



**CITY COUNCIL MEETING
AGENDA
May 19, 2015 7:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street**

5:30 PM - Study Session

6:30 PM (or immediately following the Study Session) - Closed Session

REGULAR COUNCIL MEETING - 7:00 PM

CALL TO ORDER STUDY SESSION

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: Review of draft ordinances amending water use regulations and zoning requirements pertaining to landscaping improvements.
- B.** Community Development: Study the potential for a Downtown theater and a Downtown parking structure to accommodate the parking for a theater. Provide staff direction on future property acquisition, budgeting or zoning amendments pertaining to a theater in the Downtown.

2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Sec. 54956.8
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: APN 008-360-006
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Unknown
Under Negotiation: Authority to negotiate price, terms and conditions

CALL TO ORDER REGULAR SESSION

ROLL CALL BY THE CITY CLERK:

FLAG SALUTE:

INVOCATION:

3. CLOSED SESSION ACTION REPORT:

- A.** Closed Session - Action Report

RECOGNITIONS/PROCLAMATIONS:

Proclamation of Prayer for the County of Kings

Proclamation: Public Works Week

Fire: Introduction of Firefighter Connor Kurtz

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 May 5, 2015
- B.** Public Works: Notice of Completion for the Grangeville Boulevard at 9 ¼ Avenue Traffic Signal Installation Project.
- C.** Finance: Warrant Register 04/30/15-05/13/15

6. PUBLIC HEARINGS:

- A.** Community Development: General Plan Amendment No. 2014-07 and Rezone No. 2014-05 located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005), which includes the following actions:
1. Adoption of Negative Declaration 2015-02.
 2. Approval of General Plan Amendment No. 2014-07, a request to change the land use designation on two parcels, totaling two acres, from Public Facility to Mixed Commercial
 3. Approval of Rezone No. 2014-05, a request to change the existing zoning on two parcels, totaling two acres, from "PF" Public Facility to "MC" Mixed Commercial

7. DEFERRED BUSINESS:

- A.** Community Development: Planned Unit Development 2014-02 located on Monte Vista Court, north on Hanford-Armona Road between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022), which includes the following action:
1. Adoption of Resolution 15-22-R tentatively approving Planned Unit Development 2014-02, a request to construct 40 single-family, small-lot units with access from a private street 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.

(Note: approval is considered tentative until the filing of a final map for Tentative Tract Map 911).

8. NEW BUSINESS:

- A.** City Manager: Adopt Resolution 15-21-R approving the First Amendment to Sales Tax Incentive Agreement with Pinnacle Pointe, LLC.

9. COUNCIL REPORTS/COMMENTS:

10. 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: 5/19/2015

AGENDA SECTION: 1. A.

SUBJECT:

Public Works: Review of draft ordinances amending water use regulations and zoning requirements pertaining to landscaping improvements.

RECOMMENDATION:

Staff will be present to discuss with Council proposed modifications to city ordinances amending water use regulations and zoning requirements pertaining to landscaping improvements.

BACKGROUND:

In response to the State Water Resource Control Board's (SWRCB) recently adopted emergency regulations regarding water use, staff will be present to review proposed modifications to City Municipal Code Section 13.04.150 pertaining to water use restrictions. Language in the draft resolution reflects the requirements of the SWRCB emergency water use regulations. Staff also wishes to discuss other water use regulations that maybe needed to achieve a required conservation mandate of 28% reduced water use (as compared to 2013 levels) by February 2016. Another topic of discussion will be proposed changes to the City's zoning ordinance related to landscaping requirements.

FISCAL IMPACT:

No impact at this time.

ATTACHMENTS:

Description

- ❑ Draft Ordinance - Water Use Restrictions
- ❑ Zoning Ordinance pertaining to Landscaping

ORDINANCE NO. 154-

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD
AMENDING HANFORD MUNICIPAL CODE SECTION 13.04.150 REGARDING
WATER USE RESTRICTIONS**

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

Section 1: The State Water Resources Control Board (SWRCB) has found that an emergency exists due to severe drought conditions. In light of such conditions, the SWRCB has adopted emergency regulations regarding water use. A copy of the SWRCB's findings and emergency water regulations are attached hereto as Exhibit "A" and are incorporated herein by reference.

Section 2: The SWRCB's emergency regulations identify required actions and prohibited activities that are meant to promote water conservation prevent the waste and unreasonable use of water,; and the regulations require urban water suppliers to "limit outdoor irrigation of ornamental landscape or turf with potable water by persons it serves to no more than two days per week or shall implement another mandatory conservation measure or measures intended to achieve a comparable reduction in water consumption by the persons it serves relative to the amount consumed in 2013."

Section 3: The City Council of the City of Hanford finds that the current severe drought conditions constitute an emergency for the reasons stated in the attached Exhibit "A" and that the City must act to further promote water conservation.

Section 4: In furtherance of such goal, Section 13.04.150 of the Hanford Municipal Code is hereby amended. The amended text of Section 13.04.150 is set forth in the attached Exhibit "B," which is incorporated herein by reference.

Section 5: This ordinance shall take effect immediately upon its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on August-June 24, 20154, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

GARY PANNETTRUSS 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 2nd ~~19th~~ day of ~~August~~June, 2015~~4~~, and it was duly passed and adopted at a regular meeting of the City council of the City of Hanford held on the ~~19th~~2nd day of ~~August~~June, 2015~~4~~.

JENNIFER GOMEZ
CITY CLERK

EXHIBIT “A”

COPY OF STATE WATER RESOURCES CONTROL BOARD NOTICE
PUBLICATION REGULATIONS SUBMISSION DROUGHT EMERGENCY WATER
CONSERVATION

E X H I B I T “B”

Amended Hanford Municipal Code Section 13.04.150

13.04.150 Water Use

A. Unlawful Acts. In the use of water supplied by the city no person shall:

(1) Sprinkle, irrigate or otherwise apply potable water to any yard, ground, premises landscaping, or vegetation except on the following designated days: Properties with even-numbered addresses, Tuesday -and Saturday. Properties with odd-numbered addresses Wednesday -and Sunday; or

(2) Sprinkle, irrigate or otherwise apply potable water to any yard, ground, landscaping or vegetation on any day of the week between the hours of ten a.m. and six p.m. during periods designated as "daylight savings time" (generally occurring between March and November); or Wash any type of vehicle, boat or trailer; with water supplied by a hose unless the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use; or

(3) Sprinkle, irrigate or otherwise apply potable water to any yard, ground, landscaping or vegetation except by the use of: (i) a hand-held hose or (ii) a sprinkling device or an approved sprinkling system controlled by an automatic shut-off device or a person who is in immediate attendance of the sprinkling device or system; or

(4) Sprinkle, irrigate or otherwise apply potable water to any yard, ground, landscaping or vegetation during and up to forty-eight (48) hours after measurable rainfall; or

(5) Sprinkle, irrigate or otherwise apply potable water to any ornamental turf on public street medians; or

(6) Sprinkle, irrigate or otherwise apply potable water to any yard, ground, landscaping or vegetation outside of a newly constructed home or building in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission and the California Department of Housing and Community Development; or

Sprinkle, irrigate or otherwise apply water to any yard, ground, premises or vegetation on any day of the week between the hours of ten a.m. and six p.m. during periods designated as "daylight savings time" (generally occurring between March and November); or

(47) Allow water used to irrigate any yard, ground, landscaping or vegetation to run or waste onto non-irrigated areas, private or public walkways, sidewalks, driveways, streets or adjoining or adjacent property; or

Sprinkle, irrigate or otherwise apply water to any yard, ground, premises or vegetation except by the use of a hand held hose, a sprinkling device or an approved sprinkling system; or

(85) Keep, maintain, operate or use any water connection, hose, faucet, hydrant, pipe, outlet or plumbing fixture which is not tight and free from leakage ~~or~~ and dripping; or

~~———— (6) ——— Sprinkle, irrigate or otherwise apply water to any yard, ground, premises or vegetation between the hours of twelve midnight and five a.m. unless the water device used to apply such water is controlled by an automatic shut-off device or a person is in immediate attendance of the watering device; or~~

~~———— (79) Wash any type of vehicle, boat or trailer with potable water supplied by a hose unless the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use; or Allow water to run or waste from property onto non-irrigated areas, private or public walkways, sidewalks, streets or adjoining or adjacent property; or~~

(108) Use potable water for sidewalk, driveway, or ~~or~~ walkway—washing or cleaning, except as required to address an immediate public health or safety need—; or

(119) Operate water fountains or other decorative water fixtures without recirculation pumps; or

~~———— (10) ———~~

~~———— (12) Willfully or negligently waste water in any manner.~~

B. Serving of Drinking Water. The serving of drinking water, other than upon request, in eating or drinking establishments, including, but not limited to, restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served or purchased, is prohibited.

C. Hotels and Motels. To promote water conservation, operators of hotels and motels within the city shall provide guests with the option of choosing not to have towels and linens laundered daily. Each hotel and motel shall prominently display notice of this option in each bathroom using clear and easily understood language.

D. Leaks in Customer's System. When a leak is discovered by a customer in a customer's water system and a customer is charged for water that it has not used, as a result of the leakage, it shall be the policy of the city to aid the customer in locating the leak. If the leak is repaired by the customer within a period of ten days of the date the leak is discovered and the customer can establish that a portion of the charges identified in its water bill are in excess of the amount normally charged to the customer, that excess amount of water use caused by the leakage shall be charged to the customer at the standard water rate. If the leak is not repaired by the customer within the ten-day period, the portion of the excess water usage which results from the leakage will be billed at two times the standard water rate until the leak is repaired by the

customer. The city shall give prompt notice to a customer if the city obtains information indicating that a leak may exist in the customer's exclusive control.

EB. Violations ~~— Notices —~~ Administrative Penalties. The violation of any provisions of subsections A, B, or C of this section shall result in the following actions by the city:

(Flat Rate Customers)

~~——~~ (1) First Violation. A written notice of the violation shall be issued by public works department personnel or police department to the respective water customer of the city.

(2) Second Violation. A written notice of the violation shall be issued by the public works department personnel or police department to the respective water customer of the city and a ~~charge-penalty~~ of twenty-five dollars (\$25.00) shall be imposed for such violation, which may be added to the customer's next water bill ~~of such customer as a one time charge for such violation~~. The customer shall pay the full amount of such ~~charge-penalty~~ within thirty (30) days of the imposition date or the date of the customer's ~~of the~~ water bill reflecting the penalty, as applicable.

(3) Third Violation. A written notice of the violation shall be issued by the public works department personnel or the police department to the respective water customer of the city and a water meter shall be installed by the city to meter all water use upon the real property where the violation occurred. All costs of the purchase and installation of the water meter, including without limitation, city overhead, shall be billed to the respective water customer of the city and the customer shall pay the full amount thereof within thirty (30) days of the date of the billing.

(4) Fourth Violation. A written notice of the violation shall be issued by the public works department personnel or the police department to the respective water customer of the city and a ~~charge-penalty~~ of one hundred -dollars (\$100.00) shall be imposed for such violation, which may be added to the customer's water bill ~~shall be added to the water bill of such customer as a one time charge for such violation~~. The customer shall pay the full amount of the charge within thirty (30) days of the imposition date or the date of the customer's water bill reflecting the penalty, as applicable ~~of the date of the water bill~~.

(Metered Customers)

~~—— a. ——~~ The notices and ~~charges-penalties~~ for violations issued to metered water service customers shall be the same as those issued to flat rate water service customers with regards to violations identified in subdivisions (1), (2), and (4) of this subsection.

~~_____b._____~~ As regards to a third ~~-~~violation by a customer with metered service, a written notice of the violation shall be issued by the public works department personnel or the police department to the respective water customer of the city and a charge-penalty of fifty ~~-~~dollars (\$50.00) shall be imposed for such violation, which may be added to the customer's water bill~~shall be added to the water bill of such customer as a one time charge for the violation.~~ The customer shall pay the full amount of the charge-penalty within thirty (30) days of the imposition date or the date of the customer's water bill reflecting the penalty, as applicable~~of the date of the water bill.~~

(As to Flat Rate and Metered Service)

(5) Fifth Violation. A written notice of the violation will be issued by the public works department personnel or the police department to the respective water customer of the city and a water flow restrictor shall be installed by the city to restrict water use upon the real property where the violation has occurred. All costs of purchase and installation of the water flow restrictor, including without limitation city overhead, shall be billed to the customer and the customer shall pay the full amount of such cost within thirty (30) days of the date of the billing. The flow ~~restrictor~~restrictor shall remain installed until the customer has provided the city's public works department with evidence that the customer has modified its water use so that it will not again violate the ordinance codified in this section.

~~FC. Leaks in Customer's System. When a leak is discovered by a customer in a customer's water system and a customer is charged for water that it has not used, as a result of the leakage, it shall be the policy of the city to aid the customer in locating the leak. If the leak is repaired by the customer within a period of ten days of the date the leak is discovered and the customer can establish that a portion of the charges identified in its water bill are in excess of the amount normally charged to the customer, that excess amount of water use caused by the leakage shall be charged to the customer at the standard water rate. If the leak is not repaired by the customer within the ten day period, the portion of the excess water usage which results from the leakage will be billed at two times the standard water rate until the leak is repaired by the customer.~~

~~_____D. Determination of Number of Offenses. In order to be defined as a violation other than a first violation, the violation must occur within one year of the date of the first violation. For purposes of subsection E. above, all violations occurring within a one year period shall be countered when determining the applicable penalty for a subsequent violation.~~

~~GE.~~ Appeal of Administrative Penalties.

(1) Any person or entity receiving a notice of violation and/or associated penalty in accordance with subsection E. above ~~this Section 13.04.150~~ that seeks to appeal must

file a written notice of appeal with the city clerk within ten (10) days of the issuance of such notice of violation. The notice of appeal shall set forth in detail all facts supporting the appeal.

(2) Upon receipt of a ~~completed-written~~ notice of appeal, the city clerk shall set the matter for hearing by the city council. After said hearing, the city council may affirm, overrule or modify the notice of violation and/or associated penalty. Following the city council's decision on a notice of appeal and/or associated penalty, an aggrieved party may seek judicial review of the city council's decision by filing a complaint with the Superior Court of Kings County, California during the period identified by California Code of Civil Procedure Section 1094.6, as may be amended.

H. Violations – Other Penalties. In addition to or in lieu of the administrative penalties identified in subsection E. above, the city may impose any criminal, civil, and/or other penalties authorized by statute, regulation, or other legal authority, including, without limitation, this municipal code, for violation of this Section 13.04.150.

(Ord. 95-06 § 1, 1995; prior code § 6-6.15).

Zoning Ordinance Excerpts Pertaining to Landscaping

Areas highlighted in yellow may need to be changed to accommodate alternative landscaping such as artificial turf.

17.04.030 Definitions

"Landscaping" means an area devoted to or developed and maintained predominantly with native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

Chapter 17.16 R-1-20 ONE-FAMILY RESIDENTIAL VERY LOW DENSITY

17.16.100 Yard requirements.

The yard requirements shall be as follows:

- A. Front Yards. The minimum front yard measured from the front property line shall be not less than thirty-five (35) feet except along those streets where a greater setback is required by other ordinances or the general plan of the city.

Except for fences as provided by Section 17.52.010 and ornamental light standards no post, pole, pillar or the like over six feet in height are to be located in a front yard area.

In a front yard area or a street side yard area of a corner lot, which provide driveway access, the width of the driveway or any paved area shall not exceed forty percent (40) in width of the property's street frontage on which the driveway or any paved area faces.

- B. Rear Yards. The minimum rear yard measured from the rear property line shall be twenty (20) feet, subject to the following conditions:
1. Where there is a walled/fenced landscape easement for street back-on development the minimum rear yard setback shall be measured from the wall/fence as follows:
 - a. Where there is a five (5) ft. landscape easement the minimum rear yard setback shall be twenty (20) ft. from the easement wall/fence.
 - b. Where there is a ten (10) ft. landscape easement the minimum rear yard setback shall be fifteen (15) ft. from the easement wall/fence.
 2. Where construction involves more than one story, the rear yard shall be increased by ten feet for each additional story.
 3. Accessory structures may be located within a required rear or side yard subject to the following:

Setbacks: Wall—three (3) feet from both rear and side property lines;

Roof Eaves: two (2) feet from both rear and side property lines.

Height: Maximum plate line height of seven (7) feet measures from the ground with a maximum roof pitch of 4:12 and a maximum roof ridge peak height of ten (10) feet.

Floor Area: Maximum 120 square feet. If more than 120 square feet, the accessory structure is required to meet all setback requirements of the zone district in which it is located.

Number of Accessory Structures Allowed: No limitation, except that each 120 sq. ft. structure is to be separated from other structures by a minimum of ten (10) feet.

4. Mechanical equipment may be placed at the rear property line or interior side property lines when adjacent to a neighboring rear yard area, street, alley or permanent open space. Otherwise it shall be located a minimum of five feet from the property lines.
5. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley. In all cases no garage door or roof overhang shall extend into the alley right-of-way.
6. Above or below ground swimming pools are to be set back five feet from the rear yard property line.

C. Side Yards. The minimum side yard measured from the side property line shall be ten feet subject to the following conditions:

1. On a corner lot the side yard adjoining the street shall be ten feet. Where there is a walled/fenced landscape easement for street side-on development the minimum side yard setback shall be ten (10) ft. measured from the easement wall/fence.
2. Accessory structures (see rear yard requirements) except that no accessory structure is allowed in the street side of a corner lot when the side yard is used as the front of the property.
3. Any mechanical equipment shall be located a minimum of five feet from a side property line when adjoining an adjacent side yard.
4. Where construction involves deck, balconies, and other types of platforms with a floor level over two feet in height, the side yard shall be increased by five feet. On the street side of a corner lot, the side yard can remain at 10 feet for decks, balconies and other types of platforms.
5. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story. On the street side of a corner lot, the side yard can remain at 10 feet for construction in excess of one story.

- garages or carports opening on the street side yard of a corner lot shall be set back twenty feet from the side property line.
- 7. A side yard providing access to more than one dwelling unit shall be not less than ten feet.
- Above or below ground swimming pools are to be set back five feet from the side yard property line.

Landscaping. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Sanford area. Landscaping is to be installed within six months after occupancy of the residence, apartment or office and continually maintained pursuant to Section 17.54.010. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot

Chapter 17.18 R-1-6, R-1-8, R-1-12 ONE-FAMILY RESIDENTIAL DISTRICTS (R-1-6 and 8 LOW DENSITY) (R-1-12 VERY LOW DENSITY)

17.18.100 Yard requirements.

The yard requirements shall be as follows:

- A. Front Yards. The minimum front yard measured from the front property line shall be twenty (20) feet.

In a site situated between sites improved with buildings where such buildings are set back less than the minimum distance required by this section the minimum front yard shall be the average depth of the front yards on the improved sites immediately adjoining the side lines of the site. Except that garages and carports are to be set back a minimum of twenty (20) feet from the front property line.

Houses with garages or carports 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 set back for the house portion. Except that a multiple-story house is to have a front yard of twenty (20) feet.

Except for fences as provided by Section 17.52.010 and ornamental light standards no post, pole, pillar or the like over six (6) feet in height are to be located in a front yard area.

In a front yard area or a street side yard area of a corner lot, which provide driveway access, the width of the driveway or any paved area shall not exceed forty (40) percent in width of the property's street frontage on which the driveway or any paved area faces.

On key lots (a lot located to the rear of a reverse corner lot), the drive approach and driveway is to be located on the side of the lot which is not adjacent to the rear lot line of the reverse corner lot. (This requirement to be applied to all subdivisions and lots recorded after January 1, 2003.)

B. Rear Yards. The minimum rear yard measured from the rear property line shall be fifteen (15) feet, subject to the following conditions:

1. Where there is a walled/fenced landscape easement for street back-on development the rear yard setback shall be measured from the wall/fence line as follows:
 - a. When there is a five (5) foot landscape easement the minimum rear yard setback shall be fifteen (15) feet from the easement wall/fence.
 - b. When there is a ten (10) foot landscape easement the minimum rear yard setback shall be ten (10) feet from the easement wall/fence.
2. Where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story.
3. Accessory structures may be located with a required rear or side yard subject to the following:

Setbacks: Wall. Three (3) feet from both rear and side property lines.

Roof Eaves. Two (2) feet from both rear and side property lines.

Height. Maximum plate line height of seven (7) feet measures from the ground with a maximum roof pitch of 4:12 and a maximum roof ridge peak height of ten (10) feet.

Floor Area. Maximum one hundred twenty (120) square feet. If more than one hundred twenty (120) square feet, the accessory structure is required to meet all setback requirements of the zone district in which it is located.

Number of Accessory Structures Allowed. No limitation, except that each one hundred twenty (120) square foot structure is to be separated from other structures by a minimum of ten (10) feet.

4. Mechanical equipment may be placed at the rear property line or interior side property lines when adjacent to a neighboring rear yard area, street, alley or permanent open space. Otherwise it shall be located a minimum of five (5) feet from the rear property lines.
5. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley. In all cases no garage door or roof overhang shall extend into the alley right-of-way.

6. Above or below ground swimming pools are to be set back five (5) feet from the rear yard property line.

C. Side Yards. The minimum side yard measured from the side property line shall be five (5) feet, subject to the following conditions and exceptions:

1. On a corner lot the side yard adjoining the street shall be ten (10) feet. Where there is a walled/fenced landscape easement for street side-on development, the minimum side yard setback shall be ten (10) feet measured from the easement wall/fence.
2. Accessory structures (see rear yard requirements) may be located within a required rear or side yard except that no accessory structure is allowed in the street side of a corner lot when the side yard is used as the front of the property.
3. Mechanical equipment shall be located a minimum of five (5) feet from a side property line when adjoining an adjacent side yard.
4. Where construction involves deck, balconies, and other types of platforms with a floor level over two (2) feet in height, the side yard shall be increased by five (5) feet. On the street side of a corner lot, the side yard can remain at ten (10) feet for decks, balconies and other types of platforms.
5. Where construction involves more than one story, the side yard shall be increased by five (5) feet for each additional story. On the street side of a corner lot, the side yard can remain at ten (10) feet for construction in excess of one story.
6. 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.
7. A side yard providing access to more than one dwelling unit shall be not less than ten (10) feet.
8. Above or below ground swimming pools are to be set back five (5) feet from the side yard property line.

