ARE NO WORK OPERATIONS TO BE DONE ON THIS DRAWING. THIS DRAWING IS BEING INCLUDED SO THAT CONSTRUCTION CAN SEE WHAT IT IS THAT THE DEVELOPERS TRENCHING AGENT WAS TOLD TO DO.

AT&T

ISSUE	DATE
1	7/06
2	9/06

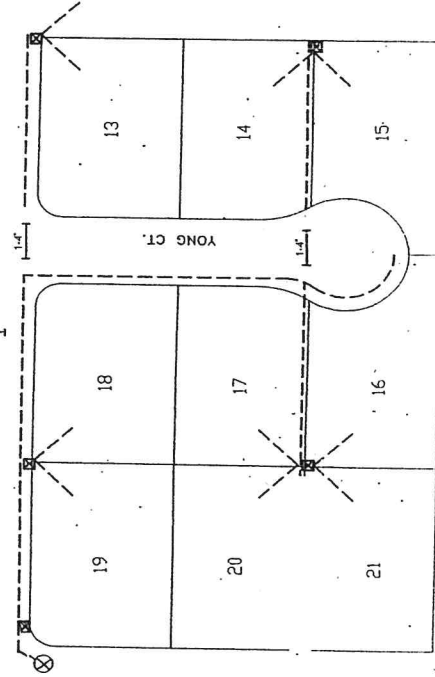


KIMBALL LANE.



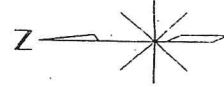
PACIFIC BELL LEGEND

PORTION OF JOINT TRENCH THAT PACIFIC BELL WILL TAKE PART IN
 SERVICE DROP LOCATIONS
 DEVELOPER PROVIDED 4" CONDUIT STREET CROSSINGS ALL DUCTS TO HAVE 3/8" RAIL DROP PLACED INSIDE OF DEVELOPER
 PACIFIC BELL PLANNED PERISTAL TRENCHING METHOD TO BE USED IN JOINT TRENCH FOR CABLE & DROPS
 EXISTING PACIFIC BELL PERISTAL LOCATION



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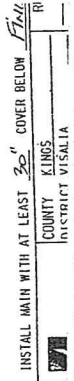
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A LANDSCAPE OF CHOICE



Strategies for Improving Patterns of Community Growth

Key Policy Recommendations of the Growth Alternatives Alliance

- Revise zoning ordinances to facilitate moderate increases in density and allow diversity of housing types in the same zone district.
- Evaluate standards for parking requirements to economize the amount of land devoted to parking and encourage shared use of parking facilities.
- Develop transit and pedestrian-oriented design guidelines and incorporate them into community plans.
- Revise local street standards to make streets narrower and more pedestrian-friendly.
- Prepare neighborhood revitalization plans for suitable areas and encourage permit streamlining, public participation and public/private partnerships to implement these plans.
- Create mixed-use zone districts that encourage residential, commercial and office use on the same site.
- Promote downtown or village centers as neighborhood and community centers that offer a full range of urban services.
- Work with school districts to incorporate school sites into larger activity centers that serve multiple purposes (e.g. childcare, health, and recreation).
- Undertake a process that leads to adoption of reasonable urban growth boundaries.
- Create a forum in which multi-jurisdictional land use planning between cities and counties can be achieved.

The Growth Alternatives Alliance

Fresno County Farm Bureau	237-0263
Fresno Chamber of Commerce	495-4800
The Fresno Business Council	449-6398
American Farmland Trust	627-3708
Building Industry Association of the San Joaquin Valley	276-6800

stating the desire for compact growth in general goals and principles. A number of specific actions must be taken in order to achieve compact growth. The Growth Alternatives Alliance has agreed on the following implementation strategies for achieving compact growth and recommends that these strategies be incorporated into the general plans and planning procedures within each of the communities in Fresno County. General and specific plans should no longer contain provisions that limit compact growth options.

Residential Neighborhoods

The emphasis of planning should focus on the residential neighborhood on a scale that supports a community of 10,000 to 15,000 people. Under this planning framework, small cities may be considered a single neighborhood while larger cities would plan to integrate a number of neighborhood units into a cohesive urban center. Within residential neighborhoods, the objective should be to create a variety of housing types, lot sizes and lot configurations. All neighborhoods should contain a mix of single and multiple family housing as well as neighborhood commercial centers, offices, school sites and other urban services.

1. The land use element of a general plan should only identify the mix of land uses and a broad range of allowable densities for future development. When development of an area is imminent, specific plans or community plans should be prepared to specify the pattern, location, and density of land uses.

Assigning specific land use designations in the

land use elements of general plans creates a rigid framework upon which development projects are built that prevent the creation of cohesive communities or the ability to change land use patterns in the future. Rather than designating specific parcels of land for commercial development or assigning arbitrary land use densities, the land use element should only outline broad goals regarding the amount of land to be developed to various use categories and the overall density of people to be accommodated.



Planned communities such as the Dominion in Fresno provide a variety of housing choices and centralized urban services.

As development of a particular area becomes imminent a community plan should be developed that represents current trends and preferences while meeting the overall density and land use objectives. In larger cities, an appropriate scale for a community planning effort might encompass an area of 500-700 acres that will accommodate a population of 10,000-15,000 people. In smaller cities, a planning scale of 160 acres may be more appropriate.

2. Modify design review procedures to create a process that meets planning goals and complements the community vision rather than focusing strictly on rigid numerical standards.

While design standards and criteria are important, they should not be applied so rigorously that they drive the planning process. Instead, the planning and public works staff should be provided with incentives and political

Development Street Design Guidelines (June 1997). These guidelines were developed to address the role of streets in livable communities. These guidelines make a strong case for reducing the width of local streets in appropriate settings where traffic volumes are low and use by large vehicles is intermittent. Two-way traffic and on-street parking can be accommodated on a street that has a pavement width of as little as 28 feet. These narrow streets have the effect of reducing traffic speeds significantly and bring houses closer together to create more social interaction between neighbors.

Existing Neighborhoods

Livable communities can also be created in existing neighborhoods and can become the centerpiece for neighborhood revitalization. Identifying neighborhoods and orienting their focus toward existing centers can give residents a greater sense of belonging to a community.

Improving the structure of existing neighborhoods is an essential ingredient in encouraging investment for infill development on vacant or underutilized parcels of land. Infill development can accommodate a significant amount of Fresno County's population growth; however, a number of barriers must be overcome before this can occur.

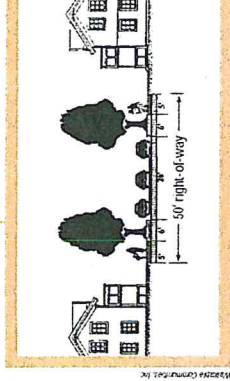
There are many reasons why developers prefer to build on raw land. Often, the cost to develop on raw land is considerably less than infill

development. Some of the added expense of infill development is related to the fact that infill projects are usually smaller in scale but have the same amount of overhead costs and permitting fees. Other costs relate to potential toxic contamination: bringing older buildings into compliance with modern building codes; and the expense of buying land for parking in developed areas.

In addition, infill projects often meet with vocal neighborhood opposition and can have reduced marketability due to inner-city locations. Infill projects are often considered "risky" by lenders, and are sometimes served with inadequate or outdated infrastructure.

While these impediments to infill development are serious, they are not insurmountable if a concerted effort to overcome them is made by local government, developers, and financial institutions. If we are to accommodate any significant percentage of Fresno County's population growth within existing urban areas, local governments must provide strong leadership for developing policies and programs that create incentives for infill development and redevelopment. We recommend the following policies to encourage infill development and revitalization of existing neighborhoods.

"Improving the structure of existing neighborhoods is an essential ingredient in encouraging investment for infill development on vacant or underutilized parcels of land."



Designing narrower local streets can slow traffic speeds dramatically eliminating the need for speed bumps.

Public and Assisted Housing

- The City does not own or operate any public or assisted housing.
- An inventory of assisted projects is included in the City's 2003-2008 Housing Element Update (Chart 2-30).
- Two public housing complexes with 182 units are in Hanford. The City supports the efforts of the Housing Authority who acts as a separate entity by providing coordination.
- Ten apartment complexes have 627 assisted units in Hanford.
- Three affordable housing projects are at risk of conversion to market-rate rents prior to 2013.

Tenant-Based Housing Assistance

- Housing Choice Voucher Program provides portable vouchers that assist low-income households with housing costs.
- 620 households participate in the Housing Choice Voucher Program in Hanford and 688 households participate in Kings County.
- Family Self-Sufficiency Program enables Housing Choice Voucher Program households to move from public assistance to independence.
- 28 households participate in the Family Self-Sufficiency Program.
- Both programs are administered by Kings County's Housing Authority.