D. Corner Lot Development.

1. When the house and garage both front toward the front of the lot, the same as an interior lot, the area between the fence and back of sidewalk along the street side property line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

E. Landscaping. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area. Landscaping is to be installed within six (6)

months after occupancy of the residence, apartment or office and continually maintained pursuant to Section 17.54.0 0. landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

- F. **Street Trees.** In order to provide a tree lined street in the R-1- , R-1- and R-1-12 districts, four street trees, a minimum fifteen (15) gallon size, shall be planted on all lots. One of the four front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front yard street curb.

If the front yard landscaping is provided by the builder a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval by the city building department.

If front yard landscaping is not provided by the builder a fee of fifty dollars (50.00) for each tree (two hundred dollars (200.00) total) shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) feet setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (50.00) for the required tree at the twelve (12) feet line.

Chapter 17.20 RM-2 AND RM-3 MULTIFAMILY RESIDENTIAL DISTRICTS HIGH AND MEDIUM DENSITY

17.20.100 Yard requirements.

For developments of more than five units the yard area shall provide a common recreational area developed with picnic tables and children s play equipment. The yard requirements shall be as follows:

- A. **Front Yards.** The minimum front yard measured from the front property line shall be twenty (20) feet.

On a site situated between sites improved with buildings where such buildings are set back less than the minimum distance required by this section the minimum front yard shall be the average depth of the front yards on the improved sites immediately adjoining the side lines of the site. Except that garages and carports are to be setback a minimum of twenty (20) feet from the front property line.

Apartments or houses with garages or carports set to the rear of the site at least twenty (20) feet behind the front of the apartment or house may have a fifteen (15) foot front

yard set back for the house or apartment portion. Except that a multiple-story house or apartment is to have a front yard of twenty (20) feet.

Except for fences as provided by Section 17.52.010 and ornamental light standards no post, pole, pillar or the like over six feet in height are to be located in a front yard area.

In a front yard area or a street side yard area of a corner lot, which provide driveway access, the width of the driveway or any paved area shall not exceed forty (40) percent in width of the property's street frontage on which the driveway or any paved area faces.

B. Rear Yards. The minimum rear yard measured from the rear property line shall be fifteen (15) feet, subject to the following conditions:

1. Where there is a walled/fenced landscape easement for street back-on development the minimum rear yard setback shall be measured from the wall/fence line as follows:
 - a. When there is a five foot landscape easement the minimum rear yard setback shall be fifteen (15) feet from the easement wall/fence.
 - b. When there is a ten (10) foot landscape easement the minimum rear yard setback shall be ten (10) feet from the easement wall/fence.
2. Where construction involves more than one story, the rear yard shall be increased by ten feet for each additional story.
3. Accessory structures may be located within a required rear or side yard subject to the following:

Setbacks: Wall—three (3) feet from both rear and side property lines;

Roof Eaves—two (2) feet from both rear and side property lines.

Height: Maximum plate line height of seven (7) feet measures from the ground with a maximum roof pitch of 4:12 and a maximum roof ridge peak height of ten (10) feet.

Floor Area: Maximum 120 sq. ft. If more than 120 sq. ft., the accessory structure is required to meet all setback requirements of the zone district in which it is located.

Number of Accessory Structures Allowed: No limitation, except that each 120 sq. ft. structure is to be separated from other structures by a minimum of ten (10) feet.

4. Mechanical equipment may be placed at the rear property line or interior side property lines when adjacent to a neighboring rear yard area, street, alley or permanent open space. Otherwise it shall be located a minimum five feet from the rear property line.

5. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley. No garage door or roof overhang shall extend into the alley right-of-way.
6. Above or below ground swimming pools are to be set back five feet from the rear yard property line.

C. Side Yards. The minimum side yard measured from the side property line shall be five feet, subject to the following conditions and exceptions:

1. On a corner lot, the side yard adjoining the street shall be ten feet. Where there is a walled/fenced landscape easement for street side-on development the minimum side yard setback shall be ten (10) feet measured from the easement wall/fence.
2. Accessory structures (see rear yard requirements) may be located within a required rear or side yard except that no accessory structure is allowed in the street side of a corner lot when the side yard is used as the front of the property.
3. Mechanical equipment shall be located a minimum of five feet from a side property line when adjoining an adjacent side yard.
4. Where construction involves decks, balconies, and other types of platforms with a floor level over two feet in height, the side yard shall be increased by five feet. On the street side of a corner lot, the side yard can remain at 10 feet for decks, balconies and other types of platforms.
5. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story. On the street side of a corner lot, the side yard can remain at ten feet for construction in excess of one story.
6. Garages and carports opening on the street side yard of a corner lot shall be set back twenty (20) feet from the street side property line.
7. A side yard providing access to more than one dwelling unit shall be not less than ten feet.
8. Above or below ground swimming pools are to be set back five feet from the side yard property line.

D. Landscaping. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area. Landscaping is to be installed within six months after occupancy of the residence, apartment or office and continually maintained pursuant to Section 17.54.080. Landscaped areas are to not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is

permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

17.24.090 Yard requirements.

The yard requirements shall be as follows:

- A. Front Yards. The minimum front yard measured from the front property line shall be twenty (20) feet with the following exceptions:
 - 1. On a site situated between sites improved with buildings where such buildings are set back less than the minimum distance required by this section, the minimum front yard shall be the average depth of the front yards on the improved sites immediately adjoining the side lines of the site.
 - 2. Pursuant to Chapter 17.56, within any part of the front yard, for nonresidential uses, ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement, may be installed when such improvement is intended solely as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.
 - 3. In a front yard area or a street side yard area of a corner lot, which provides driveway access, the width of the driveway or any paved area shall not exceed forty (40) percent in width of the property's street frontage on which the driveway or any paved area faces.
- B. Rear Yards. The minimum rear yard measured from the rear property line shall be fifteen (15) feet subject to the following conditions:
 - 1. The development of non-residential uses (e.g., offices) may have a five foot rear yard when not abutting the rear yard of an existing residential use. Residential uses shall have a fifteen (15) foot rear yard.
 - 2. Where construction involves more than one story, the rear yard shall be increased by ten feet for each additional story.
 - 3. Accessory structures may be located within a required rear or side yard subject to the following:

Setbacks: Wall—three (3) feet from both rear and side property lines;

Roof Eaves—two (2) feet from both rear and side property lines.

Height: Maximum plate line height of seven (7) feet measures from the ground with a maximum roof pitch of 4:12 and a maximum roof ridge peak height of ten (10) feet.

Floor Area: Maximum 120 sq. ft. If more than 120 sq. ft., the accessory structure is required to meet all setback requirements of the zone district in which it is located.

Number of Accessory Structures Allowed: No limitation, except that each 120 sq. ft. structure is to be separated from other structures by a minimum of ten (10) feet.

4. Mechanical equipment may be placed at the rear property line or interior side property lines when adjacent to a neighboring rear yard area, street, alley or permanent open space. Otherwise it shall be located a minimum five feet from the rear property line.
 5. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley. No garage door or roof overhang shall extend into the alley right-of-way.
 6. Above or below ground swimming pools are to be set back five feet from the rear yard property line.
- C. Side Yards. The minimum side yard measured from the side property line shall be five feet, subject to the following conditions and exceptions:
1. On a corner lot, the side yard adjoining the street shall be ten feet.
 2. Accessory structures (see rear yard requirements) may be located within a required rear or side yard except that no accessory structure is allowed in the street side of a corner lot when the side yard is used as the front of the property.
 3. Mechanical equipment shall be located a minimum of five feet from a side property line when adjoining an adjacent side yard.
 4. Where construction involves decks, balconies, and other types of platforms with a floor over two feet in height, the side yard shall be increased by five feet. On the street side of a corner lot, the side yard can remain at 10 feet for decks, balconies and other types of platforms.
 5. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story. On the street side of a corner lot, the side yard can remain at 10 feet for construction in excess of one story.
 6. Garages and carports opening on the street side yard of a corner lot shall be setback twenty feet from the street side property line.
 7. A side yard providing access to more than one office or dwelling unit shall not be less than ten feet.

8. Above or below ground swimming pools are to be set back five feet from the side yard property line.

D. Landscaping. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area. Landscaping is to be installed within six months after occupancy of the residence, apartment or office and continually maintained pursuant to Section 17.54.080. Landscaped areas are to not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

17.54.080 Maintenance of landscaped areas.

A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a site plan review, a use permit, a variance or any other type of approval shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site, and the plant materials shall be replaced as needed to screen and/or ornament the site. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed or otherwise maintained to assure compliance with the regulations requiring landscaped areas. Landscaped areas within sites subject to site plan review shall be watered by automatic systems and designed and developed in accordance with Sections 12.08.010 through 12.08.090 pertaining to landscape water conservation.



AGENDA STAFF REPORT

MEETING DATE: 5/19/2015

AGENDA SECTION: 1. B.

SUBJECT:

Community Development: Study the potential for a Downtown theater and a Downtown parking structure to accommodate the parking for a theater. Provide staff direction on future property acquisition, budgeting or zoning amendments pertaining to a theater in the Downtown.

RECOMMENDATION:

In February, the City Council directed staff to make several amendments to the Municipal Code to address policies pertaining to medical offices in the downtown, hotels/motels and to further define the uses allowed at the Hanford Mall. At the time, the Council also wished to explore the potential of a theater in the Downtown rather than allow theaters in other zoning designations. Theaters are currently only allowed in the DC - Downtown Commercial and CC - Community Commercial zones. Parking for theaters is required at one space for each four seats. A 10 screen theater with 1,000 seats would require 250 parking spaces.

Attached is an aerial view of Downtown with the area designated as DC highlighted in red.

BACKGROUND:

The existing 10 screen theater in Downtown Visalia is on approximately 35,000 square feet or 0.80 acres. A four-story parking structure, which is owned by the City, is on approximately 50,000 square feet or 1.15 acres and contains 471 parking spaces. The structure was built to facilitate the development of the theater.

The newest Visalia parking structure located on West Acequia was completed in 2007, consists of 691 spaces and cost approximately \$13,700,000 or almost \$20,000 a space. The structure is five stories and is on approximately 1.2 acres. The cost for the structure did not include land costs because the City already owned the parcel as a city owned parking lot.

The 10 screen theater in Downtown Lemoore is located on approximately 0.85 acres and is adjacent to a city owned public parking lot consisting of 135 parking spaces, which is the primary source of parking for the theater.

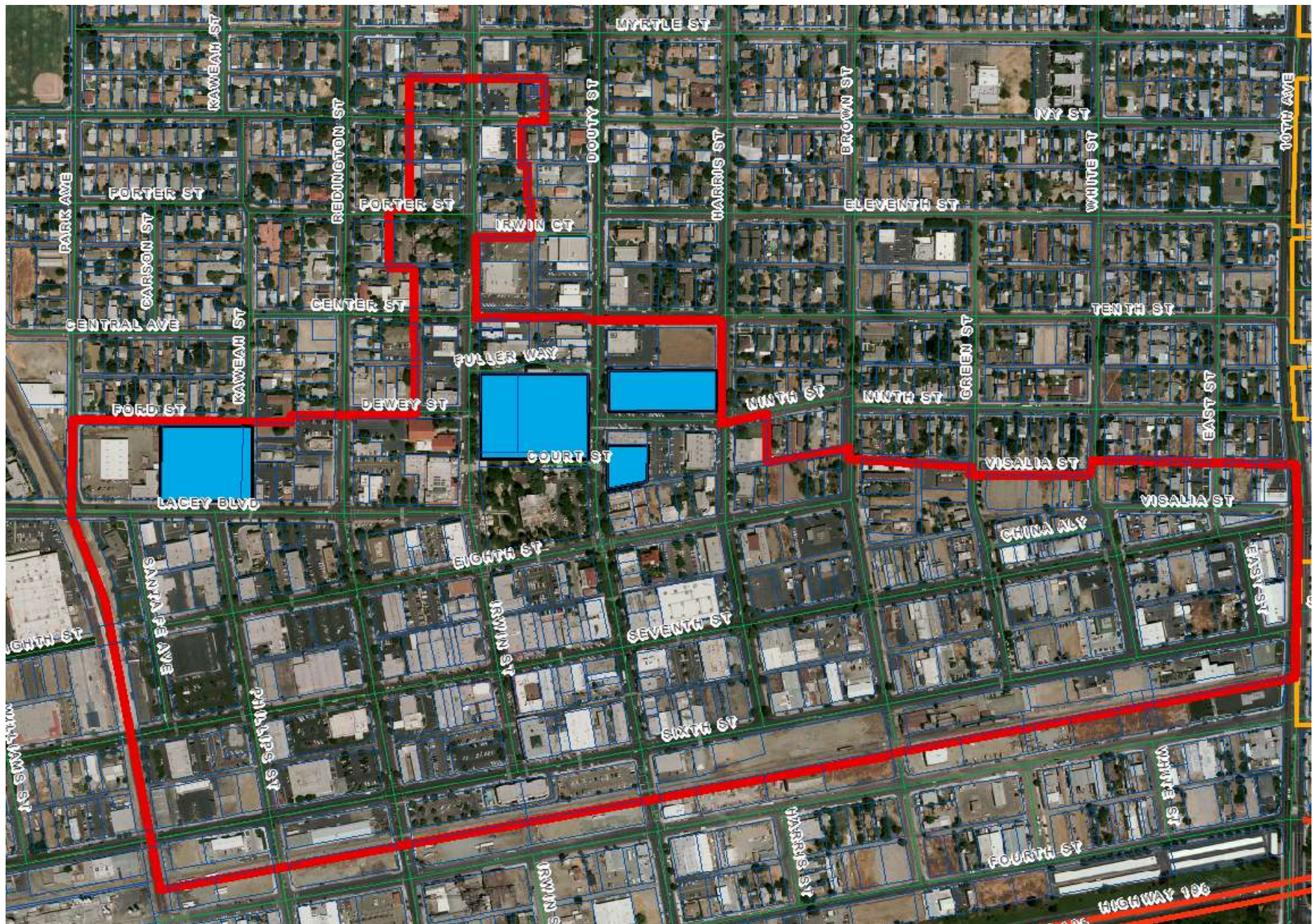
FISCAL IMPACT:

ATTACHMENTS:

Description

 Downtown Aerial

Downtown Commercial Zone District Boundary





**AGENDA
STAFF REPORT**

MEETING DATE: 5/19/2015

AGENDA SECTION: 5. A.

SUBJECT:

City Clerk: Approve Meeting Minutes for May 5, 2015

RECOMMENDATION:

That the City Council, by motion, approve meeting minutes for May 5, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description

📎 Minutes 5/5/15



**CITY COUNCIL MEETING
ACTION SUMMARY MINUTES
May 5, 2015 7:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street**

5:30 PM - Joint City Council & Planning Commission Study Session

6:30 PM - Closed Session (or immediately following the Joint Study Session)

REGULAR COUNCIL MEETING - 7:00 PM

CALL TO ORDER STUDY SESSION

ROLL CALL BY THE CITY CLERK:

Mayor Russ Curry and Chairman Steve Froberg called the joint study session to order at 5:30 p.m.

City Council Members' Present: Justin Mendes, Francisco Ramirez, Gary Pannett, David Ayers, Russ Curry

Planning Commissioners' Present: Michael Johnston, Mark Fernandes, Richard Douglas, Travis Paden, Ajmer Nahal, Dennis Ham, Steve Froberg

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.

Dan Chin would like the public to have a second opportunity on the agenda to make comments.

Bob Ramos also supported additional time for public comments.

1. STUDY SESSION FOR THE DISCUSSION OF THE FOLLOWING:

A. Community Development: General Plan Update

City Manager Darrel Pyle briefly commented on the status of the General Plan Update and introduced Steve Brandt of Quad Knopf and John Zumwalt of Zumwalt-Hansen. Mr. Brandt gave an overview of the Citizen's Advisory Committee's tasks and presented the Committee's recommended draft General Plan Land Use Map. He requested the City Council and Planning Commission accept the map and direct staff to move forward with this draft for analysis.

Mr. Brandt responded to questions and comments by the Commissioners and Council Members. The Citizens Advisory Committee removed the locations of future schools from the map, but the Community Development Director Darlene Mata recommended that the legislative bodies amend the draft and identify a general area on the map for a future site.

Council directed staff to send copies of the current Land Use Map and draft to both bodies for review and comparison. The consensus of the City Council and Planning Commission was to accept the draft map with the addition of a future high school to be located somewhere south of Hwy 198. The legislative bodies requested that they hold separate meetings in the future to review the draft General Plan Update.

Chairman John Lehn of the Citizen Advisory Committee provided additional comments for the Council's consideration.

Mayor Curry and Chairman Froberg adjourned the joint study session at 6:35 p.m.

CALL TO ORDER CLOSED SESSION

ROLL CALL BY THE CITY CLERK:

Mayor Curry called the closed session to order at 6:35 p.m.

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

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.

There were no comments.

2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Curry adjourned to closed session at 6:36 p.m.

- A.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Sec. 54956.8
Property: APNs 012-053-005, 008-360-006
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Unknown
Under Negotiation: Authority to negotiate price, terms and conditions
- 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

CALL TO ORDER REGULAR SESSION

ROLL CALL BY THE CITY CLERK:

Mayor Curry called the regular meeting to order at 7:03 p.m.

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

FLAG SALUTE:

Mayor Curry led the flag salute.

INVOCATION:

The invocation was given by Kevin Medcalf.

3. CLOSED SESSION ACTION REPORT:

- A.** Closed Session - Action Report

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

Introduction of Firefighter Felix Johansson

Fire Chief Ekk introduced recently hired Firefighter Felix Johansson.

Recognition of Fire Engineer Derek Weisser

This item has been postponed to a future meeting.

Proclamation: Peace Officers' Memorial Day and National Police Week

Mayor Curry presented the Proclamation to Police Chief Sever.

Proclamation: Water Awareness Month

Council Member Mendes presented the Proclamation to Public Works Director Lou Camara.

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.

Bob Ramos reminded everyone about the upcoming National Day of Prayer. He also commented on the need for more public safety and to look at selling the undeveloped portion of Hidden Valley Park to use the funds for public safety. He is against selling Rabobank due to the income that it brings to the city.

Glenda Dwyer commented on the current drought and related water issues.

Steve Arnold, volunteer from American Cancer Society, requested a resolution for the City to declare October 10, 2015, Relay for Life Hanford Day and invites the city to create a team to participate at the event and raise money for cancer research.

Donna Hines would like some police officers on 12th Avenue due to illegal left turns on red lights.

Shaka Sudds commented on the City Council Members priorities regarding public safety.

Skip Athey requested that each Council Member speak under their reports to state how they feel about public safety.

Shelli Barker commented on the city's needs for more public safety. She stated that priorities have changes and the city should sell the undeveloped portion of Hidden Valley Park.

WRITTEN CORRESPONDENCE:

4. STAFF COMMUNICATIONS:

Staff provided updates on upcoming events and projects.

5. CONSENT CALENDAR:

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

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 21, 2015

Due to a clerical error, corrections were made to the Minutes.

B. Public Works: Approve a Notice of Completion for the 12th Avenue Water Main Relocation Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

- C. Public Works: Approve out of state travel for the Deputy Public Works Director to attend the National American Public Works Association Congress in Phoenix, AZ on August 30-September 2, 2015.
- D. Finance: Warrant Register for 04/16/15-04/29/15

6. PUBLIC HEARINGS:

- A. Community Development: Public Hearing to Adopt Resolution 15-20-R approving the FY 2015-2016 Community Development Block Grant (CDBG) Entitlement Action Plan.

Housing Specialist Sandra Lerma-Martinez gave an overview of the CDBG process and the proposed allocations.

Mayor Curry opened the public comments at 7:44 p.m., and with no comments given, closed the public comments at 7:44 p.m.

Motion to adopt Resolution 15-20-R by: David Ayers/Justin Mendes. Passed. 5-0. Ayes: Curry, Ayers, Mendes, Pannett, Ramirez.

7. DEFERRED BUSINESS: NONE

8. NEW BUSINESS:

- A. City Manager: Adopt Resolution 15-21-R approving the First Amendment to Sales Tax Incentive Agreement with Pinnacle Pointe, LLC.

Mayor Curry recommended that this item be tabled to the next meeting.

Motion to table this item to the next regular meeting by: David Ayers/Francisco Ramirez. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

- B. Public Works: Approval of the attached agreement with Lane Engineers of Tulare, Quad Knopf, Inc. of Fresno, Peters Engineering Group of Clovis, Provost & Pritchard of Visalia, TRC Solutions of Fresno, and Zumwalt-Hansen and Associates of Hanford, to provide professional engineering services for capital improvement projects on an on-call basis for the remainder of fiscal year 2014- 2015 through fiscal year 2019-2020.

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

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

9. COUNCIL REPORTS/COMMENTS:

Council Member Mendes commented on meetings and events he recently attended. He also announced the opening of the new restaurant Zaytoona. Mr. Mendes stated his views on public safety and how he has tried to identify ways to provide additional funding.

Council Member Ramirez attended the Hanford Night Out for the Rawhide game and threw out the first pitch. He acknowledged the recent passing of Reverend Elvira Miles of Howard Chapel AME Zion Church. Mr. Ramirez also discussed his efforts at reviewing the budget and trying to identify opportunities to provide more funding for public safety.

Council Member Pannett attended a couple of meetings, but most will be next week. He reminded the public that he supported Measure S and that he will continue to support and look for ways to fund public safety.

Vice Mayor Ayers briefly discussed the Kings Waste & Recycling Authority meeting. He announced that Jack Schwartz recently turned 100 years old. Mr. Ayers stated that he and the Mayor met with the Police and Fire Chiefs and supports their vision for their departments. He encouraged the other Council Members to also meet with them along with the City Manager due to their insights.

Mayor Curry attended the swearing in and badge pinning of two new firefighters and really liked the event. Mr. Curry stated that options are being looked at regarding public safety, and more information will be revealed at a later time. He also reminded everyone that the National Day of Prayer ceremony will take place at the Civic Auditorium on Thursday.

10. ADJOURNMENT:

Mayor Curry adjourned the regular meeting at 8:06 p.m. and reconvened the Closed Session.

Mayor Curry adjourned the Closed Session at 8:17 p.m., and there was nothing to report.

Respectfully submitted,

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 5/19/2015

AGENDA SECTION: 5. B.

SUBJECT:

Public Works: Notice of Completion for the Grangeville Boulevard at 9 ¼ Avenue Traffic Signal Installation Project.

RECOMMENDATION:

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

BACKGROUND:

On October 21, 2014, the Council awarded the Grangeville Boulevard at 9 ¼ Avenue Traffic Signal Installation Project to Eslick Construction, Inc. of Clovis, CA. This project consisted of installing a traffic signal at the intersection along with the placement of sanitary sewer pipeline, pavement transition, and striping.

There were three change orders on this project.

FISCAL IMPACT:

The cost for construction, construction engineering, and materials were fully funded through the Federal Aid Congestion Mitigation Air Quality program (CMAQ). Therefore, there was no local funding impact to the city budget.

The total cost to complete the project was \$520,889.78. Attached are the Final Project Construction and Finance History for Council review.

ATTACHMENTS:

Description

- ▣ Final Project Construction and Finance History
- ▣ NOC Recording Original

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Grangeville Boulevard at 9 ¼ Avenue Traffic Signal Installation

CONTRACTOR: Eslick Construction, Inc.
458 W. Beverly Drive
Clovis, CA 93612

CONTRACT DATES:	Bid Date	September 30, 2014
	Council Award	October 21, 2014
	Contractor Started Work	January 19, 2015
	Contract Time of Completion	April 26, 2015
	Contractor Completed Work	April 23, 2015

CONTRACT CHANGE ORDERS:

1. Contract Change Order No.1: Install Illuminated Street Name Signs per new MUTCD Standards (12" Capital Letters, 9" Lower Case). And relocate existing blow off valves from proposed gutter to behind proposed curb return.

For a net increase of \$6,740.08

2. Contract Change Order No.2: Install approximately 75 lf. of SCE conduit and hand hole boxes due to the original approved SCE plans showing connection to a high voltage vault and SCE changing the requirement to connect to a hand hole approximately 75 feet west. Prepare an additional 5,617 s.f. of pavement sub-grade due to the need to install pavement fabric and additional aggregate base material at NW corner of intersection. Provide an additional 4 days to contract completion date. The new completion date shall be 4/26/2015

For a net increase of \$13,218.93

3. Remove and off haul 61 lf of curb and gutter due to SCE power pole location.
Balance of Quantities

For a net increase of \$12,460.50

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	AMOUNT
Federal Aid Congestion Mitigation Air Quality program (CMAQ)	\$ 566,217.00
Local Contribution	\$ 0
Total Project Funding	\$ <u>566,217.00</u>

<u>CONSTRUCTION COST</u>	
Contract – Total Bid Award	\$ 488,470.27
Change Orders	\$ 32,419.51
Total Construction Cost (CMAQ)	\$ <u>520,889.78</u>
Local Contribution Fund Balance	\$ 0

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Grangeville Boulevard at 9 ¼ Avenue.
2. The Improvement is particularly described as: Grangeville Boulevard at 9 ¼ Avenue Traffic Signal Installation Project.
3. The date of completion of the work of Improvement: April 23, 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: Eslick Construction, Inc.
7. The surety for the work of Improvement: North American Specialty Insurance Company.
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: May 19, 2015.

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 19th day of May, 2015.

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

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Hanford, California, this _____ day of _____, 2015.

BY: _____

Russ Curry, Mayor

City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code



**AGENDA
STAFF REPORT**

MEETING DATE: 5/19/2015

AGENDA SECTION: 5. C.

SUBJECT:

Finance: Warrant Register 04/30/15-05/13/15

RECOMMENDATION:

Approve warrant register for April 30, 2015 through May 13, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description

❏ WARRANT REGISTER 043015-051315

Check Register

City of Hanford

Department of Finance

COUNCIL MEETING: 05/19/15

Issue Date		Check Numbers	Amount
CHECKS	04/30/15 to 05/13/15	108869 to 109077	2,088,692.81
			2,088,692.81

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

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	4/30/15	108869	18703	FRANK ALVISO ALVISO, FRANK	119.00		CTY COST HEALTH/MAY	
						119.00			
300 AIRPORT	2020-003 UNAPPLIED CREDITS FOR FIN	4/30/15	108870	18939	BENITEZ, MARIA BENITEZ, MARIA	90.95	RF00000013	RECEIVABLE-REFUND	
						90.95			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108871	18704	RICHARD BUTTS BUTTS, RICHARD	119.00		CTY COST HEALTH/MAY	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108872	17332	JOHN M CAIN CAIN, JOHN M	119.00		CTY COST HEALTH/MAY	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108873	13332	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		J LUTZ C/S PP9 4/15	
						541.85			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108874	20215	TERRY CARR CARR, TERRY	119.00		CTY COST HEALTH/MAY	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108875	13049	CLEARINGHOUSE, ATLAS# 000672914401 CLEARINGHOUSE, ATLAS# 000672914401	281.13		CASE #000672914401 #9	
						281.13			

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	4/30/15	108876	18833	DENISE K DORADO DORADO, DENISE K	643.08		J DORADO S/S PP9/15	
						643.08			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108877	18910	EDUCATIONAL CREDIT MANAGEMENT CORP EDUCATIONAL CREDIT MANAGEMENT CO	246.97		XXX-XX-2812 PP9	
						246.97			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108878	34622	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	60.00		FTB#1210193243 PP9	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15		34622	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	85.00		FTB#1213872983	
						145.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	4/30/15	108879	00001188	H M E A H M E A	30.00		HMEA DEDUCTION PP9	
						30.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	4/30/15	108880	38623	H P O A H P O A	2,500.00		HPOA PP9	
						2,500.00			
400 CITY PAYROLL REVOLVING	2071 ICMA ROTH IRA PAYABLE	4/30/15	108881	45304	I C M A RETIREMENT TRUST-ROTH IRA I C M A RETIREMENT TRUST-ROTH IRA	260.00		ROTH IRA #705196 PP9	
						260.00			

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	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108882	45466	INTERNAL REVENUE SERVICE INTERNAL REVENUE SERVICE	37.50		CASE#*****9349 PP9	
						37.50			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108883	45464	INTERNAL REVENUE SERVICE - ASC INTERNAL REVENUE SERVICE - ASC	51.50		CASE #2667 PP9	
						51.50			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108884	48800	KINGS CO SHERIFF KINGS CO SHERIFF	88.20		CASE #14-0586	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15		48800	KINGS CO SHERIFF KINGS CO SHERIFF	330.42		CASE #2013001155 PP9	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15		48800	KINGS CO SHERIFF KINGS CO SHERIFF	324.88		CASE 32015000534 PP9	
						743.50			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108885	52745	JOHN LOBOA LOBOA, JOHN	119.00		CTY COST HEALTH/MAY	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108886	52920	GLORIA LOPEZ LOPEZ, GLORIA	119.00		CTY COST HEALTH/MAY	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108887	18407	FARRAH LUTZ LUTZ, FARRAH	237.23		J LUTZ PP9	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						237.23			
400 CITY PAYROLL REVOLVING	2065 DEFERRED COMP PAYABLE	4/30/15	108888	53355	SUSAN MARTINEZ MARTINEZ, SUSAN	91.30		REF ICMA LOAN PP9	
						91.30			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108889	18706	MANUEL MEDRANO MEDRANO, MANUEL	119.00		CTY COST HEALTH/MAY	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	4/30/15	108890	17061	MICHAEL H MEYER MEYER, MICHAEL H	274.62		CASE#12-18186-B-13F	
						274.62			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108891	64118	JERRY REED REED, JERRY	119.00		CTY COST HEALTH/MAY	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108892	64590	JAN REYNOLDS REYNOLDS, JAN	119.00		CTY COST HEALTH/MAY	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108893	18708	GEORGE WATSON WATSON, GEORGE	119.00		CTY COST HEALTH/MAY	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	4/30/15	108894	10687	WES YEARY YEARY, WES	119.00		CTY COST HEALTH/MAY	

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
						119.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	5/5/15	108895	09610	W BANKS MOORE, INC DBA BANKS & CO	225.75	63994	LEAK DIESEL PUMP #4	
						225.75			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/5/15	108896	30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	075823	FINGERPRINTS-GREEN	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/5/15		30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	075823	FINGERPRINTS-MILLER	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/5/15		30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	075823	FINGERPRINTS-PUERNER	
1716 PARKS & REC-FACILITIES	7600 SPECIAL DEPARTMENTAL EXP	5/5/15		30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	075823	FINGERPRINTS-PERRONE	
1716 PARKS & REC-FACILITIES	7600 SPECIAL DEPARTMENTAL EXP	5/5/15		30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	075823	FINGERPRINTS-ROBINSON	
1716 PARKS & REC-FACILITIES	7600 SPECIAL DEPARTMENTAL EXP	5/5/15		30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	075823	FINGERPRINTS-VELZQUZ	
						192.00			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	5/5/15	108897	51350	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	1,476.25	198562	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	5/5/15		51350	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	813.24	198849	BLANKET PURCHASE ORDER	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2,289.49									
2050 FLEET REPLACEMENT RESERVE	815303 5-PICKUPS, 3/4 TON	5/5/15	108898	77740	J V A C INC DBA KELLER FORD LINCOLN	28,594.08	1FDBF2D09579	UTILITY TRUCK, FORD F-250	
2050 FLEET REPLACEMENT RESERVE	815303 5-PICKUPS, 3/4 TON	5/5/15		77740	J V A C INC DBA KELLER FORD LINCOLN	28,594.08	1FDBF2D09580	UTILITY TRUCK, FORD F-250	
2050 FLEET REPLACEMENT RESERVE	815303 5-PICKUPS, 3/4 TON	5/5/15		77740	J V A C INC DBA KELLER FORD LINCOLN	28,594.08	1FDBF2D09581	UTILITY TRUCK, FORD F-250	
2050 FLEET REPLACEMENT RESERVE	815303 5-PICKUPS, 3/4 TON	5/5/15		77740	J V A C INC DBA KELLER FORD LINCOLN	28,594.08	1FDBF2D09582	UTILITY TRUCK, FORD F-250	
2050 FLEET REPLACEMENT RESERVE	815303 5-PICKUPS, 3/4 TON	5/5/15		77740	J V A C INC DBA KELLER FORD LINCOLN	28,594.08	1FDBF2D09583	UTILITY TRUCK, FORD F-250	
142,970.40									
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	5/5/15	108899	49700	KINGS REHABILITATION CENTER, INC KINGS REHABILITATION CENTER, INC	125.00	4833	2014-11	
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	5/5/15		49700	KINGS REHABILITATION CENTER, INC KINGS REHABILITATION CENTER, INC	125.00	5051	2015-03	
250.00									
1610 FIRE-ADMIN/SUPPRESS ION	7460 DUPLICATING EXPENSE	5/5/15	108900	15361	RAY MORGAN CO, INC RAY MORGAN CO, INC	150.20	899449	PRINTER MTCE/BASE CHG \$34	
150.20									

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
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	5/5/15	108901	65969	S & S WORLDWIDE INC S & S WORLDWIDE INC	84.93	M0000733	PLUS MEMBERSHIP	
						84.93			
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	5/5/15	108902	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	16.97		2015-03	
						16.97			
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	5/5/15	108903	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	40.26	66193066-0	2015-04	
1111 PERSONNEL	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	33.85	66193066-0	2015-04	
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	40.62	66193066-0	2015-04	
1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	40.62	66193066-0	2015-04	
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	27.08	66193066-0	2015-04	
1411 PLANNING	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	27.08	66193066-0	2015-04	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	74.47	66193066-0	2015-04	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	5/5/15	108903...	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	20.31	66193066-0	2015-04	
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	587.44	66193066-0	2015-04	
1610 FIRE-ADMIN/SUPPRESS ION	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	155.71	66193066-0	2015-04	
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	27.08	66193066-0	2015-04	
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	13.54	66193066-0	2015-04	
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	6.77	66193066-0	2015-04	
1721 PARKS & REC-COMM PROM/EVT	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	6.77	66193066-0	2015-04	
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	13.54	66193066-0	2015-04	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	121.86	66193066-0	2015-04	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	13.54	66193066-0	2015-04	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2031 REFUSE	7320 COMMUNICATIONS	5/5/15	108903...	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	27.08	66193066-0	2015-04	
2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	13.54	66193066-0	2015-04	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	60.93	66193066-0	2015-04	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	13.54	66193066-0	2015-04	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	27.08	66193066-0	2015-04	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	5/5/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	20.31	66193066-0	2015-04	
						1,413.02			
1412 BUILDING INSPECTION	7924 VEHICLE ABATEMENT EXPENSE	5/5/15	108904	15362	U S BANCORP EQUIP FINANCE, INC U S BANK	138.56	277041315	COPIER LEASE	
1610 FIRE-ADMIN/SUPPRESS ION	7460 DUPLICATING EXPENSE	5/5/15		15362	U S BANCORP EQUIP FINANCE, INC U S BANK	172.16	277177085	COPIER LEASE	
						310.72			
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15	108905	17478	UNIVAR UNIVAR	240.87	F0823448	WELL SITE CHLORINE	

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
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15	108905...	17478	UNIVAR UNIVAR	403.83	F0823450	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	297.55	F0823451	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	474.66	F0823452	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	311.72	F0823454	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	729.70	F0823456	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	382.57	F0823947	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	92.10	F0823948	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	432.16	F0823949	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	226.70	F0823950	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	5/5/15		17478	UNIVAR UNIVAR	170.03	F0823951	WELL SITE CHLORINE	
						3,761.89			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	5/5/15	108906	35904	VERIZON WIRELESS VERIZON WIRELESS	3.40	9743896850	2015-04	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	5/5/15		35904	VERIZON WIRELESS VERIZON WIRELESS	73.90	9743896850	2015-04	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	5/5/15		35904	VERIZON WIRELESS VERIZON WIRELESS	9.43	9743896850	2015-04	
2031 REFUSE	7320 COMMUNICATIONS	5/5/15		35904	VERIZON WIRELESS VERIZON WIRELESS	41.80	9743896850	2015-04	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	5/5/15		35904	VERIZON WIRELESS VERIZON WIRELESS	97.40	9743896850	2015-04	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	5/5/15		35904	VERIZON WIRELESS VERIZON WIRELESS	42.51	9743896850	2015-04	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	5/5/15		35904	VERIZON WIRELESS VERIZON WIRELESS	177.82	9743896850	2015-04	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	5/5/15		35904	VERIZON WIRELESS VERIZON WIRELESS	33.23	9743896850	2015-04	
						479.49			
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	5/5/15	108907	35904	VERIZON WIRELESS VERIZON WIRELESS	207.47	9743596999	2015-03 542008968	
						207.47			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESSION	7320 COMMUNICATIONS	5/5/15	108908	35904	VERIZON WIRELESS VERIZON WIRELESS	287.28	9744071850	342019390 DATA PORTS	
						287.28			
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	5/7/15	108909	10528	DELTA DENTAL DELTA DENTAL	3,646.38		DELTA DNTL 05/2015	
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	5/7/15		10528	DELTA DENTAL DELTA DENTAL	3,492.24		DELTA DNTL 05/2015	
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	5/7/15		10528	DELTA DENTAL DELTA DENTAL	12,425.64		DELTH CTY SH 05/2015	
511 MISC CASH DEPOSITS TRUST	3005-004 INSURANCE-RETIRED EMPLOYE	5/7/15		10528	DELTA DENTAL DELTA DENTAL	1,147.87		RETIREES 05/2015	
						20,712.13			
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	5/13/15	108910	LIC00184	A A Z CIGARETTE STORE A A Z CIGARETTE STORE	32.50		LICENSE REFUND	
						32.50			
1711 PARKS & REC-SPORTS	7320 COMMUNICATIONS	5/13/15	108911	13982	A T & T A T & T (13982)	17.50	6455636	2015-03 582-4092	
1411 PLANNING	7320 COMMUNICATIONS	5/13/15		13982	A T & T A T & T (13982)	7.07	6455640	2015-03 583-1633	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	5/13/15		13982	A T & T A T & T (13982)	7.07	6455640	2015-03 583-1633	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	5/13/15	108911...	13982	A T & T A T & T (13982)	7.06	6455640	2015-03 583-1633	
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	5/13/15		13982	A T & T A T & T (13982)	16.95	6459858	2015-03 587-1658	
						55.65			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	5/13/15	108912	15711	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	2,678.66	107572	2015-04 SVC FEES	
						2,678.66			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	5/13/15	108913	15711	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	48,203.78	05112015	FY15 REPLENISH TRUST	
						48,203.78			
1721 PARKS & REC-COMM PROM/EVT	7470 PRINTING	5/13/15	108914	03015	ALL VALLEY PRINTING ALL VALLEY PRINTING	199.95	150379	POSTERS/PARK CNCRTS	
						199.95			
1610-001 FIRE CAP/EQUIP REPL RES	815037 1-ELKHART 1" NOZZLE	5/13/15	108915	03020	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	14.50	179119	ESTIMATED SHIPPING/HANDLI	
1610-001 FIRE CAP/EQUIP REPL RES	815037 1-ELKHART 1" NOZZLE	5/13/15		03020	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	510.63	179119	NOZZLE, ELKHART 4000-03	
1610-001 FIRE CAP/EQUIP REPL RES	815038 2-ELKHART 1 1/2" NOZZLE	5/13/15		03020	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	1,663.65	179141	NOZZLE, ELKHART SM 20 FLP	
						2,188.78			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	5/13/15	108916	18625	ALLSTEEL INC ALLSTEEL INC	531.61	430524	CHAIR, SUM HIGH BACK/ADJU	
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	5/13/15		18625	ALLSTEEL INC ALLSTEEL INC	531.61	430524	CHAIR, SUM HIGH BACK/ADJU	
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	5/13/15		18625	ALLSTEEL INC ALLSTEEL INC	1,063.22	430625	CHAIRS, SUM HIGH BACK/ADJ	
						2,126.44			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108917	00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	2,515.00	7031033	2015 HVAC MAINT CORP	
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	5/13/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	649.00	7031034	2015 WELL SITE PM	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	5/13/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	227.50	7031035	NO HEAT-TEEN CTR	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	279.68	7031035	NO HEAT-TEEN CTR	
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	5/13/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	123.75	7031400	FIX BELT W-6	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	5/13/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	210.00	7031446	A/C LABOR #211	
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	58.73	7031446	A/C PARTS #211	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
4,063.66									
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15	108918	03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	101.81	1501347365	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	92.02	1501348317	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	101.81	1501356790	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	92.02	1501357725	BLANKET PURCHASE ORDER	
1511 POLICE-SUPPORT SERVICE	7580 RENTS AND LEASES-EQUIP	5/13/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	51.88	150136489	RUGS 05/05/15	
439.54									
1720 PARKS & REC-ADULT/SPCL	7440 OFFICE EXPENSE	5/13/15	108919	18073	ART PRINT SERVICE ART PRINT SERVICE (A P S)	552.93	150058	25-STORY BKS/JUL-DEC	
552.93									
520 TRAFFIC SAFETY FUND	4305-002 PARKING FINES-AVENAL	5/13/15	108920	07785	CITY OF AVENAL AVENAL, CITY OF	52.08		2015-04 AVENAL	
52.08									
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15	108921	09610	W BANKS MOORE, INC DBA BANKS & CO	263.25	63674	LBR SPILBUCKET UNLEAD	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	108921...	09610	W BANKS MOORE, INC DBA BANKS & CO	949.37	63674	PARTS SPILBCKT UNLEAD	
						1,212.62			
511 MISC CASH DEPOSITS TRUST	3004-004 CITY LEASE SEC DEP TRST	5/13/15	108922	18939	BENITEZ, MARIA BENITEZ, MARIA	350.00		LEASE SECURITY DEP	
511 MISC CASH DEPOSITS TRUST	3004-005 CITY LEAS LST MO DEP TRST	5/13/15		18939	BENITEZ, MARIA BENITEZ, MARIA	350.00		LEASE LAST MONTH DEP	
						700.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15	108923	18258	RAMON BETANCOURT BETANCOURT, RAMON	55.00		PREP TOUR 05/01	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		18258	RAMON BETANCOURT BETANCOURT, RAMON	60.00		SCRKPR 4/21-4/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		18258	RAMON BETANCOURT BETANCOURT, RAMON	170.00		SCRKPR TOUR 05/1-3	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		18258	RAMON BETANCOURT BETANCOURT, RAMON	100.00		UMP 05/01-05/03	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		18258	RAMON BETANCOURT BETANCOURT, RAMON	160.00		UMP 4/20-04/30	
						545.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	108924	19000	BRYAN COMPANY BRYAN COMPANY	60.00	REFUND	UB REFUND	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
60.00									
1210 FINANCE-UTILITY BILLING	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	108925	14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	1,316.88	TX62554	BARCODE SCANNER	
1110 CITY MANAGER-CITY CLERK	815051 AGENDA EQUIP/SOFTWARE	5/13/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	34.39	VB73734	COMPUTER BRACKET/COUNCIL	
1110 CITY MANAGER-CITY CLERK	815051 AGENDA EQUIP/SOFTWARE	5/13/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	26.88	VB73734	TV MOUNT/COUNCIL CHAMBER	
1110 CITY MANAGER-CITY CLERK	815051 AGENDA EQUIP/SOFTWARE	5/13/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	870.38	VB73734	TV/COUNCIL CHAMBERS	
1110 CITY MANAGER-CITY CLERK	815051 AGENDA EQUIP/SOFTWARE	5/13/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	77.39	VF79301	MONITOR ARM/COUNCIL CHAM	
1110 CITY MANAGER-CITY CLERK	815051 AGENDA EQUIP/SOFTWARE	5/13/15		14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	752.16	VG12717	COMPUTER/COUNCIL CHAMBER	
3,078.08									
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	5/13/15	108926	00001332	CAL BENNETT'S OFC FURNITURE & SUPP CAL BENNETT'S OFC FURNITURE & SUPP	69.88	93933-0	SHIP/ASSEMBLY-CHAIRS	
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	5/13/15		00001332	CAL BENNETT'S OFC FURNITURE & SUPP CAL BENNETT'S OFC FURNITURE & SUPP	69.88	94251-0	SHIP/ASSEMBLY-CHAIRS	
139.76									
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15	108927	13510	CALAVERAS MATERIALS INC CALAVERAS MATERIALS INC	465.15	1558891	ASPHALT PG 64-10	