Housing Demand

The 2000 census revealed that the vacancy rates in Hanford are approximately 5.6%. This percentage factor is generally acceptable in terms of housing choice. By 2000 vacancy rates had reached a point where existing stock could absorb additional housing demand. While vacancy rates have increased due to an economic slowdown, this is most likely a cyclical effect and not a long term structural change. We could continue to expect demand for rental housing and affordable housing for persons with low and moderate incomes.

Seniors

The 2000 census identified 2980 one or two persons renter households with at least one member 62 or older. Of these 2980 had incomes less than 50 percent area median income, (28% are senior renter households and 6.5% were are households). Senior households have special needs primarily due to three concerns—physical disabilities or limitations, limited income, and higher health costs.

Persons with Disabilities

According to the 2000 Census, nearly 10 percent of the population age five and older (1,146 individuals) who live in Hanford reported a disability. As age increases, the incidence of disability increases. Nearly half 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. The Kings County Rehabilitation Center in Hanford offers rehabilitation, vocational and life training, and operates four group homes for the mentally and physically handicapped individuals.

Barriers to Affordable Housing

The County's 2003-2008 Housing Element Update identifies potential barriers or constraints to the development of affordable housing. Some of these include:

- 1) Market Constraints:
 - Land costs
 - Development fees
 - Availability of financing for affordable housing
 - Construction costs
 - Labor costs
- 2) Government Constraints:
 - Land use policy
 - Housing opportunities
 - Development standards
 - Development incentives
 - Development review procedures
 - Building codes and site improvements
 - Potential housing constraints for people with disabilities
- 3) Environmental and Infrastructure Constraints:
 - Agricultural lands
 - Water and sewer availability/infrastructure

4. Housing and Community Development Needs

Key community needs identified in public workshops in Hanford included infill housing for target income groups, economic development business assistance, and infrastructure needs. Priorities for income levels for each income level was determined through the Kings County Housing Element and workshops.

Housing Needs

- Entry-level affordable housing
- A variety of housing types
- Rehabilitation assistance
- First-time homebuyer assistance

Fair Housing

Fair housing is crucial to ensuring that persons of like income levels have equal access to housing. HUD requires that jurisdictions receiving federal funds commit to affirmatively further fair housing. A key part of achieving this goal is the preparation of an Analysis of Impediments to Fair Housing Choice (AI). Preliminary recommendations for Hanford from the draft AI include:

- Need for additional affordable multi-family units; and
- Removal of potential constraints to housing for persons with disabilities.

Both issues are addressed in detail in the County's 2003-2008 Housing Element Update. Efforts are underway to reduce these impediments including 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.

Chronic Homeless Needs

The County has a women's shelter in Hanford, but does not have a men's shelter. 140 homeless women were served by KCAO last year, however the men were referred to the Tulare County men's shelters. KCAO does offer homeless prevention services to the residents of Kings County, which includes rental assistance to prevent evictions.

Three major types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing. These types of facilities are defined below:

- **Emergency Shelter:** 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. Approximately 20 emergency shelter beds are available for women and children and is operated by KCAO. A 29 bed shelter is under development. This shelter is primarily for homeless woman, woman with children and victims of domestic violence.
- **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. Approximately 9 transitional housing units are available in the County.

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 318 NORTH DOUTY STREET



Date September 7, 2010

TO: Mayor/City Council

FROM: Carly Cain, Interim Community Development Director

SUBJECT: Participation with San Joaquin Valley Partner Cities in the Smart Valley Places COMPACT

RECOMMENDATION

That the city council, by motion, adopt the attached resolution approving participation with San Joaquin Valley partner cities in the Smart Valley Places COMPACT.

ISSUE STATEMENT/DISCUSSION

For several months, city elected officials, city managers, and city planners have been meeting to discuss how best to apply for designated federal funding to support the community planning work that is needed to put smart growth principles into action within our communities. The group has also been meeting with federal officials from Housing and Urban Development and the Environmental Protection Agency to learn how best to orient the focus of the program to increase the success of the grant applications that are to be submitted for designated funds for such community planning work.

This collaborative effort has resulted in the formation of a COMPACT that outlines the principles and governance for decision making with regard to which projects to submit and which funds to request. It also resulted in the need to formally request action of each elected body of the respective cities to be included in the COMPACT to design and deliver the projects that are requested.

The Smart Valley Places COMPACT has been developed for the urbanized areas of the eight counties that comprise the San Joaquin Valley. The purpose of this COMPACT is to define the principles and governance structure to begin a collaborative urban planning project that will complete for designated federal funding. This funding will support the ongoing planning work to achieve model ordinances and design guidelines for communities to utilize to put smart growth principles into practice throughout the urbanized areas. These projects will then become a "reference library" of tools and techniques for all communities, large and small, to be able to utilize and customize for use. This collaboration will increase the chances of the federal agencies directing funding to the San Joaquin Valley, where it is sorely needed for planning work. This regional effort will combine the professional resources that exist amongst our communities and stretch the value of scarce funding that is able to be obtained.

Projects submitted by Hanford for inclusion in the grant application are the General Plan Update and accompanying Environmental Impact Report and the Precise Plan for the Downtown East area.

The Smart Valley Places COMPACT is attached.

SMART VALLEY PLACES

'A Region of Partner Cities' **COMPACT** for a Sustainable San Joaquin Valley

1. Shared Planning Principles for a Regional Plan for Sustainable Development

The San Joaquin Valley is recognized as a critical geography and resource area for the continued growth and sustainability of California and for the West Coast of the United States. But the Valley, and especially its cities which will be the focus for successfully accommodating future growth and implementing sustainability, face significant and daunting economic, **revitalization**, **affordable housing**, social, environmental, public health, natural and fiscal resource, and other challenges.

The parties to this Smart Valley Places COMPACT affirm that much collaborative work has been accomplished as a region to assess our shared challenges and to identify shared planning principles for continued economic growth and urban development, preservation of the rich agricultural land base and water resources, improved education and health, broader prosperity, and to enable implementation of the essential elements of long-term success, and that these parties commit to each other to share planning principles and incorporate them into their respective local policies and codes through a process that engages all stakeholders and residents in order to comprise and facilitate the implementation of a comprehensive regional plan for sustainable development.

The shared principles acknowledged here include:

The Smart Growth Principles adopted and established as the benchmark for achieving a San Joaquin Valley Blueprint:

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive communities with a strong sense of place
- Make development decisions predictable, fair, and cost-effective
- Mix land uses
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Provide a variety of transportation choices
- Strengthen and direct development towards existing communities
- Take advantage of compact building design
- Enhance the economic vitality of the region
- Support actions that encourage environmental resource management

3/24/2015

The six major initiatives of the California Partnership for the San Joaquin Valley Strategic Action Proposal developed by the ten regional work groups for economic development, higher education and workforce development, K-12 education, transportation, land use, agriculture and housing, air quality, water, energy, health and human services, and advanced communications services and information technology – to build on the existing strengths and address the current challenges to achieve a Prosperous Economy, Quality Environment, and Social Equity—the “3Es” of sustainable growth for the San Joaquin Valley:

- Grow a Diversified, Globally-Competitive Economy Supported by a Highly-Skilled Workforce
- Create a Model K-12 Public Education System
- Implement an Integrated Framework for Sustainable Growth
- Build a 21st Century Transportation Mobility System
- Attain Clean Air Standards
- Develop High-Quality Health and Human Services

The HUD-EPA-DOT Livability Principles:

- Provide more transportation choices. Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.
- Promote equitable, affordable housing. Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Enhance economic competitiveness. Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.
- Support existing communities. Target funding toward existing communities—through strategies like transit oriented, mixed-use development, and land recycling—to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.
- Coordinate and leverage policies and investment. Align policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- Value communities and neighborhoods. Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

Appendix A

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
6. Density Bonus Program In accordance with State law, Hanford will adopt a local ordinance that provides incentives to encourage the development of affordable housing. Under this program, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant incentives to the developer. The incentives can either be a density bonus of 25 percent, along with one additional regulatory concession, or providing other incentives of equivalent financial value based on the land cost per dwelling unit.	Community Development Department	General Fund	Adopt density bonus ordinance to assist development of affordable housing. (Timeline: End of 2005)	City of Hanford adopted an ordinance including Density Bonus and other incentives on May 6, 2008.	Continue to implement the current Density Bonus ordinance.
7. Planned Unit Development The Hanford 2002 General Plan Update includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized densities. However, further analysis indicates that the PUD process needs to be amended to allow for the issuance of density bonuses for projects meeting criteria in State law, because the General Plan does not allow for density increases for Planned Unit Developments.	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. Amend General Plan and Zoning Ordinance to allow for density bonuses for projects complying with criteria in State law. (Timeline: December 2004)	The City has not yet had any applications for density bonuses. However, we have processed PUD applications for smaller-lot subdivisions that maximize the density allowed.	The City will continue to utilize the PUD process.