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
						465.15			
1513 POLICE-OPERATIONS	7450 PUBLICATIONS AND DUES	5/13/15	108928	18989	CALIF ASSOC POLICE TRAINING OFFICER CALIF ASSOC POLICE TRAINING OFFICER	50.00	137	DUES/HERNANDEZ, G	
						50.00			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	5/13/15	108929	30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	1,002.00	096936	LIVE SCAN/FINGERPRINTS	
1716 PARKS & REC-FACILITIES	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	097141	FINGERPRINTS/JONES	
						1,034.00			
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15	108930	17710	CALIF DEPT OF TRANSPORTATION CALIF DEPT OF TRANSPORTATION	4,824.52	SL150647	2015/1-3 FREEWAY LT	
						4,824.52			
2081 WATER-OPERATIONS	7450 PUBLICATIONS AND DUES	5/13/15	108931	00001655	CALIF STATE WATER RESOURCES CONT BD CALIF STATE WATER RESOURCES CONT B	60.00	871431 2015	M COELHO-GRD2 CERT	
						60.00			
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	5/13/15	108932	20119	LOU CAMARA CAMARA, LOU	45.70		EXP/FRESNO 5/1	
						45.70			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	5/13/15	108933	15850	CENTRAL SAN JOAQUIN VALLEY RMA CENTRAL SAN JOAQUIN VALLEY RMA	264,969.31	RMA-20150842	FY15 QTR3 WORKER COMP	
						264,969.31			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	5/13/15	108934	10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	9.84	20180005	04/06-04/10/15	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	5/13/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	13.14	20180277	04/13-04/17/15	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	5/13/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	11.20	20180744	04/27-05/01/15	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	5/13/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	646.76	20180951	2015-04 DELINQ	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	5/13/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	60.72	20180951	2015-04 FINALS	
1210 FINANCE-UTILITY BILLING	7470 PRINTING	5/13/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	129.08	20180951	2015-04 PRINTING	
						870.74			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15	108935	16673	GREGORY N CHERNEY, PHD CHERNEY, PHD,, GREGORY N	1,679.99		J HENDERSON-FIT DUTY	
						1,679.99			
244 L/M AD91-1 T641 SIERA VIS	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108937	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.00	10594A	ONE TIME CLEAN UP	
245 L/M AD92-1 PORTOFINO 1&2	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.01	10594A	ONE TIME CLEAN UP	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
246 L/M AD92-2 CIELO EN TIERR	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108937...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	175.00	10594A	ONE TIME CLEAN UP	
248 L/M AD93-2 T673 WLNT FRST	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	175.00	10594A	ONE TIME CLEAN UP	
252 L/M AD97-01 T711 ROSEWOOD	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.00	10594A	ONE TIME CLEAN UP	
254 L/M AD97-03 T743 CNTRY CR	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.00	10594A	ONE TIME CLEAN UP	
256 L/M AD98-02 T759 MT VW #1	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	697.49	10594A	ONE TIME CLEAN UP	
260 L/M AD01-04 T769 SLVR OAK	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	431.66	10594A	ONE TIME CLEAN UP	
261 L/M AD02-01 T776 ASHTN PK	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.00	10594A	ONE TIME CLEAN UP	
262 L/M AD03-01 T789 LA PARC	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.00	10594A	ONE TIME CLEAN UP	
263 L/M AD04-01 T810 SIDONIA	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	125.00	10594A	ONE TIME CLEAN UP	
265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.00	10594A	ONE TIME CLEAN UP	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108937...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	125.00	10594A	ONE TIME CLEAN UP	
266 L/M AD04-04 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	100.01	10594A	ONE TIME CLEAN UP	
267 L/M AD05-01 MISSION PARK	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	265.83	10594A	ONE TIME CLEAN UP	
240 L/M AD90-1 T606 PINECSTLE	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	991.41	10787A	2015-04	
245 L/M AD92-1 PORTOFINO 1&2	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	146.88	10787A	2015-04	
249 L/M AD94-1 T712 GATEWAY E	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	66.28	10787A	2015-04	
249 L/M AD94-1 T712 GATEWAY E	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	66.27	10787A	2015-04 BASIN	
253 L/M AD97-02 T742 SUMMRFLD	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	38.11	10787A	2015-04	
255 L/M AD98-01 T747 CRYSTAL SPR	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	208.03	10787A	2015-04	
266 L/M AD04-04 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	113.71	10787A	2015-04	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
266 L/M AD04-04 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108937...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	113.70	10787A	2015-04 BASIN	
267 L/M AD05-01 MISSION PARK	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	36.11	10787A	2015-04	
267 L/M AD05-01 MISSION PARK	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	36.10	10787A	2015-04 BASIN	
241 L/M AD90-2 T610 PRK MNTRY	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	86.07	10788A	2015-04	
242 L/M AD90-3 T595 MANS #7&8	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	149.98	10788A	2015-04	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.76	10788A	2015-04 FRONTAGE	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.76	10788A	2015-04 PRK FRONTAGE	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.75	10788A	2015-04 RR FRONTAGE	
251 L/M AD94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	500.11	10788A	2015-04	
251 L/M AD94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	500.10	10788A	2015-04 INTERIOR PARK	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
258 L/M AD01-02 T770 CAMBR #1	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108937...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	152.55	10788A	2015-04	
258 L/M AD01-02 T770 CAMBR #1	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	152.54	10788A	2015-04 RR FRONTAGE	
259 L/M AD01-03 T771 POP HILL	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	94.44	10788A	2015-04	
264 L/M AD04-02 T799 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	283.46	10788A	2015-04	
264 L/M AD04-02 T799 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	5/13/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	283.45	10788A	2015-04 INTERIOR BASN	
						8,613.57			
2072 SANITARY SEWER COLLECTION	7495 PROF AND SPEC SERVICES	5/13/15	108938	14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	51.91	043976304/04	8155500390439763 SCADA	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	5/13/15		14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	51.91	043976304/04	8155500390439763 SCADA	
						103.82			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	5/13/15	108939	14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	4.30	0146699515	8155500390146699	
						4.30			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15	108940	T0000466	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	343.50	70867	2015-04 SCANNING	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						343.50			
520 TRAFFIC SAFETY FUND	4305-003 PARKING FINES-CORCORAN	5/13/15	108941	26785	CITY OF CORCORAN CORCORAN, CITY OF	185.77		2015-04 CORCORAN	
						185.77			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	5/13/15	108942	18990	JAMES R COWART COWARD, JAMES R	784.24		PRE EMP-ANDERSON	
						784.24			
2104 ACCUM CAPITAL OUTLAY	815651 PAVEMENT TREAT VAR ST	5/13/15	108943	18780	CRAFCO INC CRAFCO INC	600.00	99911447	ESTIMATED SHIPPING/HANDLI	
2104 ACCUM CAPITAL OUTLAY	815651 PAVEMENT TREAT VAR ST	5/13/15		18780	CRAFCO INC CRAFCO INC	2,633.75	99911447	PATCHER II RENTAL	
						3,233.75			
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	5/13/15	108944	28088	PATRICK CROWE CROWE, PATRICK	363.00	TR CROWE3	ADV/SLO 5/31-6/5	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	5/13/15		28088	PATRICK CROWE CROWE, PATRICK	450.00	TR CROWE3	LDG/SLO 5/31-6/5	
						813.00			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15	108945	28088	PATRICK CROWE CROWE, PATRICK	2,000.00	FY15	TUIT POST 7/14-6/15	
						2,000.00			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1711 PARKS & REC-SPORTS	7770 TRAINING/TRAVEL/MEETING	5/13/15	108946	17792	ARMANDO DA SILVA DA SILVA, ARMANDO	231.15		EXP/SACTO 3/10-13	
						231.15			
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	5/13/15	108947	19009	WESTERN FIRE CHIEFS ASSOC DBA DAILY DISPATCH	385.00	294	AD/BATTALION CHIEF	
						385.00			
1514 POLICE-TRAFFIC ENFORCEMNT	7770 TRAINING/TRAVEL/MEETING	5/13/15	108948	10024	JEFFREY DAVIS DAVIS, JEFFREY	15.00		EXP/FRESNO 3/18	
						15.00			
1450-011 CDBG ENTITLEMENT 2013/14	814652 HOUSING REHAB	5/13/15	108949	17400	FELICIANO DELGADILLO DBA DELGADILLO CONSTRUCTION	4,437.00	2/042915	621 ACACIA/BATHRM	
						4,437.00			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15	108950	00000337	DISPENSING TECHNOLOGY CORP DISPENSING TECHNOLOGY CORP	6,129.93	8486	CRACK SEALANT, CAL SEAL 3	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15		00000337	DISPENSING TECHNOLOGY CORP DISPENSING TECHNOLOGY CORP	308.00	8486	ESTIMATED SHIPPING/HANDLI	
						6,437.93			
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	108951	10106	GEORGE PATTON ASSOCIATES, INC DBA DISPLAYS2GO	225.28	IN-1464793	CORK BOARD- ENCLOSED-LOC	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		10106	GEORGE PATTON ASSOCIATES, INC DBA DISPLAYS2GO	75.58	IN-1464793	ESTIMATED SHIPPING/HANDLI	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						300.86			
2031 REFUSE	812675 CORP YARD-REFUSE WELDING	5/13/15	108952	12424	E B M DESIGN GROUP INC E B M DESIGN GROUP INC	2,480.00	21176	REVISE PLN PER PLN CK	
						2,480.00			
2010 PW-ADMINISTRATION & ENGR	815002 1-STORAGE COUNTER	5/13/15	108953	31920	BOB FAMILY ENTERPRISES, INC DBA EASI FILE CORPORATION	2,574.63	82187	CABINET, EASI FILE MAX DW	
2010 PW-ADMINISTRATION & ENGR	815002 1-STORAGE COUNTER	5/13/15		31920	BOB FAMILY ENTERPRISES, INC DBA EASI FILE CORPORATION	158.96	82187	ESTIMATED SHIPPING/HANDLI	
						2,733.59			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15	108954	16193	RAYMOND ELIZONDO ELIZONDO, RAYMOND	50.00		SCRKPR 04/27-28	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		16193	RAYMOND ELIZONDO ELIZONDO, RAYMOND	50.00		SCRKPR 05/04-05/05	
						100.00			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15	108955	15916	EMPLOYEE RELATIONS INC EMPLOYEE RELATIONS INC	8.00	70927	PRE EMP/ANDERSON	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15		15916	EMPLOYEE RELATIONS INC EMPLOYEE RELATIONS INC	8.00	70927	PRE EMP/JOHNSON	
						16.00			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15	108956	18196	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	(152.90)	283712	ESTIMATED SHIPPING/HANDLI	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15	108956...	18196	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	152.90	283712	ESTIMATED SHIPPING/HANDLI	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15		18196	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	2,010.68	283712	WHITE PAINT	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15		18196	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	(2,010.68)	283712	WHITE PAINT	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15		18196	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	99.58	284559	ESTIMATED SHIPPING/HANDLI	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15		18196	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	1,920.00	284559	WHITE PAINT	
						2,019.58			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	108957	18999	ESLICK CONSTRUCTION ESLICK CONSTRUCTION	20.00	REFUND	UB REFUND	
						20.00			
1610 FIRE-ADMIN/SUPPRESS ION	7412 EQUIPMENT MAINTENANCE	5/13/15	108958	T0000905	KATHLEEN MCGRADY DBA FAIL SAFE TESTING	745.90	7729	GROUND LADDRS TESTED	
						745.90			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108959	12678	FEDERAL EXPRESS 1119-4936-0 FEDERAL EXPRESS	25.56	5-003-56450	GRAINGER 03/20/15	
						25.56			

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
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15	108960	17482	IORELLA YONG DBA FEROMA MOTORSPORTS	75.00	13935	HEADLIGHT LABOR #39	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		17482	IORELLA YONG DBA FEROMA MOTORSPORTS	36.25	13935	HEADLIGHT PARTS #39	
						111.25			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15	108961	14518	JEFF BARNETT DBA FILTER PRO	667.58	107362	CABINET FILTERS, APIII, 1	
						667.58			
1201 FINANCE-ACCOUNTING	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	108962	15940	DEBBIE FOWLER FOWLER, DEBBIE	228.65		DIBBLE/MONROE CALC	
						228.65			
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	5/13/15	108963	35042	FRESNO CITY COLLEGE FRESNO CITY COLLEGE	73.00	TR HUDDLESTN	REG/FRESNO 5/27-29	
						73.00			
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	5/13/15	108964	00000674	G M S, INC G M S, INC	245.00	160788	04/15 LIC & WARRANTY	
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	5/13/15		00000674	G M S, INC G M S, INC	65.00	160789	04-15 SERV & SUPPORT	
						310.00			
1111 PERSONNEL	7496 CALPERS SERVICES	5/13/15	108965	17656	ARTHUR J GALLAGHER & CO DBA GALLAGHER BENEFIT SERVICES, INC	3,250.00	68031	2015-04 CONSULTING	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						3,250.00			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	5/13/15	108966	06315	GARDA CL WEST INC GARDA CL WEST INC	495.62	10098463	2015-05	
						495.62			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15	108967	17612	ARNOLD GARZA GARZA, ARNOLD	60.00		UMP 05/04	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		17612	ARNOLD GARZA GARZA, ARNOLD	100.00		UMP 4/27-04/30	
						160.00			
2081 WATER-OPERATIONS	7990 MATERIALS/SUPP'S/INVENTR Y	5/13/15	108968	17647	GOLDEN STATE FLOW MEASUREMENT, INC GOLDEN STATE FLOW MEASUREMENT, IN	17,235.56	I-043628	WATER METERS, SENSUS LPER	
						17,235.56			
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15	108969	00000228	GRAINGER, INC GRAINGER, INC	46.39	9726418149	BATH TOWEL/20X40	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	35.82	9726418149	EMERGENCY BLANKET	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	19.26	9726418149	ESTIMATED SHIPPING/HANDLI	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	37.95	9726418149	EXPANSION PLUG/T-HANDLE 2	

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/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15	108969...	00000228	GRAINGER, INC GRAINGER, INC	9.15	9726418149	FLEXIBLE CAP/ELASTOMERIC	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	6.57	9726418149	FLEXIBLE CAP/ELASTOMERIC	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	8.20	9726418149	FLEXIBLE CAP/ELASTOMERIC	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	10.54	9726418149	FLEXIBLE CAP/ELASTOMERIC	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	16.14	9726418149	FLEXIBLE CAP/ELASTOMERIC	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	15.54	9726418149	FLEXIBLE CAP/ELASTOMERIC	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	3.76	9726418149	MARKING CHALK REFILL/YELL	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	318.47	9726418149	PERSONAL PROP KIT	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	6.91	9726418149	PIPE PLUG/MECHANICAL 1"	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	8.79	9726418149	PIPE PLUG/MECHANICAL 1.25	

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/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15	108969...	00000228	GRAINGER, INC GRAINGER, INC	3.10	9726418149	PIPE PLUG/MECHANICAL 1.5"	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	3.35	9726418149	PIPE PLUG/MECHANICAL 2"	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	5.44	9726418149	PIPE PLUG/MECHANICAL 3"	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	6.80	9726418149	PIPE PLUG/MECHANICAL 4"	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		00000228	GRAINGER, INC GRAINGER, INC	49.24	9726418149	STOPWATCH	
						611.42			
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15	108970	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,791.20		AGENCIES/COMM	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	738.85		CITY CLERK	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,414.30		COMMUNITY DEVELOPMENT	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	612.50		COUNCIL ADMIN	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	101.00		FIRE	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15	108970...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	4,052.30		MEETINGS	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	3,600.40		POLICE	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	225.00		PUBLIC WORKS	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	852.30		RECREATION	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	4,172.30		COSTCO	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	16,442.50		DROUGHT LAWS/REGS	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,915.00		GENERAL PLAN UPDATE	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,273.40		HELENA CHEMICAL	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	182.85		LABOR FIRE CAPTAIN	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	4,370.75		LABOR GENERAL UNIT	

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
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15	108970...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,391.10		LABOR MID MGMT	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	323.70		LABOR POLICE	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,002.22		LITIG CAMPBELL	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	783.75		LITIG HENSLEY	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	7,737.57		LITIG JD JOHNS	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	464.95		LITIG OCHOA	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,295.85		LITIG PTAF	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	38.25		LITIG SERPA	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,628.85		PROPERTY MGMT	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	5/13/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	257.40		RMA	
						60,668.29			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	108971	37630	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	153.56	1079670	FIBRELYTE LIDS	
						153.56			
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	108972	73920	H D SUPPLY CONSTRUCTION SUPPLY LTD H D SUPPLY CONST & INDUST-WHITE CAP	337.14	10003401798	WHITE SEALANT, SIKA-SIKA	
						337.14			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15	108973	17883	BRYAN HACKWORTH HACKWORTH, BRYAN	270.00		SCRKPR 05/01-05/03	
						270.00			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	5/13/15	108974	41760	HANFORD ROOFING CO, INC HANFORD ROOFING CO, INC	2,250.00	15-2015-104	ROOF REPAIR CTY HALL	
						2,250.00			
511 MISC CASH DEPOSITS TRUST	3005-050 AMBULANCE FINES/PENALTIES	5/13/15	108975	00000145	HENRY SCHEIN INC DBA HENRY SCHEIN INC	49.51	19044931	MASKS/EMS SHEARS	
						49.51			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	108976	19007	HERITAGE REALTORS HERITAGE REALTORS	78.85	REFUND	UB REFUND	
						78.85			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	108977	18993	HULBERT, DONALD H HULBERT, DONALD H	5.50	REFUND	UB REFUND	
						5.50			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	5/13/15	108978	LIC00183	INDEPENDENT SALES INDEPENDENT SALES	7.50		LICENSE REFUND	
						7.50			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	5/13/15	108979	17185	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	266.50	0511555-IN	DIESEL EXHAUST	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	5/13/15		17185	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	17,946.06	D337924-IN	DIESEL	
						18,212.56			
1611 FIRE-FIRE PREVENTION	7450 PUBLICATIONS AND DUES	5/13/15	108980	00001855	INTERNATIONAL CODE COUNCIL INC INTERNATIONAL CODE COUNCIL INC	18.00	INV0551603	ESTIMATED SHIPPING/HANDLI	
						18.00			
1611 FIRE-FIRE PREVENTION	7450 PUBLICATIONS AND DUES	5/13/15	108981	00001855	INTERNATIONAL CODE COUNCIL INC INTERNATIONAL CODE COUNCIL INC	398.85	INV0551603	CODE BOOKS/VARIOUS	
						398.85			
1412 BUILDING INSPECTION	7495 PROF AND SPEC SERVICES	5/13/15	108982	00000995	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	570.00	21530	PLAN REVIEW FY15-0862	
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	5/13/15		00000995	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	2,220.00	21705	PLAN CK/HOBBY LOBBY	
						2,790.00			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15	108983	00001333	J A MOMANEY SERVICES INC DBA J A M SERVICES INC	219.30	69170	LED BALLS, GREEN	

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
219.30									
2050 FLEET REPLACEMENT RESERVE	815301 1-CAR, PATROL	5/13/15	108984	00001078	J 'S COMMUNICATIONS, INC J 'S COMMUNICATIONS, INC	14,466.90	43292	EMRGNCY EQPMNT VEH PD	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		00001078	J 'S COMMUNICATIONS, INC J 'S COMMUNICATIONS, INC	884.45	43346	PA RADIO SYSTEM	
15,351.35									
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	5/13/15	108985	45800	JOBS AVAILABLE JOBS AVAILABLE	468.00	1510016	AD/BATTALION CHIEF	
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	5/13/15		45800	JOBS AVAILABLE JOBS AVAILABLE	912.60	1510016	AD/WWTP SUPERVISOR	
1,380.60									
2667 T.D.A. - TRANSPORTATION	815617 NEW SIDEWALK & ADA IMPR	5/13/15	108986	64848	JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,890.00	806815	ADA RAMP REDNGTN/CNTR	
1,890.00									
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	5/13/15	108987	10953	JOEY'S JUMPING CASTLE INC JOEY'S JUMPING CASTLE INC	430.00	1118	TBALL @ HARRIS ST	
430.00									
1412 BUILDING INSPECTION	4931 PLAN CHECKING FEES	5/13/15	108988	18988	TEJINDER JOHAL JOHAL, TEJINDER	2,374.23	FY15-0892	RFD FY15-0892	
2,374.23									

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15	108989	46300	JORGENSEN & CO INC JORGENSEN & CO INC	795.45	5514999	BLANKET PURCHASE ORDER	
						795.45			
1412 BUILDING INSPECTION	4931 PLAN CHECKING FEES	5/13/15	108990	18987	SCOTT KIESAU KIESAU, SCOTT	1,117.20	FY15-0569	REFUND FY15-0569	
						1,117.20			
511 MISC CASH DEPOSITS TRUST	3005-121 KC-LIBRARY IMP FEES	5/13/15	108991	T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	6,123.70		2015-04 LIBRARY	
511 MISC CASH DEPOSITS TRUST	3005-122 KC-CRIMINAL JSTC IMP FEES	5/13/15		T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	29,310.34		2015-04 CRIM JSTC	
						35,434.04			
511 MISC CASH DEPOSITS TRUST	3005-101 SCH DVL FEES-HANFORD ELEM	5/13/15	108992	48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	123,811.63		2015-04 HESD	
511 MISC CASH DEPOSITS TRUST	3005-102 SCH DVL FEES-PIONEER ELEM	5/13/15		48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	36,917.50		2015-04 PIONEER	
						160,729.13			
2071 WASTEWATER TREATMENT PLNT	5403 MISCELLANEOUS REVENUE	5/13/15	108993	48448	KINGS CO PUBLIC WORKS KINGS CO PUBLIC WORKS	281.34		RFD EL RANCHO OVRPAY	
511 MISC CASH DEPOSITS TRUST	3005-200 KC-EL RANCHO DEBT SERVICE	5/13/15		48448	KINGS CO PUBLIC WORKS KINGS CO PUBLIC WORKS	3,269.32		DEBT SVC COLL 04/15	
						3,550.66			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
520 TRAFFIC SAFETY FUND	4305-001 PARKING FINES-HANFORD	5/13/15	108994	49200	KINGS CO TREASURER KINGS CO TREASURER	762.50		2015-04 CTHS/JAIL FDS	
520 TRAFFIC SAFETY FUND	4305-001 PARKING FINES-HANFORD	5/13/15		49200	KINGS CO TREASURER KINGS CO TREASURER	137.50		2015-04 PENLTY EQ/REG	
520 TRAFFIC SAFETY FUND	4305-002 PARKING FINES-AVENAL	5/13/15		49200	KINGS CO TREASURER KINGS CO TREASURER	50.00		2015-04 CTHS/JAIL FDS	
520 TRAFFIC SAFETY FUND	4305-003 PARKING FINES-CORCORAN	5/13/15		49200	KINGS CO TREASURER KINGS CO TREASURER	75.00		2015-04 CTHS/JAIL FDS	
						1,025.00			
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	108995	49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	44.34	21496	NAME LABELS	
						44.34			
1450-014 CDBG ENTITLEMENT 2014/15	815662 KCAO	5/13/15	108996	48200	KINGS COMMUNITY ACTION ORGANIZTN KINGS COMMUNITY ACTION ORGANIZTN	10,564.00	#2 (14-15)	JAN-MAR 2015	
						10,564.00			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	5/13/15	108997	49250	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	908.82	04-182343	2015-04 COLL FIN-UB	
1201 FINANCE-ACCOUNTING	7495 PROF AND SPEC SERVICES	5/13/15		49250	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	4.97	04-182383	2015-04 COLL FIN-AC	
						913.79			

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	7495 PROF AND SPEC SERVICES	5/13/15	108999	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	270.00	5546	KURTZ	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	77.00	5546	LEMUS	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	270.00	5546	PRICE	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	77.00	5546	PUERNER	
1513 POLICE-OPERATIONS	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	270.00	5546	DIAS	
1513 POLICE-OPERATIONS	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	270.00	5546	JAIME	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	BAKER	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	BARKSDALE	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	BRIONES	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	BROTEMARKLE	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15	108999...	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	BULLER	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	COSTA	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	EKK	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	5546	ETULAIN	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	FREDIANI	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	FREDRICKSON	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	HARRIS	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	HENRY	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	325.00	5546	HOEY	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	270.00	5546	JOHANSSON	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15	108999...	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	KAUFMAN	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	5546	KILE	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	5546	LEE	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	MAXSON	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	5546	MC KEAN	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	MELLON	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	ROWE	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	SPRINGER	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	SUMAYA	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	SUNIA	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15	108999...	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	TURNER	
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	5546	WEISSER	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	5546	DOWLING	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	5546	TAFOLLA	
2011 PW-STREET MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	5546	TRUJILLO	
2031 REFUSE	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	5546	HUGHES	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	5546	FLORES	
2072 SANITARY SEWER COLLECTION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	5546	VALDEZ	
2072 SANITARY SEWER COLLECTION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	5546	WILLIAMS	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	5546	FRANCE	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15	108999...	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	7000	GALINDO	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	7000	NARANJO	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	60.00	7000	PRICE	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	120.00	7000	HOEY	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	325.00	7000	LEE	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	7000	MARTINEZ	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	350.00	7000	MC KEAN	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	7000	BERNAL	
2031 REFUSE	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	7000	ESTRADA	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	5/13/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	7000	COSSEY	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	5/13/15	108999...	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	7000	HODSON	
						10,974.00			
2031 REFUSE	7550 OTHER CONTRACTUAL SERVICE	5/13/15	109000	48450	KINGS WASTE & RECYCLE AUTHORITY KINGS WASTE & RECYCLE AUTHORITY	209,091.18		2015-04 DUMP FEES	
						209,091.18			
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109001	28400	L N CURTIS & SONS L N CURTIS & SONS	916.85	1349929-00	VEST/ANGEL MARTINEZ	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	916.85	1349929-00	VEST/JARRED COTTA	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	916.85	1349929-00	VEST/RAYMOND DIAS	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	916.85	1349929-00	VEST/ROLANDO JAIME	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	916.85	1349929-00	VEST/TIFFANY PRICE	
1514 POLICE-TRAFFIC ENFORCEMNT	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	916.85	1349929-00	VEST/BRENT MCCREARY	
1514 POLICE-TRAFFIC ENFORCEMNT	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	916.85	1349929-00	VEST/JEFF DAVIS	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1516 POLICE-SCHOOL OFFICER PRG	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109001...	28400	L N CURTIS & SONS L N CURTIS & SONS	916.84	1349929-00	VEST/JOSHUA RAGSDALE	
1610 FIRE-ADMIN/SUPPRESS ION	7412 EQUIPMENT MAINTENANCE	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	815.41	1353539-00	HEADLAMP, COMMAND 10 FIRE	
1610 FIRE-ADMIN/SUPPRESS ION	7412 EQUIPMENT MAINTENANCE	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	746.60	1353539-00	PACK, DETACHABLE DAY	
1610 FIRE-ADMIN/SUPPRESS ION	7412 EQUIPMENT MAINTENANCE	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	53.80	1353539-00	RED WILDFIRE HAT	
1610 FIRE-ADMIN/SUPPRESS ION	7412 EQUIPMENT MAINTENANCE	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	53.80	1353539-00	YEL WILDFIRE HAT	
1610 FIRE-ADMIN/SUPPRESS ION	7412 EQUIPMENT MAINTENANCE	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	1,206.96	1353539-01	SHELTER, SPEC REG SIZE	
1610 FIRE-ADMIN/SUPPRESS ION	7412 EQUIPMENT MAINTENANCE	5/13/15		28400	L N CURTIS & SONS L N CURTIS & SONS	410.63	1353539-02	HEADLAMP, COMMAND 10 FIRE	
						10,621.99			
2011 PW-STREET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15	109002	16318	JAMES LAIR LAIR, JAMES	140.00	TR LAIR	ADV/ONTARIO 6/2-4	
						140.00			
2104 ACCUM CAPITAL OUTLAY	814610 HVP-PEDESTRIAN BRIDGE REP	5/13/15	109003	51285	LANE ENGINEERS, INC LANE ENGINEERS, INC	518.00	39051	2015-02 ADMIN	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2104 ACCUM CAPITAL OUTLAY	814610 HVP-PEDESTRIAN BRIDGE REP	5/13/15	109003...	51285	LANE ENGINEERS, INC LANE ENGINEERS, INC	1,876.00	39051	2015-02 STAKING	
2104 ACCUM CAPITAL OUTLAY	814610 HVP-PEDESTRIAN BRIDGE REP	5/13/15		51285	LANE ENGINEERS, INC LANE ENGINEERS, INC	148.00	39129	2015-03 STRUCTURAL	
						2,542.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109004	18997	LANGE, NANCY LANGE, NANCY	10.53	REFUND	UB REFUND	
						10.53			
1719 PARKS & REC-YOUTH SERV	5017-701 TR-CONTRACTED CLASSES	5/13/15	109005	T0000102	KURT ALLEN LEAL LEAL, KURT ALLEN	56.00		2015-04 KARATE	
						56.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15	109006	17420	WARREN LEASURE LEASURE, WARREN	20.00		SCRKPR 04/27	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		17420	WARREN LEASURE LEASURE, WARREN	20.00		SCRKPR 05/04	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		17420	WARREN LEASURE LEASURE, WARREN	100.00		UMP 04/28-04/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		17420	WARREN LEASURE LEASURE, WARREN	40.00		UMP 05/05	
						180.00			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
520 TRAFFIC SAFETY FUND	4305-005 PARKING FINES-LEMOORE	5/13/15	109007	52461	CITY OF LEMOORE LEMOORE, CITY OF	693.81		2015-04 LEMOORE	
						693.81			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109008	19008	LENNAR FRESNO INC LENNAR FRESNO INC	12.35	REFUND	UB REFUND	
						12.35			
1719 PARKS & REC-YOUTH SERV	5017-701 TR-CONTRACTED CLASSES	5/13/15	109009	18058	MARA LEWIS LEWIS, MARA	287.00		2015-04 CHEER	
						287.00			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15	109010	52600	LIEBERT CASSIDY WHITMORE LIEBERT CASSIDY WHITMORE	754.00	1401804	INVESTIGATIONS	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	5/13/15		52600	LIEBERT CASSIDY WHITMORE LIEBERT CASSIDY WHITMORE	1,950.00	1402772	EMBRACE DIVERSITY TRN	
						2,704.00			
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109011	18878	THE LIFEGUARD STORE LIFEGUARD STORE, THE	57.00	INV262524	KEY CHAINS-MINI RESCUE TU	
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		18878	THE LIFEGUARD STORE LIFEGUARD STORE, THE	67.50	INV262524	LANYARD-JR LIFEGRD (SKU	
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		18878	THE LIFEGUARD STORE LIFEGUARD STORE, THE	51.60	INV262524	LANYARD-WOVEN LIFEGUARD N	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

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	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109011...	18878	THE LIFEGUARD STORE LIFEGUARD STORE, THE	46.92	INV262524	VISOR-JR GUARD (SKU 405)	
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		18878	THE LIFEGUARD STORE LIFEGUARD STORE, THE	19.80	INV262524	WHISTLES-SHIELD TRUMPETER	
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		18878	THE LIFEGUARD STORE LIFEGUARD STORE, THE	55.50	INV262524	WTR BOTTLE-GUARD (SKU 19	
						298.32			
2040 FLEET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15	109012	11187	CHRIS LOHSE LOHSE, CHRIS	152.50	TR LOHSE1	ADV/REDWD CTY/5/18-20	
2040 FLEET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15		11187	CHRIS LOHSE LOHSE, CHRIS	416.62	TR LOHSE1	LDG/REDWD CTY/5/18-20	
						569.12			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	5/13/15	109013	18496	LOU'S GLOVES INC LOU'S GLOVES INC	327.00	008921	LATEX GLOVES, XL "HERO" #	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	5/13/15		18496	LOU'S GLOVES INC LOU'S GLOVES INC	168.00	008921	NITRILE GLOVES, SM BLACK	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	5/13/15		18496	LOU'S GLOVES INC LOU'S GLOVES INC	84.00	008921	NITRILE GLOVES, XS 5.5 MI	
						579.00			
1611 FIRE-FIRE PREVENTION	7770 TRAINING/TRAVEL/MEETING	5/13/15	109014	53355	SUSAN MARTINEZ MARTINEZ, SUSAN	207.00		EXP/BUELLTON 3/15-20	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						207.00			
1514 POLICE-TRAFFIC ENFORCEMNT	7770 TRAINING/TRAVEL/MEETING	5/13/15	109015	00001352	BRENT MC CREARY MC CREARY, BRENT	54.91		EXP/FRESNO 3/18	
						54.91			
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15	109016	17749	G H C SPECIALTY BRANDS LLC MEADOWS, BEN	27.67	1020600912	ESTIMATED SHIPPING/HANDLI	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	5/13/15		17749	G H C SPECIALTY BRANDS LLC MEADOWS, BEN	212.10	1020600912	HAZ MAT EQUIPMENT/UNIT TP	
						239.77			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109017	13983	MIRACLE PLAYGROUND SALES MIRACLE PLAYGROUND SALES	60.00	21813	ESTIMATED SHIPPING/HANDLI	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		13983	MIRACLE PLAYGROUND SALES MIRACLE PLAYGROUND SALES	311.97	21813	LEXAN DUMPING FLWR - COE	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		13983	MIRACLE PLAYGROUND SALES MIRACLE PLAYGROUND SALES	4.84	21813	POP RIVETS3/16" DIA -(111	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		13983	MIRACLE PLAYGROUND SALES MIRACLE PLAYGROUND SALES	423.06	21813	WATER LEAF ORNG /HV PARK	
						799.87			
1720 PARKS & REC-ADULT/SPCL	5012-201 CA-CONTRACTED CLASSES	5/13/15	109018	00000156	SUSAN MORELOCK MORELOCK, SUSAN	312.20		2015-03 BALLRM DANCE	

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
1720 PARKS & REC-ADULT/SPCL	5012-201 CA-CONTRACTED CLASSES	5/13/15	109018...	00000156	SUSAN MORELOCK MORELOCK, SUSAN	330.40		2015-04 BALLRM DANCE	
						642.60			
1716 PARKS & REC-FACILITIES	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109019	55790	STEVE MORRISON DBA MORRISON'S SILKSCREEN	731.00	4715	34 STAFF POLOS	
						731.00			
001 GENERAL FUND	4120 SALES TAX	5/13/15	109020	56455	MUNI SERVICES, LLC MUNI SERVICES, LLC	500.00	37128	STARS CY14 QTR4	
						500.00			
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15	109021	00000436	N S I SOLUTIONS, INC N S I SOLUTIONS, INC	111.00	320549	COLIFORM, TOTAL PT TESTIN	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15		00000436	N S I SOLUTIONS, INC N S I SOLUTIONS, INC	65.00	320549	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15		00000436	N S I SOLUTIONS, INC N S I SOLUTIONS, INC	10.00	320549	HAZARD FEE	
						186.00			
1722 PARKS & REC-PARKS	7550 OTHER CONTRACTUAL SERVICE	5/13/15	109022	21860	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	2,997.00	17323	COE PARK/RESTRM REPR	
						2,997.00			
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15	109023	00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	117.00	354545	DENATURED ETHYL ALCOHOL (	

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
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15	109023...	00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	195.64	354545	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	104.65	354545	PH 10.00 BUFFER 20L #B-50	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	104.65	354545	PH 4.00 BUFFER 20L #B-44	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	104.65	354545	PH 7.00 BUFFER 20L #B-47	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	5/13/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	12.18	354546	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	5/13/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	73.75	354546	STERILE PIPETS, DISPOSABL	
						712.52			
1110 CITY MANAGER-CITY CLERK	7440 OFFICE EXPENSE	5/13/15	109024	57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	8.16	5465295	BLANKET PURCHASE ORDER	
1201 FINANCE-ACCOUNTING	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	209.32	5465295	BLANKET PURCHASE ORDER	
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	137.39	5465295	BLANKET PURCHASE ORDER	
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	47.47	5465295	BLANKET PURCHASE ORDER	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	5/13/15	109024...	57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	128.99	5465295	MONITOR	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	144.96	5465295	MONITOR	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	(128.99)	5465295	RETURN MONITOR	
1411 PLANNING	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	156.35	5465295	BLANKET PURCHASE ORDER	
1413 CITY HFD PUBLIC HSG AUTH	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	184.09	5465295	BLANKET PURCHASE ORDER	
1511 POLICE-SUPPORT SERVICE	7470 PRINTING	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	243.38	5465295	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	161.29	5465295	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	222.01	5465295	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	176.35	5465295	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	28.28	5465295	BLANKET PURCHASE ORDER	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15	109024...	57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	140.72	5465295	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	293.19	5465295	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	376.24	5465295	FAX MACHINE	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	(376.24)	5465295	FAX MACHINE RETURNED	
1513 POLICE-OPERATIONS	7470 PRINTING	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	973.52	5465295	BLANKET PURCHASE ORDER	
1710 PARKS & REC-ADMIN	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	13.96	5465295	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	354.02	5465295	BLANKET PURCHASE ORDER	
1720 PARKS & REC-ADULT/SPCL	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	85.99	5465295	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	247.37	5465295	BLANKET PURCHASE ORDER	
2010 PW-ADMINISTRATION & ENGR	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	41.75	5465295	BLANKET PURCHASE ORDER	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2031 REFUSE	7440 OFFICE EXPENSE	5/13/15	109024...	57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	19.10	5465295	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	269.85	5465295	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7440 OFFICE EXPENSE	5/13/15		57956	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	16.83	5465295	BLANKET PURCHASE ORDER	
						4,175.35			
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	5/13/15	109025	00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8199959	04/17 INTERWEST	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	5/13/15		00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8199959	04/20 INTERWEST	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	5/13/15		00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8199959	04/23 MES MEDICAL	
						10.77			
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109026	58093	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	97.26		BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		58093	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	21.41		BLANKET PURCHASE ORDER	
						118.67			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109027	58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	80.62	671009039-01	BRACELET-PREMIUM GLOW AS:	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109027...	58096	ORIENTAL TRADING CO ORIENTAL TRADING CO	151.44	671009039-01	NECKLACE-MEGA PREMIUM GL	
						232.06			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15	109028	60740	KELLY PERREIRA PERREIRA, KELLY	48.00		MAINT 04/29/15	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		60740	KELLY PERREIRA PERREIRA, KELLY	48.00		MAINT SPRKLRS 05/06	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		60740	KELLY PERREIRA PERREIRA, KELLY	84.00		PREP 04/24-04/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		60740	KELLY PERREIRA PERREIRA, KELLY	84.00		PREP 05/04-05/07	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		60740	KELLY PERREIRA PERREIRA, KELLY	252.00		TOURNMNT 5/1-3	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		60740	KELLY PERREIRA PERREIRA, KELLY	270.00		UMP 04/27-04-30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15		60740	KELLY PERREIRA PERREIRA, KELLY	180.00		UMP 05/01-05/06	
						966.00			
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	5/13/15	109029	12346	PERSONNEL SOLUTIONS UNLIMITED, LLC PERSONNEL SOLUTIONS UNLIMITED, LLC	537.60	36499	SIBLEY 04/12-04-18	
						537.60			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109030	19002	POLKOWNIKOW, TRACY N POLKOWNIKOW, TRACY N	17.11	REFUND	UB REFUND	
						17.11			
1524-001 GRANTS	812613 FARGO/FITZ-LEFT TURN LN	5/13/15	109031	00000618	R J BERRY JR, INC R J BERRY JR, INC	67,080.45		#1 04/06-05/06/15	
						67,080.45			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109032	63949	WILLIAM & MARLENE RAVEN DBA RAVEN BRAND PRODUCTS & DELI	49.32	0074419	JERKY 36 PKS/T-BALL	
						49.32			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109033	18143	RAZORBACK CONTRACTORS SUPPLY INC RAZORBACK CONTRACTORS SUPPLY INC	400.68	45645	MARKING PAINT/GLOVES	
						400.68			
1719 PARKS & REC-YOUTH SERV	7770 TRAINING/TRAVEL/MEETING	5/13/15	109034	18979	JERRY REID REID, JERRY	200.00	100-1	SUMMER LEADERS TRN	
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	5/13/15		18979	JERRY REID REID, JERRY	1,000.00	101-11	LIFEGUARD TRAINING	
						1,200.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109035	18995	RICH, CATHERINE A RICH, CATHERINE A	15.04	REFUND	UB REFUND	
						15.04			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	5/13/15	109036	LIC00186	RIDDLE'S BARBER SHOP RIDDLE'S BARBER SHOP	27.00		LICENSE REFUND	
						27.00			
2091 INTERMODAL-OPERATING	7550-002 CONTRACT-TENNANT IMPRVMTS	5/13/15	109037	64847	ROBINSON'S INTERIORS, INC ROBINSON'S INTERIORS, INC	4,945.00	45338	CARPET/VYNL FL/STE #D	
2091 INTERMODAL-OPERATING	7550-002 CONTRACT-TENNANT IMPRVMTS	5/13/15		64847	ROBINSON'S INTERIORS, INC ROBINSON'S INTERIORS, INC	850.00	45918	VYNL FL/BASE BRKRM #D	
2091 INTERMODAL-OPERATING	7550-002 CONTRACT-TENNANT IMPRVMTS	5/13/15		64847	ROBINSON'S INTERIORS, INC ROBINSON'S INTERIORS, INC	350.00	45919	RUBBER BSE BTHRM #D	
2091 INTERMODAL-OPERATING	7550-002 CONTRACT-TENNANT IMPRVMTS	5/13/15		64847	ROBINSON'S INTERIORS, INC ROBINSON'S INTERIORS, INC	700.00	45920	CARPET/BASE OFFCS #D	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	5/13/15		64847	ROBINSON'S INTERIORS, INC ROBINSON'S INTERIORS, INC	960.00	46205	CARPET RPLC/BELMONTE	
						7,805.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109038	18998	RODRIGUEZ SANCHEZ, J GUADALUPE RODRIGUEZ SANCHEZ, J GUADALUPE	13.16	REFUND	UB REFUND	
						13.16			
1720 PARKS & REC-ADULT/SPCL	7495 PROF AND SPEC SERVICES	5/13/15	109039	18632	CINDY LYNN RODRIGUEZ RODRIGUEZ, CINDY LYNN	195.00		2015-05 AEROBICS	
						195.00			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1719 PARKS & REC-YOUTH SERV	5017-701 TR-CONTRACTED CLASSES	5/13/15	109040	17882	TARA RODRIGUEZ RODRIGUEZ, TARA	168.00		2015-04 KINDERMUSIK	
						168.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109041	19001	ROMERO, RUBEN ROMERO, RUBEN	18.02	REFUND	UB REFUND	
						18.02			
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109042	12891	ROYCE ROLLS RINGER COMPANY ROYCE ROLLS RINGER COMPANY	390.53	85689	MOP WRINGER, STEEL	
						390.53			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15	109043	18067	SAFEWAY SIGN COMPANY SAFEWAY SIGN COMPANY	234.59	1707	ST NAME SIGN, 24 X 12	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15		18067	SAFEWAY SIGN COMPANY SAFEWAY SIGN COMPANY	209.75	1707	ST NAME SIGN, 24X9	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	5/13/15		18067	SAFEWAY SIGN COMPANY SAFEWAY SIGN COMPANY	223.17	1707	ST NAME SIGN, 30 X 9	
						667.51			
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	5/13/15	109044	67223	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	749.00	C233702	C7547 ANN PERMIT	
						749.00			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109045	67475	SAVE MART SUPERMARKETS SAVE MART SUPERMARKETS	46.54	0520150414	WHAT'S COOKING/CAMP	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						46.54			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109046	18996	SEARCHLIGHT REALTY SEARCHLIGHT REALTY	26.41	REFUND	UB REFUND	
						26.41			
1411 PLANNING	4922 SUBDIVISION & ZONING FEES	5/13/15	109047	18991	RAQUEL SEGURA SEGURA, RAQUEL	249.00	OP15-0102	OP15-0102 REFUND	
						249.00			
2020 AIRPORT - OPERATING	7433 FUEL AND LUBE MAINTENANCE	5/13/15	109048	18951	JULIANA SESSIONS DBA SESSIONS	1,350.00	83043	CATHODIC PROTECT SRVY	
						1,350.00			
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15	109049	00000237	PARKER SEVER SEVER, PARKER	363.00	TR SEVER12	ADV/SLO 5/31-6/5	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		00000237	PARKER SEVER SEVER, PARKER	450.00	TR SEVER12	LDG/SLO 5/31-6/5	
						813.00			
2050 FLEET REPLACEMENT RESERVE	815301 1-CAR, PATROL	5/13/15	109050	69572	SIGNWORKS, INC SIGNWORKS, INC	392.00	22027	LABOR-GRAPHIC INSTALL PD#	
2050 FLEET REPLACEMENT RESERVE	815301 1-CAR, PATROL	5/13/15		69572	SIGNWORKS, INC SIGNWORKS, INC	213.75	22027	PARTS-GRAPHICS INSTALL PD	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69572	SIGNWORKS, INC SIGNWORKS, INC	82.28	22290	LOBBY HOURS SIGN	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						688.03			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109051	19006	SILVA REALTY GROUP SILVA REALTY GROUP	17.45	REFUND	UB REFUND	
						17.45			
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109052	69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	39.80	0205414-IN	APPLICATOR SHIELDS (25)	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	34.95	0205414-IN	BAGS-ELECTROSTATIC DISSIP	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	79.95	0205414-IN	BARRIER TAPE POLICE LINE	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	80.37	0205414-IN	ESTIMATED SHIPPING/HANDLI	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	45.90	0205414-IN	EVIDENCE BAG	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	53.90	0205414-IN	EVIDENCE BAG	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	15.95	0205414-IN	EVIDENCE TIES-NYLON RELEA	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	52.00	0205414-IN	FNGRPRNT POWDER-SILK BLAC	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109052...	69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	93.00	0205414-IN	HINGE LIFTER, WHITE, 1 1	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	81.00	0205414-IN	HINGE LIFTER, WHITE, 2 X	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	59.50	0205414-IN	LIFTING TAPE-TRANSPARENT	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	119.90	0205414-IN	LUMINOL REAGENT W/SPRAY H	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	58.50	0205414-IN	REAGENT-NARK 11 SODIUM NI	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	30.00	0205414-IN	SHOE COVERS, MICROMAX NS,	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	30.00	0205414-IN	SHOE COVERS, MICROMAX NX,	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	34.95	0205414-IN	STERILE WATER-3ML	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	46.50	0205414-IN	SWAB BOX -BLANK VENTED (1	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	17.95	0205414-IN	SWAB BOXES-PLAIN (100)	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109052...	69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	96.50	0205414-IN	SWABS-CAP-SHURE STERILE W	
						1,070.62			
1720 PARKS & REC-ADULT/SPCL	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109053	70200	SMART & FINAL CORP SMART & FINAL CORP	67.81	101383	OTM DANCES BLANKET PO	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15		70200	SMART & FINAL CORP SMART & FINAL CORP	151.70	193256	COFFEE, SUGAR, CREAMER, P	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	5/13/15		70200	SMART & FINAL CORP SMART & FINAL CORP	5.99	193379	BLANKET PURCHASE ORDER	
						225.50			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/13/15	109054	13466	STEPHEN SMITH SMITH, STEPHEN	150.00		TOURNMENT PREP 5/2-3	
						150.00			
1516 POLICE-SCHOOL OFFICER PRG	7770 TRAINING/TRAVEL/MEETING	5/13/15	109055	18132	SNODGRASS, SEAN SNODGRASS, SEAN	15.00		EXP/FRESNO 3/18	
1516 POLICE-SCHOOL OFFICER PRG	7770 TRAINING/TRAVEL/MEETING	5/13/15		18132	SNODGRASS, SEAN SNODGRASS, SEAN	91.50	TR SNODGRAS1	ADV/SACTO 5/30-31	
1516 POLICE-SCHOOL OFFICER PRG	7770 TRAINING/TRAVEL/MEETING	5/13/15		18132	SNODGRASS, SEAN SNODGRASS, SEAN	139.48	TR SNODGRAS1	LDG/SACTO 5/30-31	
						245.98			