Kings County and Cities of
Avenal, Corcoran, Hanford and Lemoore

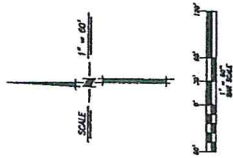
Appendix A - 17

2009-2014
Housing Element

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LIVE OAK VESTING TENTATIVE SUBDIVISION MAP HANFORD, CALIFORNIA LOTS 1-18, 150-209, D,E,G,H,



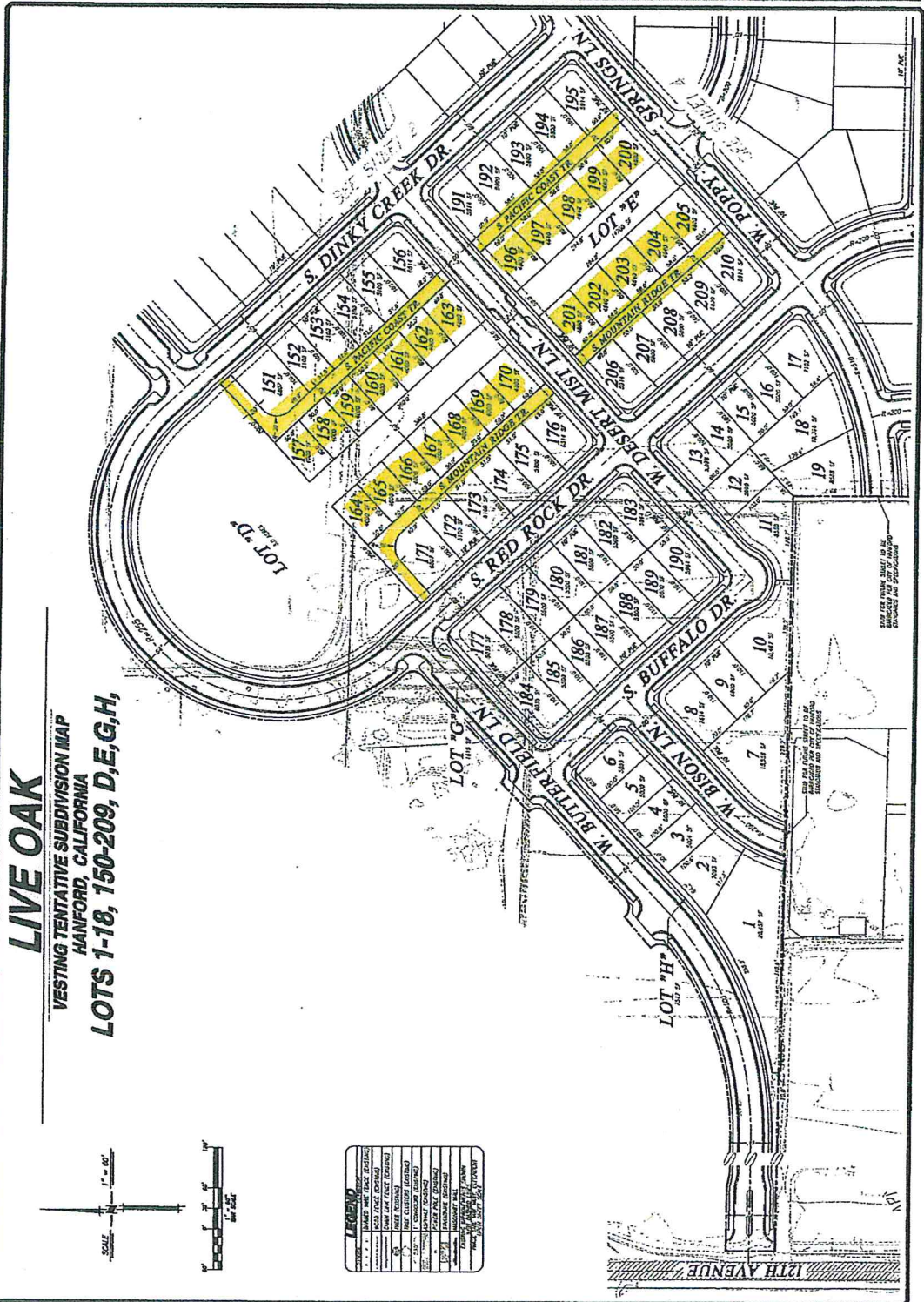
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03 of 04

VESTING TENTATIVE SUBDIVISION MAP
 LOTS 1-18, 150-209 D, E, G, H
 LIVE OAK
 HANFORD, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 12540 10th Street, Suite 100
 Hanford, CA 93230
 (559) 831-1111
 www.hanfordsurvey.com

DATE: 03/24/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



24

Wes Willhoit

From: Gabrielle deSilva [GdeSilva@cityofhanford.ca]

Sent: Friday, June 05, 2014 8:33 AM

To: Wes Willhoit

Subject: RE: Monte-Vista PUD Application

17.62.070 Procedures.

A. Application Filing. An application for P.U.D. shall be submitted to the community development department on a form prescribed by the community development department. The application shall include without limitation an identification of the proposed use and a site plan prepared in accordance with the provisions of Chapter 17.60.

B. Application Completeness. Pursuant to Government Code Section 65943 and any amendments thereto, the community development department within thirty (30) calendar days from the receipt of an application shall determine if the application is complete or whether additional information is required. The community development department will provide written notice to the applicant informing the applicant whether the application is complete or whether additional information is required.

C. Application Requiring A Negative Declaration. Pursuant to California Government Code Section 65950 and any amendment thereto, if the initial environmental study for the project establishes that it would be proper to issue a negative declaration, the community development department shall process the application for planned unit developments within six months from the date the application is deemed complete by the community development department. The application and environmental assessment are to be processed concurrently in accordance with the city's adopted policy on environmental assessment and CEQA.

D. Application Requiring an E.I.R. Pursuant to California Government Code Section 65950 and any amendment thereto, if the initial environmental study for the project establishes that the preparation of an E.I.R. is necessary, the community development department shall process the application for a planned unit development within one year from the date the application is deemed complete by the community development department. The application and environmental assessment are to be processed concurrently in accordance with the city's adopted policy on environmental assessment and CEQA.

E. The P.U.D. application shall be accompanied by a development site plan of the entire P.U.D., drawn to scale and showing and identifying those improvements, including without limitation, surface waters, watercourses, public utility rights-of-way, streets, driveways, pedestrian walks, off-street parking facilities and loading facilities, reservations and dedications for public use, and private use, dwelling types, lot layout, locations, heights and architectural elevations of structures and landscaped open space areas.

F. In addition to the data and drawings prescribed in subsection A of this section, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density and number of housing units per net acre in the area or areas proposed to be devoted to residential uses.

G. When a P.U.D. involves proposals which necessitate the filing of a tentative parcel map or subdivision map and/or which would also necessitate the granting of exceptions to the regulations of the subdivision provisions of this title, the planning commission or city council may grant tentative approval of the P.U.D. subject to recording the final map.

H. The planning commission shall notice and hold a public hearing in the same manner as prescribed for conditional use permits in Chapter 17.58.

I. The community development department shall give written notice to the applicant of the time when the application will be considered by the planning commission.

J. The planning commission or city council may grant a use permit for a P.U.D. as the use

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permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the planning commission makes the following findings:

1. That the proposed location of the P.U.D. is in accordance with the objectives of this title;
2. That the proposed location of the P.U.D. and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;
3. That the proposed P.U.D. will comply with Section 17.62.010 and each of the other applicable provisions of this chapter;
4. That the requirements and standards of this title including but not limited to population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of this title;
5. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and
6. That the proposed P.U.D. will satisfactorily mitigate potential environmental impacts in accordance with the provisions of the California Environmental Quality Act (CEQA).

K. The planning commission may deny an application for a use permit for a planned unit development.

L. If the planning commission approves an application for a use permit for a P.U.D. and the planning commission decision is not appealed to the city council during the period identified in Chapter 17.70, the P.U.D. shall become automatically effective upon the expiration of appeals period identified in Chapter 17.70.

M. If the decision of the planning commission has been appealed in accordance with Chapter 17.70, the city council shall hear the appeal at the property noticed and scheduled public hearing. Upon the close of the public hearing, the city council may affirm, reverse or modify the decision of the planning commission; provided however, if the decision of the planning commission is reversed or modified by the city council, the city council, on the basis of the record presented at the public hearing, shall make the necessary findings as required by this chapter. (Ord. 96-22 § 1, 1996; Ord. 94-12, 1994; prior code § 9-4.2007) (08-05, Amended, 06/03/2008)

Gabrielle de Silva
Assistant Planner
City of Hanford
319 N. Douty Street
Hanford, CA 93230
Direct: 559-585-2578
E-mail: gdesilva@cityofhanford.ca

From: Wes Willhoit [mailto:Wes@estreliaassociates.com]

Sent: Thursday, June 05, 2014 5:14 PM

To: Gabrielle deSilva

Subject: Monte-Vista PUD Application

Gabrielle,

Thank you for the return call earlier today. I have assembled the following for our submittal:

1. 12 full size sheets (24x36) of the tentative map.
2. One set of all of the supporting exhibits (8.5x11).

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3. A CD containing all of the files.
4. An application check in the amount of \$6,667.00

Would you have a few minutes to meet in the early afternoon tomorrow (maybe around 3pm)? I'd like to quickly review the package with you, make sure we are not missing anything and then discuss the processing timeline post-submittal.

Any questions please let me know.

Thanks,

Wes Willhoit
Estrella Associates, Inc.
2727 Buena Vista Drive
Paso Robles, Ca 93446
P 805-238-1031 x212
F 805-238-7664



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3/24/2015

3/24/2015

Wes Willhoit

From: Lisa Dock [LDock@cityofhanfordca.com]
Sent: Tuesday, June 10, 2014 10:28 AM
To: Wes Willhoit
Subject: RE: Monte Vista - Deficiency List
Attachments: DOC.pdf

Wes,
 Attached is the approved deficiency list. A couple things were noted with this. The SSMH at Washington and Monte Vista Court was opened and found to full of dirt. (Not full, but quite a bit of dirt) that needs to be cleaned out. Also, it was noted that the inspector spoke to you about setting plastic fire hydrant caps. Thanks.

Lisa A. Dock, PE
 Deputy City Engineer
 City of Hanford Public Works
 900 S. 10th Avenue
 Hanford, CA 93230
 (559)585-2555 fax (559)583-1529
 ldock@cityofhanfordca.com

From: Wes Willhoit [mailto:Wes@estrellaassociates.com]
Sent: Friday, June 06, 2014 3:42 PM
To: Lisa Dock
Subject: Monte Vista - Deficiency List

Lisa,

Thank you for your assistance in locating the monument well companies last week, that was very helpful.

We have wrapped up the items on the 1/16/14 Deficiency List (attached) that Ric provided us prior to his departure. As per my discussion with Steve Cooley this afternoon, he did not have a copy of this most recent punchlist so he asked that I forward it to you just to make sure you have it as well.

Also attached is the monument certification letter from Forester & Weber & Associates as per item #6 of the punchlist.

We have the hydrant caps in our possession, but have not installed them fearing they will disappear immediately thereafter. Steve had a good suggestion of using plastic caps as an alternative. I'm going to inquire as to whether or not we can return the caps we ordered. If so, we will proceed that route. If not, we will install them and I will contact Steve the day we do.

Should you have any questions please let me know.

Thanks,

Wes Willhoit
 Estrella Associates, Inc.
 2727 Buena Vista Drive
 Paso Robles, CA 93446
 P 805-238-1031 x212
 F 805-238-7664



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DEFICIENCY LIST
 Prepared for updated Final Inspection

Department of
 Public Works

City of Hanford
 Engineering Division

Job Title: Monte Vista Subdivision (Lots 13-21)
 Owner: Estate Financial, Inc. (Per Kings Co. Assessor)
 Location: SE corner of Kimball/Washington
 Tract No.: 829
 Date: 09/06/07
 Revised: 01/16/14

Note: The following corrections apply only to Lots 13 through 21 of Tract No. 829. Corrections must be completed prior to acceptance. Call Public Works Inspector designated below for re-inspection when all items are completed.

(1) Manhole and valve covers which are labeled incorrectly must be replaced, e.g., domestic "Water" and "Fire" hydrant water valve covers must be labeled correctly.

(2) Install blue reflectors in street pavement to identify fire hydrant locations.

(3) Public streets must be free of debris, soil, and weeds.

(4) Install cold patch asphalt (2") around fire hydrant on Kimball Lane.

(5) Install reflective signs on Washington Street timber barricade as per City Standard GE-59.

(6) Submit letter from Civil Engineer / Surveyor of record certifying that all subdivision monumentation is complete, in accordance with recorded final map and improvement plans on file with the City.

(7) All SWPPP measures, including placement of straw wattles at storm drain inlets, must be in place to protect the storm drain system until development of the vacant lots occurs.

(8) Replace missing fire hydrant caps. *not complete. Discard 2 bylaws to use plastic as option.*

(9) Clean streets, gutters, drop inlets, and storm drain manholes to remove soil & debris.

ST HAN HAS DEbris. Storm system clean placed out.

TYPE OF FINAL INSPECTION

- ☐ Sewer underground only
- ☐ Storm drain underground only
- ☐ Street lighting
- ☐ Traffic signal
- ☐ Full final
- ☒ Other Deficiency List

Pub. Wks. Inspector: Steve Cooley
 559.585.2570
 Pub Wks. Engineer: Ric Forester
 559.585.2556

SPECIAL NOTES FOR CONTRACTOR

1. If corrections are not made within 30 days, this list is void and a new Final Inspection must be scheduled.
2. The additional items checked below need to be completed or cleared:
 - ☐ Approval of street lighting system required.
 - ☐ Approval of traffic signal system required.
 - ☐ Test results pending (Test failure may require remedial work).
 - ☐ Clearance required from other agency.

3/5/2015

3/24/2015

City of
HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DANIEL L. PYLE
VICE MAYOR
JULIE MARTINEZ
COUNCIL MEMBERS
JULIE MARTINEZ
JULIE MARTINEZ
JULIE MARTINEZ
CITY MANAGER
DANIEL L. PYLE
CITY CLERK
JULIE MARTINEZ
CITY TREASURER
JULIE MARTINEZ

July 22, 2014

Estrella Associates, Inc.
2727 Buena Vista Drive
Paso Robles, CA 93446

Dick and Wes Willhoit,

Thank you for submitting a response letter to the comments you received for proposed Planned Unit Development No. 2014-02. This letter is to inform you that the appropriate departments have reviewed your response and determined that the PUD must be revised to address the issues below:

1. "Alley-frontage" vs. "Street-frontage": The Hanford Municipal Code requires access to individual parcels from the street. "Frontage. Each site shall have not less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loopout street may have a frontage of not less than forty (40) feet provided the width of the site, as measured along the front yard setback line is at least fifty (50) feet" (Hanford Municipal Code, 17.20.080, 2002). Your proposal shows access to individual parcels from the alley. According to City Standards, the alley may not be primary access to a parcel. "Street" must meet the City standards for width, which exceeds your proposal of a 20 ft right-of-way to be dedicated to the City. In order for the City to maintain this right-of-way, the proposal must first be amended to reflect the City's street standards. **However, the proposed 20 ft right-of-way may remain as a product of the Planned Unit Development (PUD) with the development of a Home Owners Association (HOA), which will be responsible for the maintenance of the street.**
2. Solid Waste Pick-Up: As it is currently proposed, solid waste pick-up will not be feasible in the southeast corner of the cul-de-sac. Since the 20 ft alley would be inaccessible by the refuse trucks, all occupants would have to bring their trash, recycle and green-waste bins to the cul-de-sac. The proposal would generate a total of 18 bins on the maximum collection day.
3. Please note that according to the City of Hanford General Plan, "It is not the intent of the City to use the Planned Development process as a means of reducing lot sizes, or other development standards, without some amenities and control over the design of the project" (City of Hanford, General Plan, 2002).