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	5/13/15	109056	LIC00185	SOLAR SERVICE CENTER, INC SOLAR SERVICE CENTER, INC	5.00		LICENSE REFUND	
						5.00			
1511 POLICE-SUPPORT SERVICE	7780 UTILITIES-ELECTRICITY	5/13/15	109058	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,285.02		2015-04	
1610 FIRE-ADMIN/SUPPRESSION	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	699.26		2015-04 #1	
1610 FIRE-ADMIN/SUPPRESSION	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	575.14		2015-04 #2	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	719.18		2015-04 BABE RUTH	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	572.30		2015-04 BROWN	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	26.75		2015-04 CAMPUS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	563.61		2015-04 GREENFIELD	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	50.01		2015-04 HARRIS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	612.35		2015-04 LACEY	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	5/13/15	109058...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,233.05		2015-04 SOFTBALL COMP	
1713 PARKS & REC-LONGFIELD	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	850.70		2015-04	
1714 PARKS & REC-POOL/SKATE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	894.43		2015-04	
1722 PARKS & REC-PARKS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,609.96		2015-04	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	99.45		2015-04	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,234.40		2015-04 PANELS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	83.79		2015-04 SAFETY LIGHTS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	368.38		2015-04 STREET LAMPS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	100.73		2015-04 TR CONT SIG	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,429.22		2015-04 TRAF SIGNALS	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15	109058...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	31,900.20		2015-04 VINTAGE EST	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	205.83		2015-04 PARKING LOTS	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	75.24		2015-04 XMAS	
2061 STORM DRAINAGE-OPERATING	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,937.84		2015-04	
2071 WASTEWATER TREATMENT PLNT	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27,064.28		2015-04	
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,635.59		2015-04	
2081 WATER-OPERATIONS	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	71,087.39		2015-04	
2091 INTERMODAL-OPERATING	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	259.61		2015-04	
2100 BUILDING MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	4,716.72		2015-04	
2131 COURTHOUSE SQUARE-OPERTNG	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,671.52		2015-04	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
240 L/M AD90-1 T606 PINECSTLE	7780 UTILITIES-ELECTRICITY	5/13/15	109058...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	134.73		2015-04	
241 L/M AD90-2 T610 PRK MNTRY	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	52.97		2015-04	
242 L/M AD90-3 T595 MANS #7&8	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.51		2015-04	
243 L/M AD90-4 T619 HYDE PARK	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.66		2015-04	
245 L/M AD92-1 PORTOFINO 1&2	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.51		2015-04	
246 L/M AD92-2 CIELO EN TIERR	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.47		2015-04	
247 L/M AD93-1 T634 VINTGE ES	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	85.26		2015-04	
248 L/M AD93-2 T673 WLNT FRST	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.30		2015-04	
250 L/M AD94-2 T708 STONECRST	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	191.85		2015-04	
251 L/M AD94-3 T696 QUAIL RUN	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	28.39		2015-04	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
252 L/M AD97-01 T711 ROSEWOOD	7780 UTILITIES-ELECTRICITY	5/13/15	109058...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.31		2015-04	
255 L/M AD98-01 T747 CRYSTAL SPR	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.66		2015-04	
256 L/M AD98-02 T759 MT VERNON #1	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.15		2015-04	
257 L/M AD01-01 T680 PC GR #1	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	54.80		2015-04	
258 L/M AD01-02 T770 CAMBRIDGE #1	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	56.39		2015-04	
259 L/M AD01-03 T771 POPP HILL	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.66		2015-04	
261 L/M AD02-01 T776 ASHTON PK	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.32		2015-04	
262 L/M AD03-01 T789 LA PARC	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.31		2015-04	
263 L/M AD04-01 T810 SIDONIA	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.66		2015-04	
264 L/M AD04-02 T799 CAMBRIDGE	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	109.41		2015-04	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
265 L/M AD04-03 T795 CAMBRIDG	7780 UTILITIES-ELECTRICITY	5/13/15	109058...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	208.05		2015-04	
268 L/M AD05-02 T835 COPPER V	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.32		2015-04	
270 L/M AD09-01 T877 VICTORY	7780 UTILITIES-ELECTRICITY	5/13/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.33		2015-04	
						161,951.97			
1511 POLICE-SUPPORT SERVICE	7785 UTILITIES-GAS	5/13/15	109059	71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	17.06		2015-04 1847156191	
1610 FIRE-ADMIN/SUPPRESS ION	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	84.48		2015-04 0711175100 #2	
1713 PARKS & REC-LONGFIELD	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	15.29		2015-04 1949155800	
1714 PARKS & REC-POOL/SKATE	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	14.30		2015-04 1234156900	
2040 FLEET MAINTENANCE	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	719.91		2015-04 1130155600	
2071 WASTEWATER TREATMENT PLNT	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,517.42		2015-04 0732175100	
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	74.63		2015-04 0961156800	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	5/13/15	109059...	71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	13.83		2015-04 1742156100	
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	163.69		2015-04 1805156100	
2131 COURTHOUSE SQUARE-OPERTNG	7785 UTILITIES-GAS	5/13/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	34.72		2015-04 0919156843	
						2,655.33			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109060	18994	STANTON, THOMAS B STANTON, THOMAS B	63.22	REFUND	UB REFUND	
						63.22			
1412 BUILDING INSPECTION	7460 DUPLICATING EXPENSE	5/13/15	109061	73000	STAPLES STAPLES	44.02	16048	DUPLICATE BLDG PLNS	
1610 FIRE-ADMIN/SUPPRESS ION	7440 OFFICE EXPENSE	5/13/15		73000	STAPLES STAPLES	110.08	22953	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7440 OFFICE EXPENSE	5/13/15		73000	STAPLES STAPLES	127.10	27840	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	5/13/15		73000	STAPLES STAPLES	98.73	8707773001	BANNERS, YARD SIGNS	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	5/13/15		73000	STAPLES STAPLES	70.93	8715852001	BANNERS	

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
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	5/13/15	109061...	73000	STAPLES STAPLES	67.69	8721679001	BANNERS	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	5/13/15		73000	STAPLES STAPLES	94.55	8722139001	BANNERS	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	5/13/15		73000	STAPLES STAPLES	117.54	8731839001	BANNERS	
						730.64			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTMS	5/13/15	109062	10513	STEVE DOVALI CONSTRUCTION, INC STEVE DOVALI CONSTRUCTION, INC	636,707.81		#6 04/11-05/01/15	
						636,707.81			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	5/13/15	109063	19003	TALLEY, JONATHAN TALLEY, JONATHAN	75.00	REFUND	UB REFUND	
						75.00			
1713 PARKS & REC-LONGFIELD	5013-301 LF-CONTRACTED CLASSES	5/13/15	109064	18138	MELANIE TATCO TATCO, MELANIE	45.00		2015-04 KIDS ZUMBA	
						45.00			
2040 FLEET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15	109065	17589	TECHELP TECHELP	400.00	TR LOHSE1	REG/REDWD CTY/5/18-20	
						400.00			
2104 ACCUM CAPITAL OUTLAY	814610 HVP-PEDESTRIAN BRIDGE REP	5/13/15	109066	74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	555.00	5283	COMPRESS TEXT	

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
2104 ACCUM CAPITAL OUTLAY	814610 HVP-PEDESTRIAN BRIDGE REP	5/13/15	109066...	74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	412.50	5375	COMPACT TEST	
						967.50			
1513 POLICE-OPERATIONS	7540 PARKING CITATN ADMIN COST	5/13/15	109067	76440	TURBO DATA SYS INC TURBO DATA SYS INC	426.59	22749	2015-04	
1513 POLICE-OPERATIONS	7540 PARKING CITATN ADMIN COST	5/13/15		76440	TURBO DATA SYS INC TURBO DATA SYS INC	204.25	22749	TICKET PRO MONTHLY	
520 TRAFFIC SAFETY FUND	4305-002 PARKING FINES-AVENAL	5/13/15		76440	TURBO DATA SYS INC TURBO DATA SYS INC	17.92	22749	2015-04	
520 TRAFFIC SAFETY FUND	4305-003 PARKING FINES-CORCORAN	5/13/15		76440	TURBO DATA SYS INC TURBO DATA SYS INC	12.73	22749	2015-04	
520 TRAFFIC SAFETY FUND	4305-005 PARKING FINES-LEMOORE	5/13/15		76440	TURBO DATA SYS INC TURBO DATA SYS INC	51.19	22749	2015-04	
						712.68			
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	5/13/15	109068	17941	TWO BROTHERS CATHODIC SERVICES, INC TWO BROTHERS CATHODIC SERVICES, IN	350.00	504	LABOR MAG ROD TANK6	
						350.00			
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	5/13/15	109069	00000761	U S A BLUEBOOK U S A BLUEBOOK	86.28	631887	RETRIEVING MAGNET	
						86.28			

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
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	5/13/15	109070	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	38.99		CAKE/FIRE CHIEF	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	28.50		CC DINNER	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	23.25		PYLE/FUEL #402	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	29.24		PYLE/MEAL-KC CAMPBELL	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	23.91		PYLE/MEAL-WTR STAF	
1111 PERSONNEL	7440 OFFICE EXPENSE	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	81.82		SCANTRON EXAMS	
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	275.00		AD/WWTP SUPERVISOR	
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	579.00		AD/WWTP SUPERVISOR	
1111 PERSONNEL	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	59.53		GIFT BASKT/GOLF TOURN	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	104.17		MEAL/POL CAPT INTRVW	

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	7770 TRAINING/TRAVEL/MEETING	5/13/15	109070...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	24.17		MEAL/POL CAPT O/B	
1210 FINANCE-UTILITY BILLING	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	812.74		5-BARCODE SCANNERS	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	0.62		AMAZON WEB SERVICE	
2010 PW-ADMINISTRATION & ENGR	7450 PUBLICATIONS AND DUES	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	1,155.00		2015 MEMBERSHIP	
2011 PW-STREET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	150.00	TR ARIAS	REG/VISALIA 5/5-7	
2011 PW-STREET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	150.00	TR BALVER	REG/VISALIA 5/5-7	
2011 PW-STREET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	275.00	TR BLACKBURN	REG/VISALIA 5/5-7	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	149.00	TR DELGADILL	REG/VISALIA 6/5	
1315 COMPUTER MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	1,895.00	TR FORCEY	MISAC/WEB TRNG 5/4-8	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	55.00	TR GONZALES7	WEBINAR/SCK LEAVE LAW	

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
2011 PW-STREET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15	109070...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	188.92	TR LAIR	LDG/ONTARIO 6/2-4	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(223.05)	TR MATHEWS1	AIR/LAS VEGAS 4/1-2	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(575.86)	TR MATHEWS1	AIR/LAS VEGAS 4/1-2	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	575.86	TR MATHEWS1	AIR/LAS VEGAS 4/1-2	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	223.05	TR MATHEWS1	AIR/LAS VEGAS 4/1-2	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	75.60	TR MATHEWS1	LDG/LAS VEGAS 4/1-2	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(37.80)	TR MATHEWS1	LDG/LAS VEGAS 4/1-2	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(37.80)	TR MATHEWS1	LDG/LAS VEGAS 4/1-2	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(55.00)	TR SEVER	REFUND WEBINAR	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	55.00	TR SEVER	REG/WEBINAR	

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
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	5/13/15	109070...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	55.00	TR SEVER	WEBINAR/LIEBERT CASS	
2011 PW-STREET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	75.00	TR SOLORIO	REG/VISALIA 5/5-7	
2011 PW-STREET MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	5/13/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	275.00	TR STERLING	REG/VISALIA 5/5-7	
						6,503.86			
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15	109071	77700	V W R FUNDING INC DBA V W R INTERNATIONAL, LLC	25.11	8041124946	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	5/13/15		77700	V W R FUNDING INC DBA V W R INTERNATIONAL, LLC	193.37	8041124946	SULFATE, FERROUS AMMONIUM	
						218.48			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	5/13/15	109072	00001274	CHRISTOPHER R JONES DBA VALLEY COLLISION CENTER	1,432.20	3800100	LABOR, PAINT & REPAIR, AC	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	5/13/15		00001274	CHRISTOPHER R JONES DBA VALLEY COLLISION CENTER	1,029.79	3800100	PARTS, PAINT & REPAIR, AC	
						2,461.99			
520 TRAFFIC SAFETY FUND	4305-001 PARKING FINES-HANFORD	5/13/15	109073	18986	WILLIAM G OR MELISSA R WARD WARD, WILLIAM OR MELISSA	280.00	REFUND	10000911 PARKING RFD	
						280.00			

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
2104 ACCUM CAPITAL OUTLAY	815613 ST MEDIAN LANDSCAPE RENOV	5/13/15	109074	17676	WESTSCAPES, INC WESTSCAPES, INC	34,401.78		#1 04/06-05/06/15	
						34,401.78			
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	5/13/15	109075	83451	XEROX CORP XEROX CORP	40.03	07941047	COPIES 03/25-04/21	
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	5/13/15		83451	XEROX CORP XEROX CORP	359.86	07941047	LEASE/FINANCE	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	5/13/15		83451	XEROX CORP XEROX CORP	241.66	07941047	COPIES 03/21-04/21/15	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	5/13/15		83451	XEROX CORP XEROX CORP	394.65	07941047	LEASE/PUBLIC WORKS	
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	5/13/15		83451	XEROX CORP XEROX CORP	101.54	079410476	COPIES 03/21-04/21	
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	5/13/15		83451	XEROX CORP XEROX CORP	257.07	079410476	LEASE/CITY MGR	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	5/13/15		83451	XEROX CORP XEROX CORP	101.53	079410476	COPIES 03/21-04/21	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	5/13/15		83451	XEROX CORP XEROX CORP	257.07	079410476	LEASE/PERS	
1719 PARKS & REC-YOUTH SERV	7470 PRINTING	5/13/15		83451	XEROX CORP XEROX CORP	205.74	079485884	2015-04	

Warrant Register

Report: S:\Cognos\ACCOUNTS PAYABLE\CHECKS\WARRANT REGISTER-AGENDA.imr

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1721 PARKS & REC-COMM PROM/EVT	7470 PRINTING	5/13/15	109075...	83451	XEROX CORP XEROX CORP	205.74	079485884	2015-04	
						2,164.89			
1309 LIABILITY INSURANCE	7330 LIABILITY INSURANCE	5/13/15	109076	16785	YORK RISK SERVICES GROUP, INC-LIAB YORK RISK SERVICES GROUP, INC	900.60	6207 4/15	2015-04 SVC FEES	
						900.60			
2031 REFUSE	7495 PROF AND SPEC SERVICES	5/13/15	109077	17685	ZONAR SYSTEMS INC ZONAR SYSTEMS INC	66.35	SI240529	OPERATOR/DRIVER CARD	
						66.35			
						2,088,692.81			



AGENDA STAFF REPORT

MEETING DATE: 5/19/2015

AGENDA SECTION: 6. A.

SUBJECT:

Community Development: General Plan Amendment No. 2014-07 and Rezone No. 2014-05 located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005), which includes the following actions:

1. Adoption of Negative Declaration 2015-02.
2. Approval of General Plan Amendment No. 2014-07, a request to change the land use designation on two parcels, totaling two acres, from Public Facility to Mixed Commercial
3. Approval of Rezone No. 2014-05, a request to change the existing zoning on two parcels, totaling two acres, from "PF" Public Facility to "MC" Mixed Commercial

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing and take action on the following:

1. Adopt Negative Declaration 2015-02 prepared for General Plan Amendment No. 2014-07 and Rezone No. 2014-05.
2. Adopt Resolution 15-23-R approving General Plan Amendment No. 2014-07, changing the land use designation on two parcels, totaling two acres, from Public Facility to Mixed Commercial based on the findings in said Resolution.
3. Introduce and waive the first reading of Ordinance 15-05, approving Rezone No. 2014-05 to rezone two parcels, totaling two acres, from "PF" Public Facility to "MC" Mixed Commercial

BACKGROUND:

The zoning and general plan designation for the property were changed from "MD" Medium Density Residential in 1994 to "PF" Public Facility in 2002. The property was designated as "PF" Public Facility, because at the time of the 2002 General Plan Update, the Hanford School District intended on the future acquisition of the property for the expansion of the Hanford High School, East Campus. The School District has since expressed that at this time, they will not be purchasing either property. A full analysis of the project appears in the Planning Commission Staff Report attached as Exhibit B and C for the Council's review.

On April 28, 2015, the Planning Commission held a public hearing and recommended to the City Council the following actions:

1. Approval of **Negative Declaration 2015-02** (7-0 vote)
2. Approval of **General Plan Amendment No. 2014-07**, changing the land use designation on two parcels, totaling two acres, from Public Facility to Mixed Commercial (7-0 vote)
3. Approval of **Rezone Application No. 2014-05**, changing the zoning on two parcels, totaling two acres, from "PF" Public Facility to "MC" Mixed Commercial (7-0 vote)

Public testimony at the hearing included one letter received in opposition of the project and one person submitted a letter and spoke in favor of the project during the public hearing.

Opposed:

The letter received prior to the public hearing expressed opposition to the project because the potential uses permitted under "MC" Mixed Commercial including high-density housing, such as apartments or low-income housing (See Exhibit A).