Should you choose to amend your proposal, please address the specified items and resubmit to the Community Development Department. However, if you decide to proceed with the application, as submitted, we would have to take the application to the Planning Commission with a recommendation for disapproval, as the proposal does not satisfy the conditions of our Planned Unit Developments.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

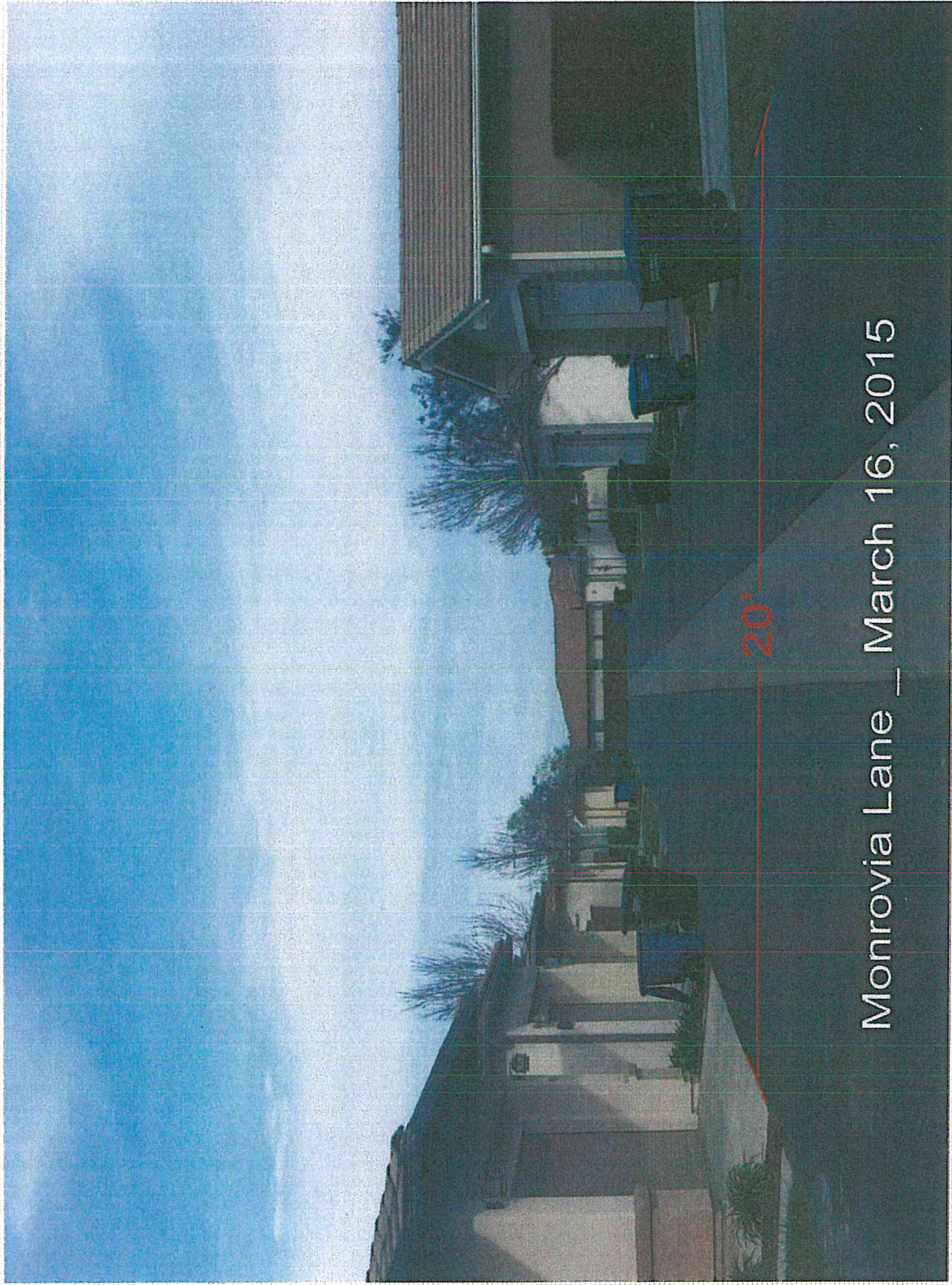
Gabrielle de Silva 7/22/14

• PLANNING: 559-585-2580 • FACSIMILE: 559-583-1633

3/24/2015



3/24/2015



Monrovia Lane _ March 16, 2015

3/24/2015



3/24/2015



3/24/2015



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 6. C.

SUBJECT:

Public Works: Conduct a public hearing and adopt Resolution No. 15-17-R creating a Rule 20B Underground Utility District in East Lacey Boulevard located along a portion of the approved commercial project being developed by 198/43 LLC.

RECOMMENDATION:

That the City Council, by motion:

1. Hold a public hearing to determine whether the public necessity, health, safety, or welfare requires the removal of utility poles /appurtenances and undergrounding of said facilities.
2. Adopt Resolution No. 15-17-R establishing an Underground Utility District along East Lacey Boulevard from the intersection of the new entrance of the commercial shopping center to Highway 43, including the realignment of East Lacey Boulevard.

BACKGROUND:

As part of the development of the shopping center located at the southwest corner of Highway 43 and East Lacey Boulevard, the developers, 198/43, LLC., have requested that the City of Hanford establish an Underground Utility District to facilitate the undergrounding of utility poles and appurtenances located within the boundaries of the proposed district. The establishment of this district will allow the use of Tariff Rule 20B which will require that all above ground structures be installed undergrounded and allow for a portion of the improvements to be borne by the ratepayers.

The public hearing and the attached resolution is all that is necessary from the City regarding this portion of the project. All design, costs, and coordination is the responsibility of the developer.

FISCAL IMPACT:

All costs associated with the undergrounding of the utilities within this district will be borne by the developer of the commercial shopping center 198/43, LLC., including the re-connection of services to all existing properties located within the proposed underground district boundaries.

ATTACHMENTS:

Description

- ▣ Resolution 15-17-R
- ▣ Exhibit A

RESOLUTION NO. 15-17-R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD ESTABLISHING
AN UNDERGROUND UTILITY DISTRICT IN LACEY BOULEVARD FROM HIGHWAY 43 TO
APPROXIMATELY 1320 FEET WEST OF HIGHWAY 43**

At a regular meeting of the City Council of the City of Hanford, duly called and held on April 21, 2015, a public hearing was held to ascertain whether the public necessity, health, safety, or welfare requires the removal of poles, overhead wires, and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication, or similar or associated service in Lacey Boulevard from Highway 43 to approximately 1320 feet west of Highway 43 (See Exhibit "A" attached), and upon a motion by Council Member _____ and seconded by Council Member _____ and duly carried, the following resolution was adopted:

WHEREAS, notice of such hearing was given to all affected property owners as shown on the last equalized assessment roll and utilities concerned in the manner and for the time required under Chapter 13.24 of the Hanford Municipal Code ("HMC"); and

WHEREAS, such hearing has been duly and regularly held and all persons interested have been given opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby finds and determines that the public necessity, health, safety, or welfare requires the removal of poles, overhead wires, and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication, or similar or associated service in Lacey Boulevard from Highway 43 to approximately 1320 feet west of Highway 43.

BE IT FURTHER RESOLVED that the City Council of the City of Hanford finds:

(A) That such undergrounding will avoid or eliminate an unusually heavy concentration of overhead facilities.

(B) The street or road right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic.

(C) That such undergrounding is necessary to clear the street right-of-way for future street improvements.

BE IT FURTHER RESOLVED that all poles, overhead wires and associated overhead structures shall be removed and underground installations made in said Underground Utility District with the following times and conditions:

(A) Installation of underground conduits and structures by utility companies not later than March 31, 2016.

(B) Installation and reconnection of property owner services to underground facilities by utility companies not later than April 30, 2016.

(C) Removal of poles, overhead wires and other associated overhead structures not later than May 15, 2016.

BE IT FURTHER RESOLVED that the City Clerk, within ten (10) days after the adoption of this resolution, shall mail a copy hereof to affected property owners as such are shown on the last equalized roll and to the affected utilities.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 21st day of April, 2015, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

RUSS CURRY
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, 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 held on the ____ day of _____, 2015.

Date: _____

Jennifer Gomez, City Clerk



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 7. A.

SUBJECT:

Public Works: Award a contract to Intermountain Slurry Seal, Inc., of Elk Grove, CA in the amount of \$691,691.00 for the FY 14/15 Cape Seal Treatment Project, establish a construction contingency in the amount of \$69,100.00, and approve an additional appropriation of \$150,791.00 from Gas Tax Reserves.

RECOMMENDATION:

That the City Council, by motion:

1. Award a contract to Intermountain Slurry Seal, Inc. of Elk Grove, CA in the amount of \$691,691.00 for the FY 14/15 Cape Seal Treatment Project;
2. Establish a construction contingency in the amount of \$69,100.00; and
3. Approve an additional appropriation of \$150,791.00 from Gas Tax Reserves.

BACKGROUND:

In accordance with Council Action, bids were solicited and opened on March 19, 2015 for the FY 14/15 Cape Seal Treatment Project. The Project is a surface protection and pavement preservation treatment for city streets. The process consists of filling in roadway cracks, placing fine gravel rock surfacing, and applying a micro-seal coat to provide a smooth driving surface.

A total of six (6) bids were received, ranging from a low bid of \$691,691.00 from Intermountain Slurry Seal, Inc., to a high bid of \$966,000.00. A copy of the Bid Tabulation is attached for Council Review.

The contract stipulates that the Project be completed within thirty (30) calendar days from the date of the Notice to Proceed. For each day of delay beyond the approved time, the Contractor shall be assessed \$500 per day in liquidated damages. If approved, work on this project is expected to begin in June 2015.

FISCAL IMPACT:

The FY 14/15 Capital Improvement Program Budget provides \$440,000 for construction, including contingencies, for this Project. The Street Division Maintenance Budget provides \$170,000.00 for this Project. An additional appropriation of \$150,791.00 from Gas Tax Reserves is necessary to fully fund this Project. There are sufficient funds in Gas Tax Reserves to fund this Project and all currently planned projects.

ATTACHMENTS:

Description

- ▣ FY 14/15 Cape Seal Treatment Project - Budget Page
- ▣ FY 14/15 Cape Seal Treatment Project - Bid Tabulation
- ▣ FY 14/15 Cape Seal Treatment Project - Exhibit Maps

Cape Seal Treatment

Project Background:

Cape seal coating is a surface protection and pavement preservation treatment for city streets. The treatment process is performed in three applications. The first step is application of a scrub seal oil coating to fill in roadway cracks. Next a fine gravel rock surfacing is applied to add structural integrity to the product and finally a micro-seal coat is applied to provide a smooth driving surface.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Cape seal treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately 2-1/2 miles of collector street (90,000 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

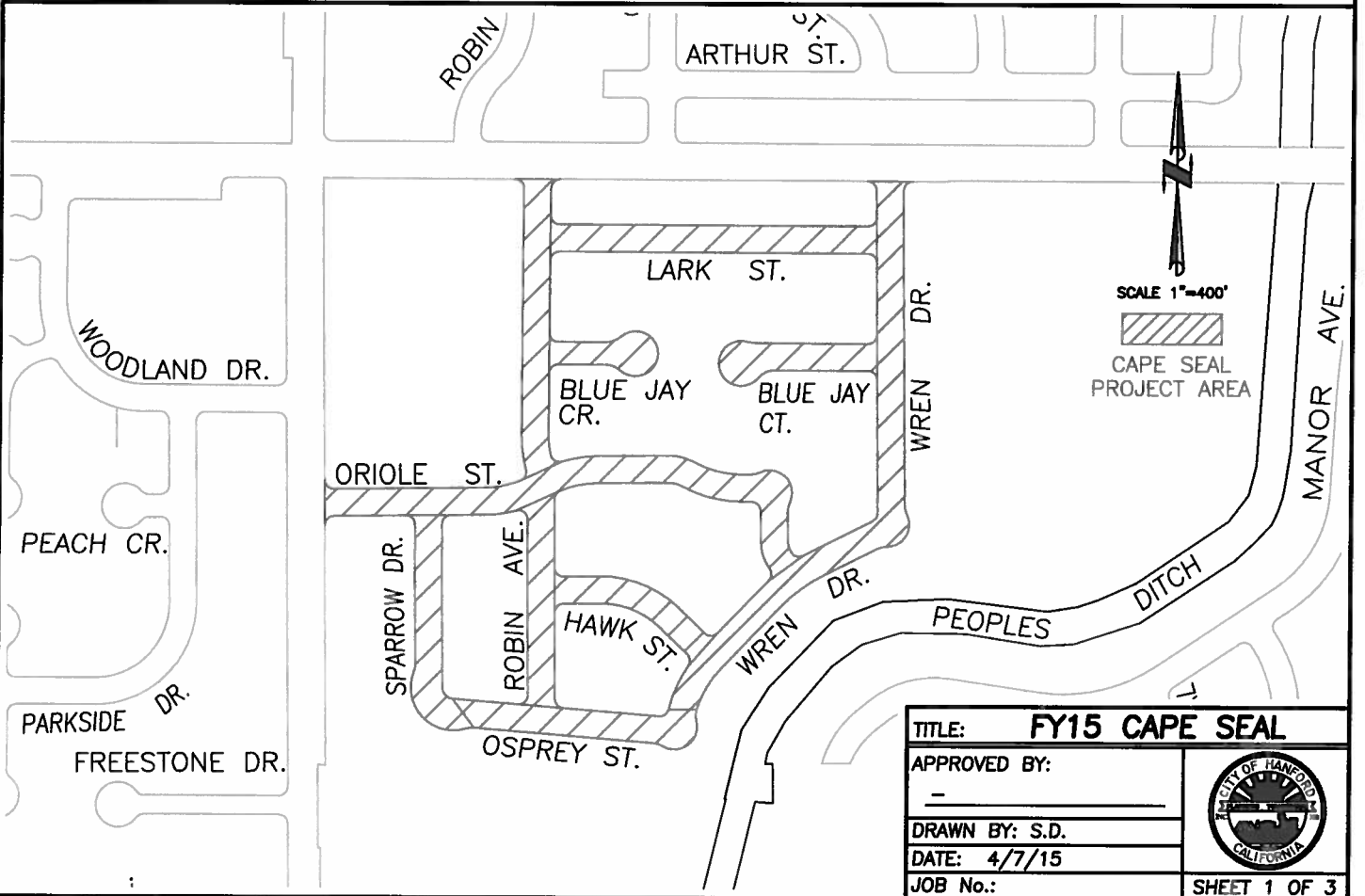
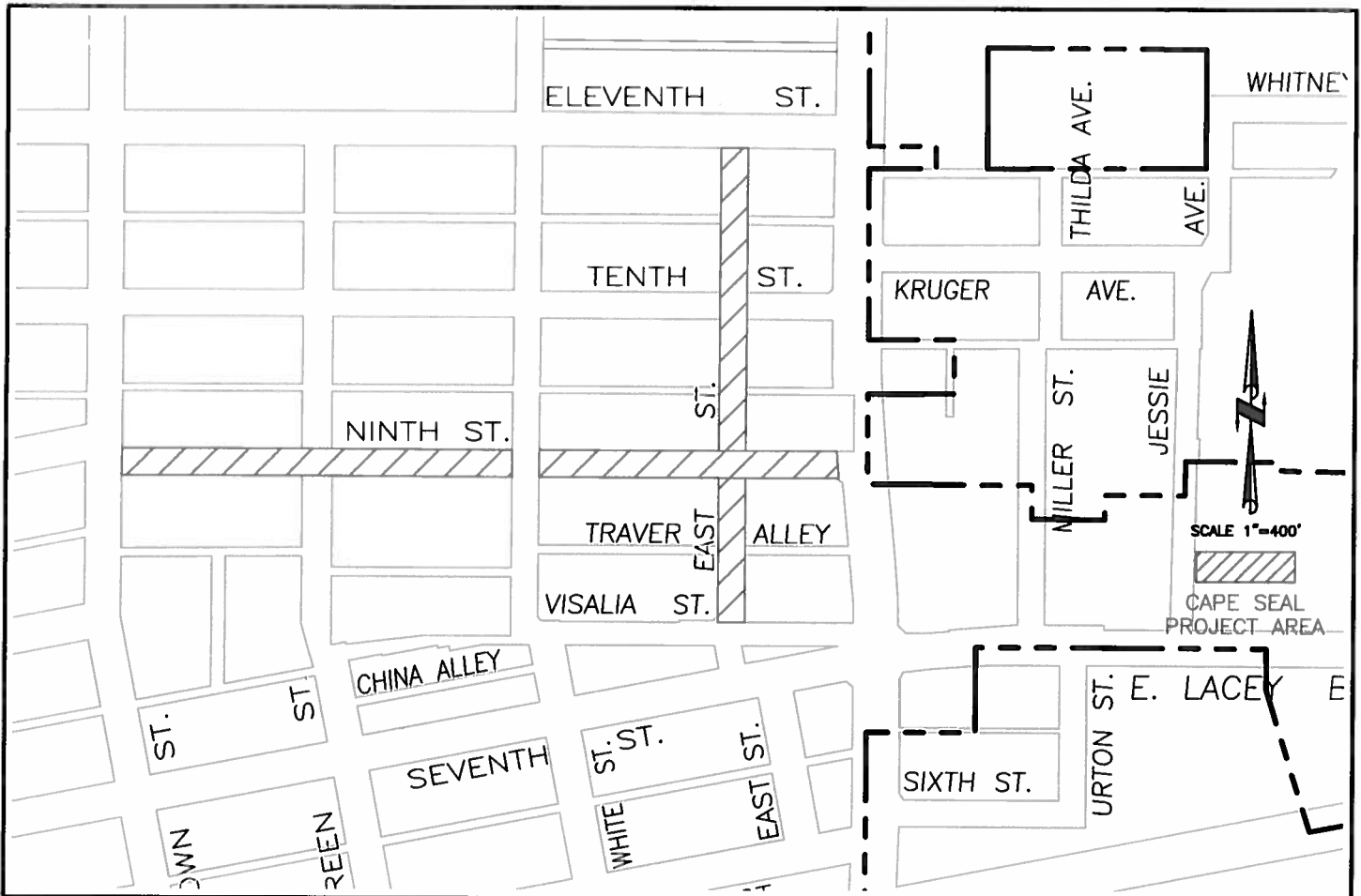
		6-Year Funding Allocation					
	Program or Project	2015	2016	2017	2018	2019	2020
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	12,000	12,000	6,500	6,500	6,500	6,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	3,000	3,000	1,000	1,000	1,000	1,000
Total Expenditure		\$455,000	\$455,000	\$227,500	\$227,500	\$227,500	\$227,500
Funding							
Revenue	040 Gas Tax (2105)	225,000	225,000			227,500	227,500
	050 Gas Tax (TDA Transportation)	230,000	230,000	227,500	227,500		
Total Funding		\$455,000	\$455,000	\$227,500	\$227,500	\$227,500	\$227,500