Favor:

Prior to the public hearing, a trustee of the property submitted a letter requesting the change to the property's general plan and zoning designation. During the Planning Commission public hearing, the trustee also spoke in support of the project.

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

- 📎 Resolution 15-23-R
- 📎 Ordinance 15-05
- 📎 Exhibit A - Letter from property owner
- 📎 Exhibit B - Planning Commission Staff Report (Part 1)
- 📎 Exhibit C - Planning Commission Staff Report (Part 2)

RESOLUTION NO. 15-23-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING GENERAL PLAN AMENDMENT NO. 2014-07, A REQUEST TO AMEND
THE GENERAL PLAN DESIGNATION ON TWO ACRES FROM PUBLIC FACILITY
TO MIXED COMMERCIAL**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on May 19, 2015, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, General Plan Amendment No. 2014-07, filed by the City of Hanford, proposed to amend the land use designation on two parcels, totaling two acres, located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005), attached as Exhibit “A”, from Public Facility to Mixed Commercial; and

WHEREAS, the proposed General Plan Amendment was presented to the Planning Commission of the City of Hanford; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on April 28, 2015, held a public hearing and received testimony and evidence for and against the proposed General Plan Amendment. After closing the public hearing, the Planning Commission of the City of Hanford, by resolution , recommended that the City Council of the City of Hanford approve General Plan Amendment No. 2014-07; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on May 19, 2015, held a public hearing and received testimony and evidence regarding proposed General Plan Amendment 2014-07; and

WHEREAS, the Hanford City Council considered the evidence presented in the staff report and testimony presented during the public hearing; and

WHEREAS, an Initial Study was prepared which determined that the project would not result in significant impacts and Negative Declaration 2015-02 was prepared and adopted; and

WHEREAS, on the basis of the application for the amendment to the general plan, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, the City Council for the City of Hanford hereby makes the following findings:

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That an initial study was prepared in accordance with the California Environmental Quality Act. On the basis of the initial study, Negative Declaration 2015-02 was prepared.
3. That the proposed general plan amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use diagram.
 - a. Consistency with Objective 13 of the General Plan Land Use Element.
 - b. Consistency with Policy LU 13.3 of the General Plan Land Use Element.
4. That the site is physically suitable for Mixed Commercial development.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves General Plan Amendment 2014-07. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 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 resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 19th day of May, 2015.

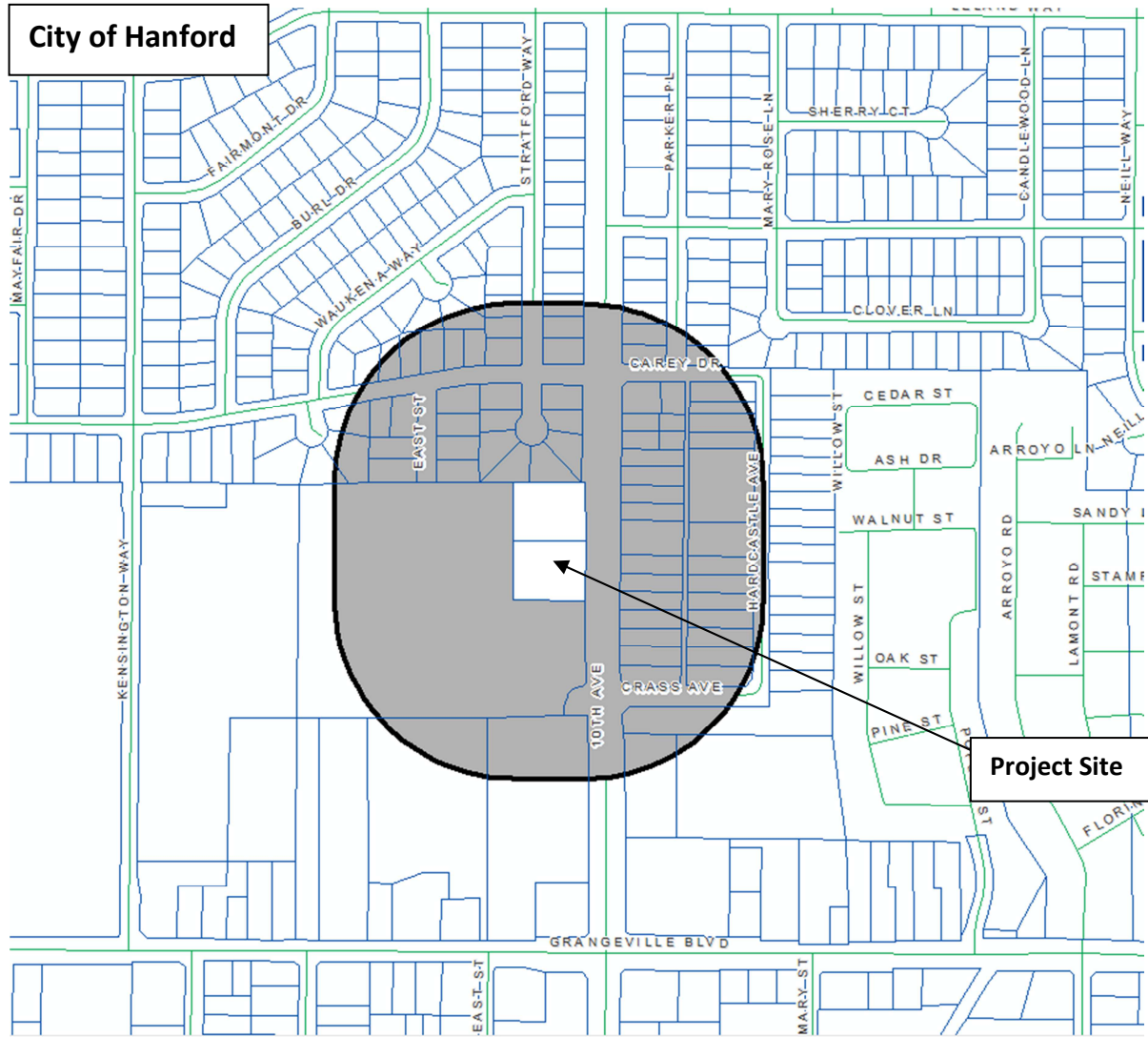
JENNIFER GOMEZ
CITY CLERK

EXHIBIT "A"

Project Location & Mailing List Map

APN: 008-270-004 & 008-270-005

1814, 1818 & 1826 N. 10th Avenue



Legend

 - Properties within a 500 ft radius from the project site

ORDINANCE NO. 15-05

**AN ORDINANCE OF THE CITY OF HANFORD APPROVING REZONE
APPLICATION NO. 2014-05, A REQUEST TO REZONE TWO ACRES FROM “PF”
PUBLIC FACILITY TO “MC” MIXED COMMERCIAL**

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

Section 1: the following described territory situated in the City of Hanford is hereby zoned under the terms of Chapter 17.66 of the Hanford Municipal Code:

Re-Zone 2014-05 filed by City of Hanford

FROM: “PF” Public Facility

TO: “MC” Mixed Commercial

On property described as follows:

Approximately two acres located at 1814, 1818 and 1826 North 10th Avenue, depicted in attached Exhibit “A,” and

Section 2: the Council does hereby find as a fact that the Planning Commission of the City of Hanford held a public hearing on April 28, 2015 after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Negative Declaration No. 2015-02 is approved in conformance with the California Environmental Quality Act. The City Council hereby finds that the rezoning 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 a public hearing held on the 28th 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 3: This ordinance shall take effect thirty (30) days after its passage, and be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of

this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

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

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

RUSS CURRY
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

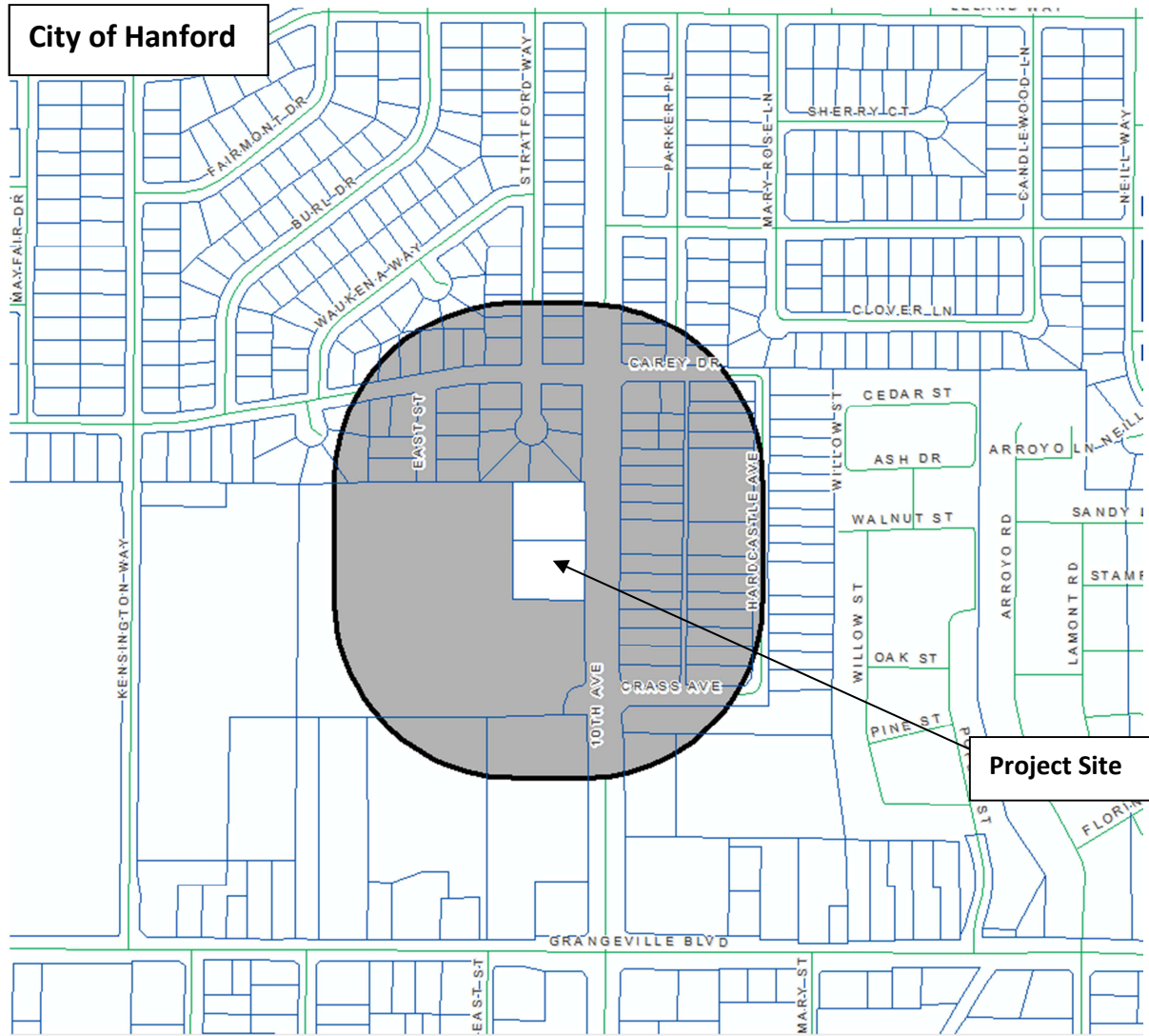
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

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 19th day of May, 2015, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 2nd day of June, 2015.

JENNIFER GOMEZ
CITY CLERK

EXHIBIT "A"

Project Location & Mailing List Map
APN: 008-270-004 & 008-270-005
1814, 1818 & 1826 N. 10th Avenue



Legend

-  - Properties within a 500 ft radius from the project site

Received

OCT 31 2014

October 29, 2014

City of Hanford
Community Development

City of Hanford
317 N. Douty St.
Hanford, California 93230

Attn.: Darlene R Mata

RE: Zoning for 1818 N. 10th Avenue - APN # 08-270-005-000

Dear Ms. Mata,

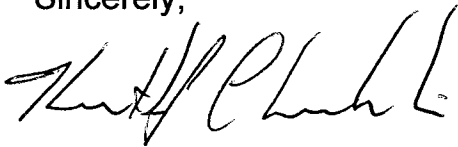
Regarding the above referenced property, it has come to my attention that the City of Hanford, in conjunction with Hanford Joint Union High School, has changed the zoning for this parcel.

Currently this parcel is used as a single family residence. The current zoning is for public use property. This zoning makes the sale of this single family residence almost impossible.

As a trustee for the estate of the late Minnie P. Chamberlain, I am requesting that the zoning be changed to either mixed use or residential zoning.

As additional information, I am enclosing a copy of the Quitclaim Deed, dated January 20, 1997 and recorded January 23, 1997, which transferred control of the property to a living trust. Hard copy to follow.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth J. Chamberlain", written in a cursive style.

Kenneth J. Chamberlain

enclosure

RECORDING REQUESTED)
 BY AND MAIL TO)
 MINNIE P. CHAMBERLAIN)
 1818 NORTH 10TH AVENUE)
 HANFORD, CA 93230)
 Mail tax statements to:

RECORDING OFFICE, RECORDS OF
 KINGS COUNTY, CALIFORNIA
 AT 53, EAST 10th AVE

JAN 23 1997

RONALD BULLOCK
 County Clerk and Rec. for 7

Same

APN # 08-270-005-000

QUITCLAIM DEED

The undersigned quitclaimor declares: Documentary transfer tax is NONE.
 Notes - This is a trust transfer without ownership change and NO CONSIDERATION under
 section 62(d)(2) of the Revenue and Taxation Code.
 ALSO - This is a trust for the benefit of the GRANTOR, EXEMPT (Sec. 11911)
 FOR NO CONSIDERATION, MINNIE P. CHAMBERLAIN,

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to MINNIE P.
 CHAMBERLAIN as Trustee of the TRUST OF MINNIE P. CHAMBERLAIN, DATED
 JANUARY 7, 1997 all of their right, title and interest in and to the following described real
 property in the City of HANFORD, County of KINGS, State of California: Legal
 Description:

S 165 FT OF E 264 FT OF N 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 OF SECTION
 24/18/21 1 ACRE.

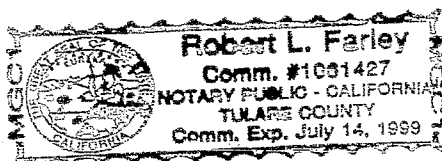
AKA: 1818 NORTH 10TH AVENUE, HANFORD, CA 93230

Dated:

Minnie P. Chamberlain
 MINNIE P. CHAMBERLAIN

STATE OF CALIFORNIA)
 COUNTY OF KINGS)SS.

On JAN 20 1997 before me, ROBERT L. FARLEY, personally appeared
 MINNIE P. CHAMBERLAIN personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person whose name is subscribed to the within instrument and
 acknowledged to me that she executed the same in her authorized capacities, and that by her
 signature on the instrument the person, or the entity upon behalf of which the persons acted,
 executed the instrument.
 WITNESS my hand and official seal.



Robert L. Farley
 ROBERT L. FARLEY, Notary Public

END OF DOCUMENT

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: April 28, 2015

PROJECT: General Plan Amendment 2014-07, is a request to change the land use designation from Public Facility to Mixed Commercial on two acres.

Rezone Application No. 2014-05, is a request to change the existing zoning on two acres from "PF" Public Facility to "MC" Mixed Commercial.

LOCATION: The property is located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005).

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend approval to the City Council of Negative Declaration No. 2015-02 for General Plan Amendment No. 2014-07 and Rezone Application No. 2014-05.
2. Recommend approval to the City Council of General Plan Amendment No. 2014-07 based on the findings in Resolution 2015-07.
3. Recommend approval to the City Council of Rezone Application No. 2014-05 based on the findings in Resolution 2015-08.

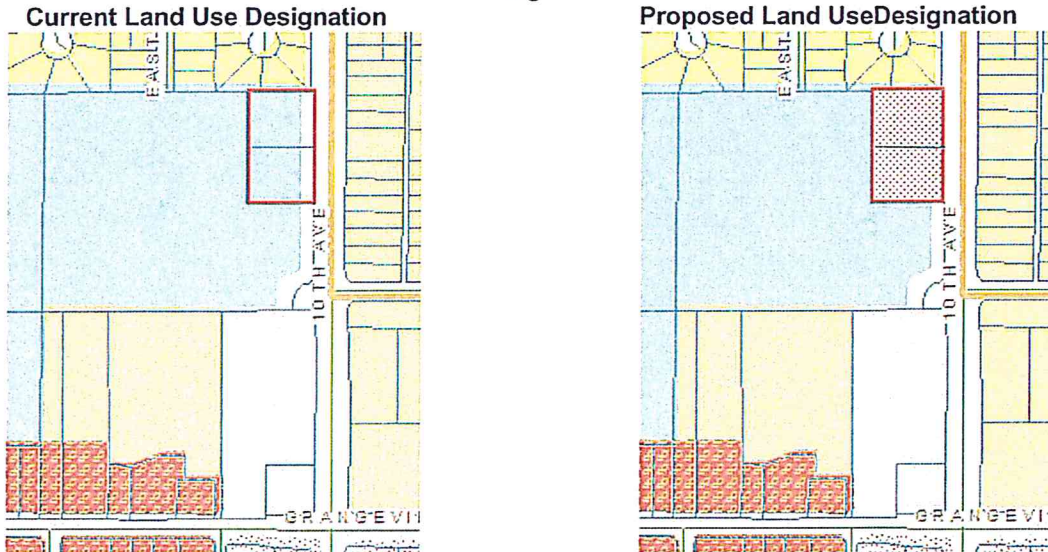
RECOMMENDED MOTION

1. I move to recommend approval of Negative Declaration No. 2015-02 for General Plan Amendment No. 2014-07 and Rezone Application No. 2014-05 to the City Council.
2. I move to adopt Resolution No. 2015-07 recommending approval of General Plan Amendment No. 2014-07 to the City Council. (Roll call vote).
3. I move to adopt Resolution No. 2015-08 recommending approval of Rezone Application No. 2014-05 to the City Council. (Roll call vote).

PROJECT DESCRIPTION

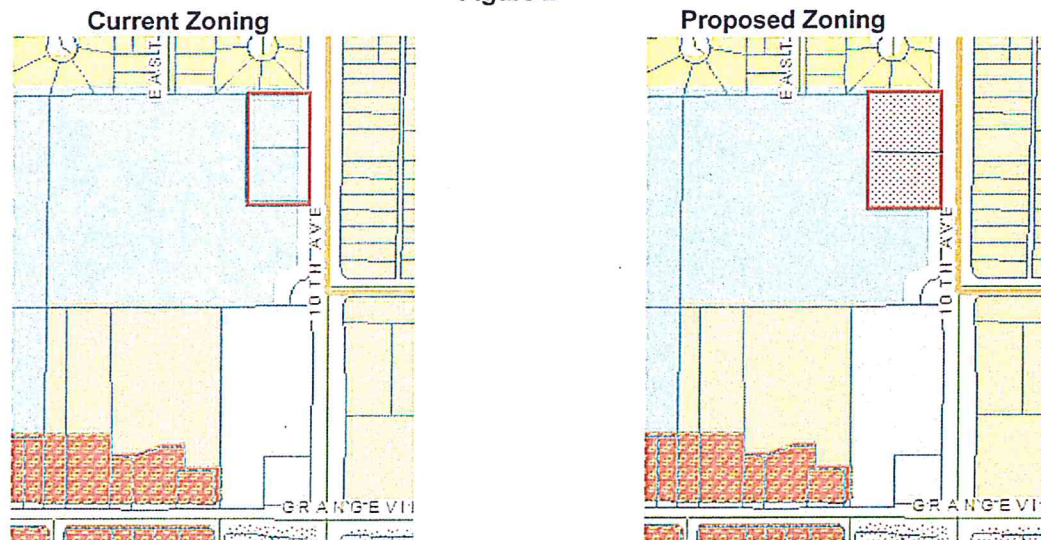
- General Plan Amendment No. 2014-07 is a request to change the land use designation on two parcels, totaling two acres, from Public Facility to Mixed Commercial (see figure 1). The project is located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005)

Figure 1



- Rezone Application No. 2014-05 is a request to change the existing zoning on two parcels, totaling two acres, from "PF" to "MC" (see figure 2). The project is located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005).

Figure 2



The northern parcel (APN 008-270-004) has an existing commercial building, occupied by Medeiros Salon and Spa (year built: 1957). On the southern parcel (APN 008-270-005), there is a single-family home (year built: 1958). Both uses are considered legally existing, non-conforming uses/structures. According to the Municipal Code, "A nonconforming use is a use of a structure or land which was a lawful use prior to the adoption of this zoning code, but which, under this title, does not conform with the use regulations for the district in which such use is located" (HMC, Section 17.54.100A, 2002). "A nonconforming structure is a structure which was lawfully erected prior to the adoption of this zoning code, but which, under this title is no longer considered an allowable structure in the zone district in which such structure is located and does not conform with the applicable standards prescribed in this zoning code for the district in which the structure is located" HMC, Section 17.54.100 B, 2002).

BACKGROUND

The site is not in a flood plain (Flood Insurance Rate Map Community Panel No. 06031C0185C (Zone X), dated June 16, 2009).

Under the General Plan and Zoning Ordinance adopted in 1994 the property was designated as "RM-3" Medium Density Residential.

The Zoning and General Plan designation for the property was changed in 2002 to "PF" Public Facility. The property was designated as "PF" Public Facility, because at the time of the 2002 General Plan Update, the Hanford School District intended on the future acquisition of the property for the expansion of the Hanford High School, East Campus.