FY 14/15 Cape Seal Treatment Project
050-2667-815622
3/19/2015

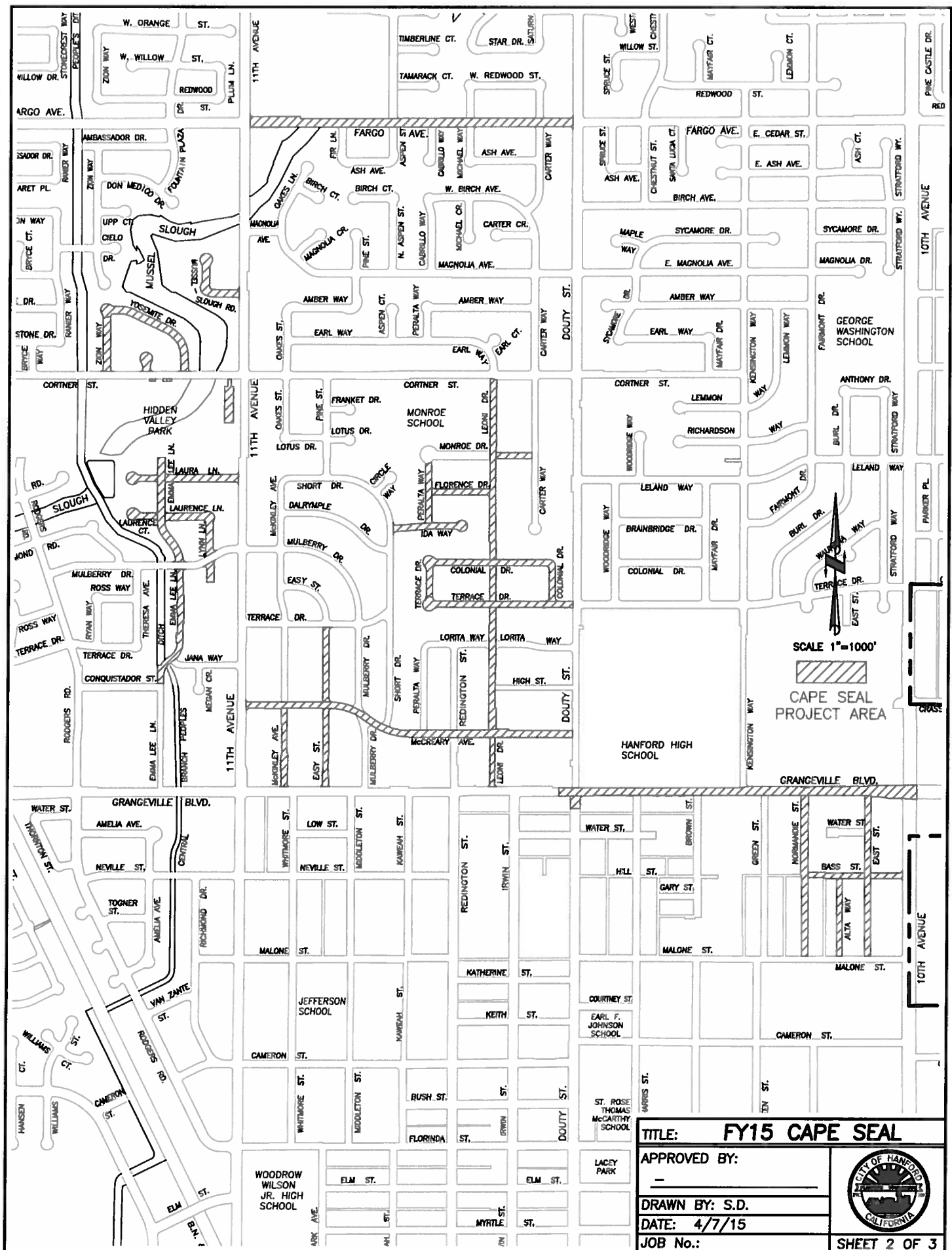
ITEM	QUANTITY	UNIT	Engineers Estimate		Intermountain Slurry Seal, Inc.		Telfer Highway Technologies		Graham Contractors, Inc.		Sierra Nevada Construction Inc.		VSS International, Inc		Pavement Coatings Co.	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1 Scrub Seal, Type B Aggregate	150,300	SY	\$1.60	\$240,480.00	\$1.95	\$293,085.00	\$2.25	\$338,175.00	\$1.90	\$285,570.00	\$2.55	\$383,265.00	\$2.88	\$432,864.00	\$2.09	\$314,127.00
2 Type II Micro Surfacing (20-22 lb/SY) Mixture	150,300	SY	\$1.40	\$210,420.00	\$1.70	\$255,510.00	\$1.87	\$281,061.00	\$2.39	\$359,217.00	\$2.20	\$330,660.00	\$2.18	\$327,654.00	\$2.23	\$335,169.00
3 Scrub Seal, Type C Aggregate	33,500	SY	\$2.35	\$78,725.00	\$2.03	\$68,005.00	\$2.50	\$83,750.00	\$2.10	\$70,350.00	\$2.65	\$88,775.00	\$3.15	\$105,525.00	\$2.04	\$68,340.00
4 Type III Micro Surfacing (28-30 lb/SY) Mixture	33,500	SY	\$2.10	\$70,350.00	\$1.97	\$65,995.00	\$2.51	\$84,085.00	\$3.99	\$133,665.00	\$3.45	\$115,575.00	\$2.49	\$83,415.00	\$2.90	\$97,150.00
5 Traffic Striping and Pavement Markers	1	LS	\$10,025.00	\$10,025.00	\$9,096.00	\$9,096.00	\$8,760.00	\$8,760.00	\$20,000.00	\$20,000.00	\$18,732.00	\$18,732.00	\$16,542.00	\$16,542.00	\$25,500.00	\$25,500.00
			\$610,000.00		\$691,691.00		\$795,831.00		\$868,802.00		\$937,007.00		\$966,000.00		\$840,286.00	

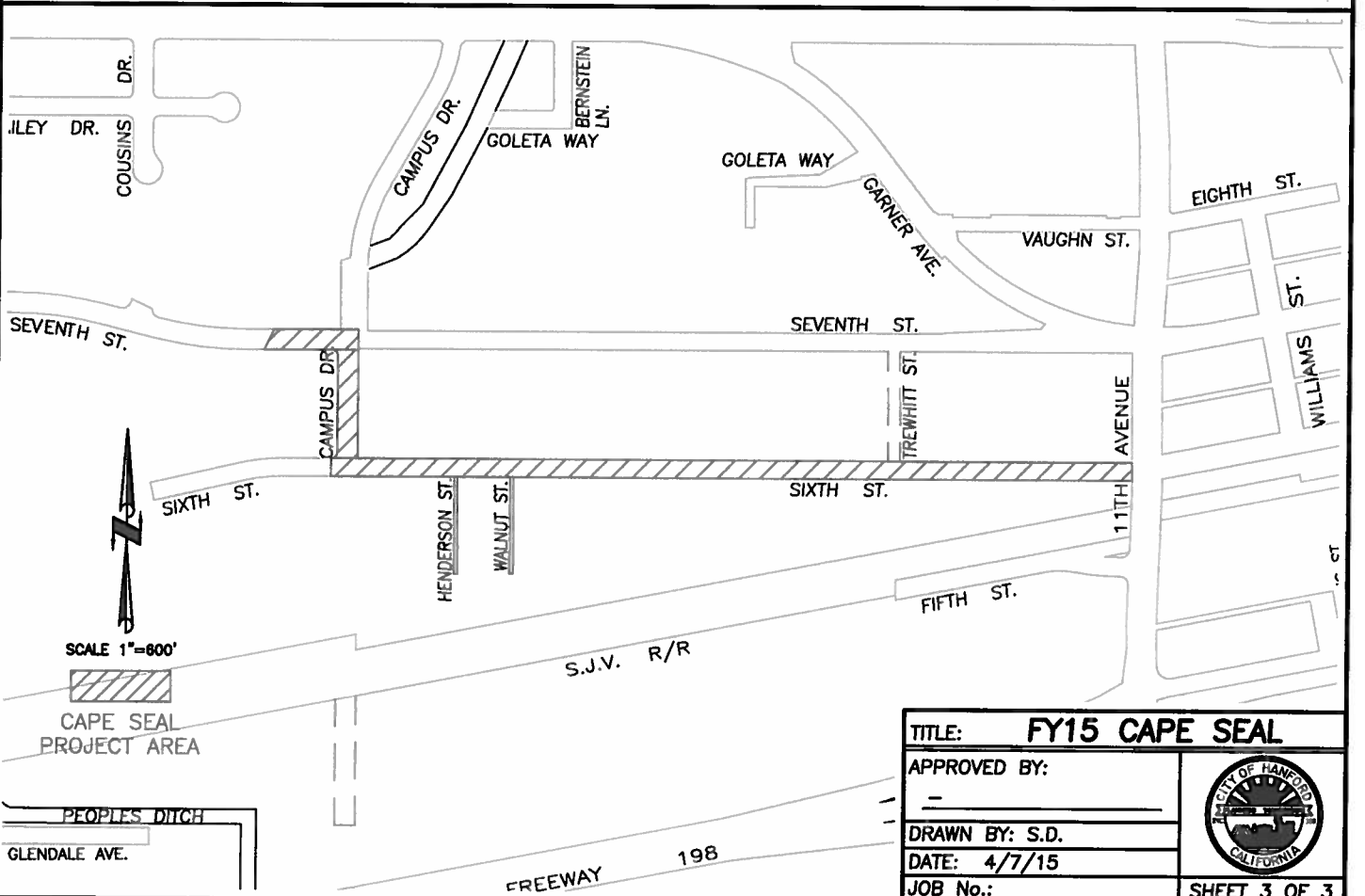
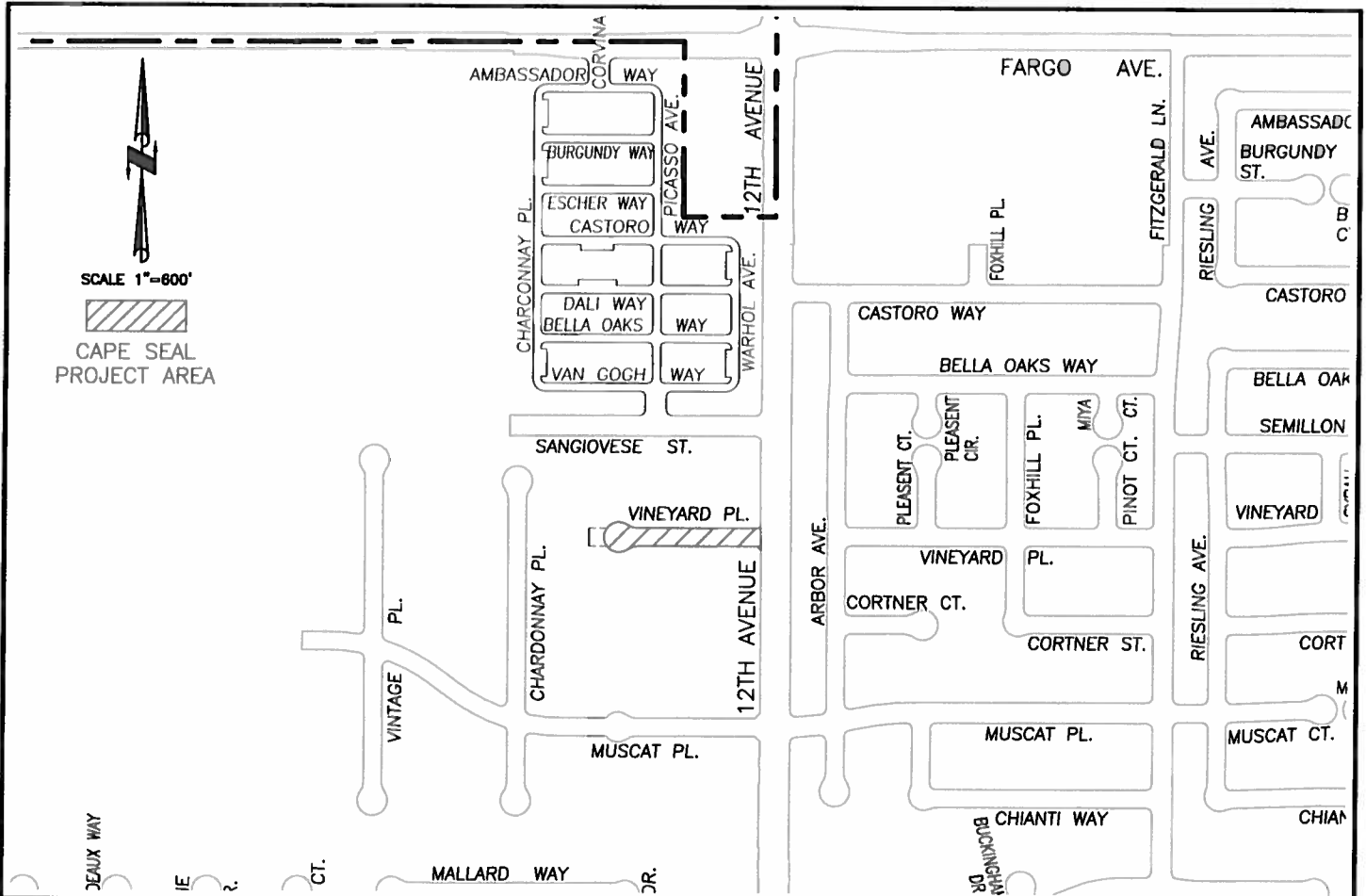
Total written in Bid if discrepancy exists

BID REJECTED
All Addenda not
Acknowledged and
Bid Proposal not Signed



TITLE: FY15 CAPE SEAL	
APPROVED BY:	
DRAWN BY: S.D.	
DATE: 4/7/15	
JOB No.:	
SHEET 1 OF 3	





TITLE: FY15 CAPE SEAL	
APPROVED BY: _____	
DRAWN BY: S.D.	
DATE: 4/7/15	
JOB No.:	SHEET 3 OF 3





AGENDA STAFF REPORT

MEETING DATE: 4/21/2015

AGENDA SECTION: 7. B.

SUBJECT:

City Clerk: Review Accela's Legislative Management modules and approve contract related thereto.

RECOMMENDATION:

That the City Council, by motion, approve a contract with Accela for specific modules.

BACKGROUND:

At the previous meeting, the City Council directed staff to move forward with Accela and prepare an agenda item for a future meeting that would also include costs for some of their other modules.

Pricing is as follows:

Agenda & Minutes - \$1,080/mo
Digital Boardroom (voting) - \$780/mo
Civic Voice (public outreach) - \$350/mo
Boards & Commissions (track terms) - \$620/mo
Civic Streaming (audio/video) - \$780/mo

Accela has stated that if the City does 3 or more modules, then the City will receive a 15% discount. With the discount, there are enough funds for Agenda & Minutes, Digital Boardroom, and Civic Voice.

Staff currently contracts with Swagit for audio and they also have the ability to provide video streaming at an additional cost of \$1,350/mo.

FISCAL IMPACT:

Cost savings from the Election Expense account combined with the Professional and Special Services account will fund the contract for the next year. Future years will be incorporated into the annual budget.



AGENDA STAFF REPORT

MEETING DATE: 4/21/2015	AGENDA SECTION: 7. C.
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SUBJECT:

City Manager: Discuss the Sister City Program and the delegation travelling to the City of Setana, Japan.

RECOMMENDATION:

Discuss the program and provide direction to staff for any future actions.

BACKGROUND:

The Sister City relationship with Setana started in 1991 with delegations visiting each others cities every couple of years. There is a Hanford Sister City Committee which has received funding in the past from the City Council to support the program's expenses. Fiscal Year 2009 was the last time the contribution was in the City Council's budget which was for \$5,000.

FISCAL IMPACT:

The City Council has a budget of \$11,700 for Training/Travel/Meeting in FY15/16.