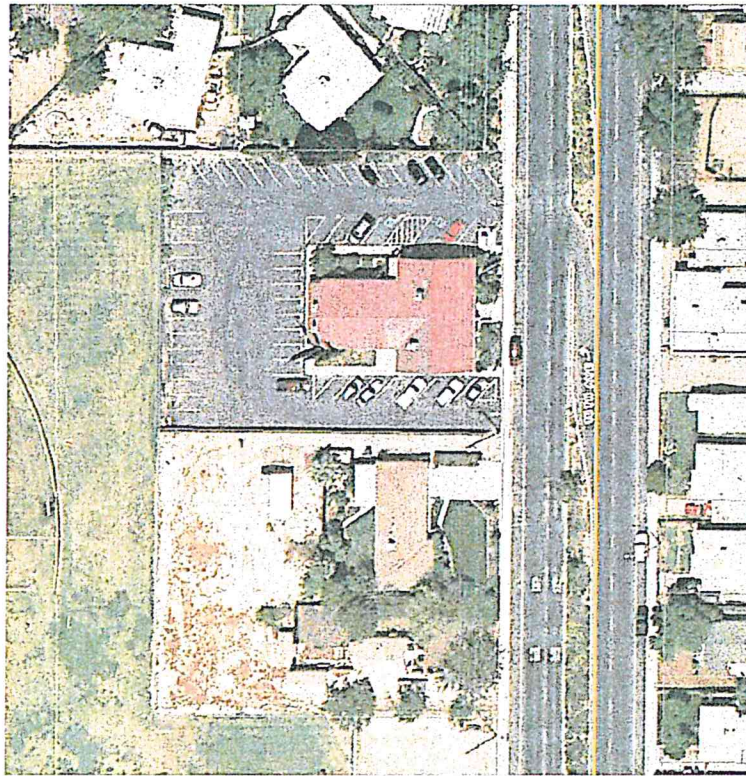
The School District has since expressed that at this time, they will not be purchasing either property. (See **Exhibit A**).

Existing Land Use:

The site is currently designated by the General Plan as Public Facility. The northern parcel (APN 008-270-004) has an existing commercial building, occupied by Medeiros Salon and Spa (year built: 1957). On the southern parcel (APN 008-270-005), there is a single-family home (year built: 1958).

Existing Zoning:

The project area is zoned "PF" Public Facility.



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	County Island	Single Family & Multi-Family Residential Units
South	Public Facility	"PF"	Sports Field
West	Public Facility	"PF"	Sports Field

PROJECT EVALUATION

According to the General Plan, the "MC" Mixed Commercial designation is, "Intended to allow a mixture of small commercial, office, and multi-family uses along the 10th Avenue corridor between Grangeville Blvd and Lacey Blvd. It is not anticipated that additional MC Designations will be created at any other locations. However, isolated locations in older developed parts of the City may be appropriate. This is a special Designation

distinct to this corridor which is in transition from older existing residential uses to commercial uses. Special design considerations are necessary because of existing lot depth, limitations of direct access to 10th Avenue, and right-of-way requirements for the future widening of 10th Avenue. The Land Use Element contains policies for new MC development along 10th Avenue. Other isolated locations in the City may be appropriate where a combination of commercial and residential use will not be detrimental to the surrounding neighborhood or cause a change in the characteristics of the neighborhood. A typical FAR for this Designation is 0.4" (General Plan, 2002).

Although Mixed Commercial is generally located on 10th Avenue between Grangeville Blvd and Lacey Blvd, staff has determined that the proposed amendments are consistent with the General Plan. The property is an older developed part of the City located near a mix of commercial and residential uses.

GENERAL PLAN AMENDMENT NO. 2014-07

The project site is designated as Public Facility. The proposed project is an amendment to the land use designation of the two acres to Mixed Commercial. The proposed amendment is consistent with the General Plan.

Objective LU 13: Create a distinctive yet balanced major street in the City of Hanford that does not appear to be a long strip of diverse business and architecture and maintains the opportunity for a diversity of residential and commercial uses.

POLICY LU 13.3: The appropriate Zone Districts for the MC designation north of Ivy Street are RM-2 and NC. The appropriate Zone Districts for the MC designation south of Ivy Street are RM-2, SC, and NC.

ANALYSIS: The project location is north of Ivy Street, therefore uses permitted under RM-2 and NC would be appropriate. The site has already been developed as a single-family home and salon/spa. A single-family home is an allowable use in the RM-2 zone district. Beauty salons are permitted under the NC zone district.

Compliance with Senate Bill 18

The processing of general plan amendments is subject to compliance with SB 18, or California Government Code 65352.3. SB 18 requires that when processing a general plan amendment, agencies must consult with the Native American Heritage Commission (NAHC) and offer potentially affected tribal organizations to request to participate in the amendment process through consultation. Staff received the list of affected tribes from the NAHC and sent letters requesting notification if the tribal organization wished to enter into the consultation process. The attached letter was received from the Table Mountain Rancheria Tribal Government Office (Exhibit B).

REZONE APPLICATION NO. 2014-05

The project site is zoned "PF" Public Facility. The project is a proposal to rezone the two acres to "MC" Mixed Commercial. The proposed zoning is consistent with the proposed General Plan designation of Mixed Commercial.

Section 17.66 of the Municipal Code describes the process for consideration of a Rezone. The Planning Commission is required to make the finding that the Rezone is consistent with the objectives in Section 17.02.020 of the Municipal Code and would be consistent with the general plan and proposed zoning classification.

FINDINGS FOR APPROVAL

GENERAL PLAN AMENDMENT 2014-07

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That an Initial Study was prepared in accordance with the California Environmental Quality Act. On the basis of the Initial Study, Negative Declaration 2015-02 was prepared.
3. That the proposed general plan amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use diagram.
 - a. Consistency with Objective 13 of the General Plan Land Use Element.
 - b. Consistency with Policy LU 13.3 of the General Plan Land Use Element.
4. That the site is physically suitable for Mixed Commercial development.

REZONE APPLICATION 2014-05

1. That the proposed rezone is consistent with the proposed general plan amendment.
2. That the proposed rezone is consistent with the objectives and policies of Section 17.02.020 of the Municipal Code as follows.
 - a) That the rezone guides the physical development of the City in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the general plan, as amended.
 - b) That the proposed project fosters a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the general plan, as amended.

- c) That the proposed project does not result in excessive population densities and the overcrowding, of land with structures.
 - d) That the proposed project results in a safe, effective traffic circulation system.
 - e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.
 - f) That the proposed project will protect and enhance real property values and the City's natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan.
 - h) That the proposed will provide and protect open space in accordance with the policies of the open space element of the general plan, as amended.
3. That an environmental initial study has been completed and a Negative Declaration has been prepared for General Plan Amendment 2014-07 and Rezone No. 2014-05.

ENVIRONMENTAL ASSESSMENT

A Negative Declaration is recommended for General Plan Amendment 2014-07 and Rezone 2014-05 based on the following:

An initial study was completed for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines. As a result of the initial study, it is determined that the proposed Rezone and General Plan Amendment would not have a significant impact on the degradation of the quality of the environment. The project will not substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. The project will not threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history/prehistory.

The project does not have impacts that are cumulatively considerable; the effects of the project on the environment will not be significant. Therefore, Negative Declaration No. 2015-02 is recommended for approval for General Plan Amendment 2014-07 and Rezone No. 2014-05. (Exhibit C)

PUBLIC COMMENTS

Noticing of the proposed General Plan Amendment and Rezone was published in the newspaper on April 3, 2015 and mailed to property owners within 500 ft of the project site on April 2, 2015. The Community Development Department has received one comment on the proposed project as of the preparation of this report. (See Exhibit D).

Applicant

City of Hanford
317 N. Douty St
Hanford, CA 93230

ATTACHMENTS

EXHIBIT A: Letter from the School District
EXHIBIT B: Letter from Table Mountain Rancheria Tribal Government Office
EXHIBIT C: Negative Declaration 2015-02 & Initial Study
EXHIBIT D: Comment Letter Received

EXHIBIT A
LETTER FROM THE SCHOOL DISTRICT

Robert M. Dowd*
Robert W. Gin*
Randy L. Edwards
Jim D. Lee
Jeffrey L. Levinson*
Raymond L. Carlson
Ty N. Mizote*
Michael R. Johnson*
Mario U. Zamora
Janae D. Lopes
Melissa E. Webb

*a Professional Corporation

GRISWOLD
LASALLE
CORP DOWD & GIN LLP

ATTORNEYS

A California Limited Liability Partnership including Professional Corporations

111 E. SEVENTH STREET
HANFORD, CA 93230

Telephone: (559) 584-6656
www.griswoldlasalle.com

tmizote@griswoldlasalle.com

Direct Fax: (800) 948-2707

January 28, 2015

William L. Fishbough, Superintendent
HANFORD JOINT UNION
HIGH SCHOOL DISTRICT
823 W. Lacey Blvd.
Hanford, CA 93230

Re: City of Hanford – Rezone of Properties on 10th Avenue

Dear Mr. Fishbough:

The Hanford City Council is considering the rezone of properties located at 1818 N. 10th Avenue (APN 008-270-005) and 1826 N. 10th Avenue (APN 008-270-004). A residence occupies one property and a commercial building occupies the other. The properties are currently zoned Public Facility (PF). A copy of the applicable Assessor's Parcel Map reflecting the locations of the properties is enclosed for your convenience.

The owner of the residential property is deceased and her family intends to sell the property. The PF zoning will impact the family's ability to sell the residence.

The City seeks to rezone the properties in order to reflect the manner in which they are being used. Prior to taking action, the City Council would first like to obtain written confirmation that the Hanford Joint Union High School District (District) does not intend to utilize the two (2) properties.

Please sign below to confirm that the District has no objection to the rezoning of the properties, and return one signed original of this letter to me. A self-addressed stamped envelope is enclosed for your convenience. The District may retain the second original of this letter for its records.

Lyman D. Griswold
(1914-2000)

Michael E. LaSalle
(Retired)

Steven W. Cobb
(1947-1993)

William L. Fishbough
January 28, 2015
Page 2

Thank you for your attention to this matter. Please contact me if there are any questions.

Sincerely,

GRISWOLD LaSALLE, COBB,
DOWD & GIN, L.L.P.

By: Ty N. Mizote
TY N. MIZOTE

TNM/sr
Enclosure

cc: (w/encl., via email)
Darrel Pyle
Darlene Mata
Robert Dowd
Mario Zamora

The Hanford Joint Union High School District hereby confirms that it does not intend to utilize the properties located at 1818 N. 10th Avenue (APN 008-270-005) and 1826 N. 10th Avenue (APN 008-270-004), which are currently zoned Public Facility. The District has no objection if the City of Hanford rezones the subject properties to reflect the properties' current residential and commercial uses.

HANFORD JOINT UNION HIGH SCHOOL
DISTRICT

Dated: 2/5/15, 2015

By: William L. Fishbough
WILLIAM L. FISHBOUGH
Superintendent

EXHIBIT B
LETTER FROM TABLE MOUNTAIN RANCHERIA TRIBAL GOVERNMENT OFFICE



TABLE MOUNTAIN RANCHERIA

TRIBAL GOVERNMENT OFFICE

March 31, 2015

Received

APR 6 2015

City of Hanford
Community Development

Gabrielle de Silva
Assistant Planner
City of Hanford
319 N. Douty Street
Hanford, Ca. 93230

Leanne Walker-Grant
Tribal Chairperson

Beverly J. Hunter
Tribal Vice-Chairperson

Craig Martinez
Tribal Secretary/Treasurer

Ray Barnes
Tribal Council Member

Matthew W. Jones
Tribal Council Member

RE: General Amendment 2014-07: PF property on N. 10th Avenue (Chamberlain).

Dear Gabrielle de Silva:

This is in response to your letter dated February 26, 2015, regarding, General Amendment 2014-07: PF property on N. 10th Avenue (Chamberlain), project.

We appreciate receiving notice; however, this project site is beyond our area of interest.

Sincerely,


Bob Pennell
Cultural Resources Director

23736
Sky Harbour Road
Post Office
Box 410
Friant
California
93626
(559) 822-2587
Fax
(559) 822-2693

EXHIBIT C
NEGATIVE DECLARATION 2015-02 & INITIAL STUDY

ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION 2015-02

Project Title: General Plan Amendment 2014-07 & Rezone 2014-05

File Number: 515-0144; 510-0226

State Clearinghouse Number: n/a

Applicant

City of Hanford
317 North Douty Street
Hanford, CA 93230

Property Owner (1)

Kevin Chamberlain
627 East Orange Street
Hanford, CA 93230

Property Owner (2)

Medeiros Family
10842 Elder Avenue
Hanford, CA 93230

Project Description: General Plan Amendment 2014-07 and Rezone 2014-05 are proposals to change the land use and zoning designation on two parcels (totaling two acres) from "PF" Public Facility to "MC" Mixed Commercial.

Location: The project is located at 1814, 1818 and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005).

NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth or concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salination;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Review of the Negative Declaration will be completed before the Hanford City Council at a later date.

Prepared by:

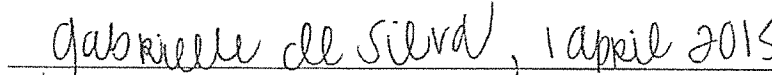

Gabrielle de Silva, Assistant Planner, Community Development Department

EXHIBIT A
APPENDIX G: Initial Study and Findings
ENVIRONMENTAL ASSESSMENT NO. 2015-02

1. Project Title: General Plan Amendment 2014-07 & Rezone 2014-05
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Contact Person/Phone Number: Gabrielle de Silva
Community Development Department
(559) 585-2578
4. Project Location: The project is located at 1814, 1818 and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005).
5. Project Sponsor's Name/Address: City of Hanford
317 North Douty Street
Hanford, CA 93230
6. General Plan Designation: Public Facility
7. Zoning: PF
8. Description of the Project: General Plan Amendment 2014-07 and Rezone 2014-05 are proposals to change the land use and zoning designation on two parcels (totaling two acres) from "PF" Public Facility to "MC" Mixed Commercial.

9. Surrounding land uses and setting:

	General Plan Designation	Existing Zoning	Existing Land Use
North	Low Density Residential	R-1-6	Single Family Residential Units
East	County Medium Density Residential	County Island	Multi-Family and Single Family Residential Units
South	Public Facility	PF	Park
West	Public Facility	PF	Park/Hanford High School

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Native American Heritage Commission

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially significant impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology/Soils |
| ☐ Green House Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality |
| ☐ Land Use/Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population/Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities/Service Systems | ☐ Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment. A **NEGATIVE DECLARATION WILL BE PREPARED**.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION WILL BE PREPARED**.
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR:

CITY OF HANFORD

Gabrielle de Silva

Gabrielle de Silva
Assistant Planner
City of Hanford

1 April 2015

DATE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
Both sites are fully developed. There is not a plan for the re-development of the sites. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surroundings land. The Final EIR for the General Plan highlights visual features throughout the City; this project will not adversely affect any visual features throughout the City. The Hanford General Plan designates the project site for future public facility development, it is not designated as conservation or open space, which are intended to exhibit quality scenic qualities. The General Plan contains policies that aim to diminish the light/glare source from intense urban uses to the rural area outside the Planning Area. This project, however, is not located near the rural area. If any plan for the redevelopment of the site arises, conditions of approval for any proposed project will address lighting on-site, so as not to create a nuisance to the adjacent properties.				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The California Division of Land Resource Protection designates this land as "Urban and Built-Up Land." "Urban and built-up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures" (<i>California Division of Land Resource Protection, Kings County Important Farm Land, 2012</i>). The proposed general plan amendment and rezone do not conflict with an existing agricultural use; the General Plan designates the project area for urban development. The project area is already fully developed, being a fully developed site, the project would not involve other changes to the existing environment. The General Plan Amendment and Rezone will not result in the removal of agricultural land from production. No significant impacts are anticipated.				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for ozone and respirable particulate matter. Regional emission levels would change in the future as a result of urban expansion. Over the long-term, emissions from planned growth has the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. Earth moving, hauling and other construction activities would result in localized and temporary increases in the levels of Ten Micron Particulates (PM10). When simple mitigation measures are used such as wetting down the area, particulates may be reduced by 80%. No significant impacts are anticipated to occur due to construction related dust emissions as the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
site is already fully developed as a single-family home and an existing commercial establishment. It should also be noted that mitigations directly concerning car emissions are the responsibility and jurisdiction of various state and federal agencies. The City has no authority to regulate car emissions. The San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) has adopted federal nonattainment plans for PM10, carbon monoxide, and ozone, which are being followed. The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site.				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Several biological resource studies were undertaken at the project level in 2001 for the City of Hanford General Plan EIR. That study identified a change in identified habitats for endangered species since 1994. The California Natural Diversity Data Base added a substantial amount of San Joaquin Valley Kit Fox habitat in and surrounding the City limit between 1994 and 2001. San Joaquin Valley Kit Fox sightings have been documented within 10 miles of the City Limits of Hanford. "While it is not completely unknown for San Joaquin Kit Fox to inhabit urban areas, most active habitat is associated with annual grasslands or grassy open areas with shrub land vegetation. The species requires loose sandy soils for burrowing and a very suitable prey base of mice, insects, ground squirrels, kangaroo rats, and rabbits. Very little natural grassland remains within the Planning Area [Hanford City Limits] ...With a combination of heavier sedimentary soils and intensive agriculture, it is unlikely that the Planning Area [Hanford City Limits] would support more than itinerate or migrating Kit Foxes. None of the more recent biological analysis documented suitable habitat. However, the GWF environmental analysis did note that the area is thought to provide marginal habitat and both the San Joaquin Valley Kit Fox and burrowing owl have been known to move through marginal areas when optimal habitat is unavailable" (City of Hanford General Plan EIR, 2002). It is unlikely that the project site will have a significant impact on species identified as a special status by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The project site has not been identified as wetland area nor does it have any natural waterways. The project site is not a riparian habitat.

The Hanford General Plan designates the project areas for future urban development. The area was reviewed in the context of the General Plan EIR. No significant impacts are anticipated

The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
"Records on file at the Southern San Joaquin Valley Information Center indicate only two archaeological sites have been recorded within or adjacent to the Hanford area, each consisting of a sparse scatter of prehistoric or historical artifacts. Outside the Hanford area, one other site, representing an old irrigation ditch, has been recorded within a half-mile radius. Taken together, the results of the records search appear to suggest that Hanford and its surrounding area are fairly low in sensitivity for cultural resources" (City of Hanford, General Plan EIR, 2002). Since the EIR for the General Plan Update (2002) was completed, another site within the Planning Area has been identified as having cultural significance. This proposed project site is not within the boundaries of that culturally sensitive site. There is no record evidence of any historic or archaeological site significance for the site. The given location is not located within the local historic district's boundaries. <i>Note: If future development is proposed, conditions of approval will include, "That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue."</i> Per Government Code 65352.3 the California Native American tribes identified by the Native American Heritage Commission for the purpose of protecting, and/or mitigating impacts to cultural places were notified of the General Plan Amendment and Rezone for the property specified.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] "The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west" (City of Hanford General Plan EIR, 2002). The project area is not subject to landslides. "Several studies around Hanford have concluded that liquefaction potential is low due to the medium dense nature of soils, the distance to active faults, and the relatively deep water table. Therefore, the potential for liquefaction to occur is considered to be low" (City of Hanford General Plan Update EIR, 2002).				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
"GHG emission from development projects primarily occur indirectly through energy consumption and vehicle miles traveled (VMT). Developers can reduce GHG emissions from energy consumption through building designs that increase energy efficiency, water conservation, and the use of energy efficient appliances" (San Joaquin Valley Air Pollution Control District, <i>Final Staff Report- Climate Change Action Plan: Addressing GHG Emissions Impacts under CEQA</i>, 2009). Effective October 1, 2005 the State adopted new energy standards for all new buildings (Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air conditioning systems, lighting systems (incorporating natural lighting where possible), and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and that it meets the new higher standard set by the State. If future redevelopment of the site is proposed, the City of Hanford will be responsible for ensuring that new buildings meet the standards in the building permit process.				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site. No hazardous materials will be transported, used or disposed of onsite. The site is located within 1/4th mile of an existing school, however, no hazardous materials will be transported, used, or disposed of onsite. The project site is not listed as a potentially contaminated site. The project site is located within two miles of a private or public airport/airstrip. The project would not result in a safety hazard for people residing or working in the project area. The project site will not expose people or structures to a significant risk or loss, injury, or death involving wildland fires. The Safety Element addresses wildland fire considerations. "Generally, Hanford is free from major wildland fire hazards. Among the important issues with regard to fire safety and suppression is the placement of fire stations within a reasonable response to urban uses in the City. Accompanying the adequate equipment and strategic location of fire stations, is the need to provide for adequate fire flow in water systems (including fire hydrants) and adequate standards for roadway access to serve fire equipment" (City of Hanford General Plan, 2002).				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Recharge of groundwater in the City occurs by 1. Direct infiltration of precipitation falling in the area; 2. Infiltration of surface water entering the area in natural or manmade drainage; 3. Infiltration of a portion of water spread for irrigation (either surface water from drainage or pumped ground water); 4. Underflow of ground water in the area from the north and east; and 5)artificial recharge of excess surface water by KCWD and treated wastewater by City of Hanford Before occupancy of any commercial location, the tenant is required to complete a "FORM A" or "FAT, OILS, and GREASE (FOG)" application when it comes time to submit for a Zoning and Safety Certificate of Occupancy. The form assists the City in estimating the amount and type of sewage to be generated by various commercial businesses. The purpose of the form is to identify potential sewage discharge problems ahead of time and to resolve problems as necessary. The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal Arsenic MCL requirements. Hanford was given until December 31, 2009, to be in compliance. All the actions in the Arsenic Reduction Study were completed. Therefore, the City's water system and water quality are currently in substantial compliance with the new Federal Arsenic MCL. The project area generally lies outside any major flood prone areas according to the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (Community Panel Number 06031C0185C). The project site is within Zone X, an area determined to be outside the 500 year flood plain. No significant impact is anticipated. The Hanford General Plan designates the project areas for urban development. The areas were reviewed in the context of the General Plan EIR. Any future redevelopment plans for the site would be subject to CEQA analysis.				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site. There is not a habitat conservation plan or natural community conservation plan in place for the project site.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
There are no known mineral resources in the project area; therefore no impacts are anticipated to occur.				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site; therefore, no noise from construction is anticipated. Any future redevelopment project proposed would be required to meet the General Plan's standard for noise-level performance. The project is not located within an airport land use plan, nor in the vicinity of a private airstrip (1.5 miles away)				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site. No existing housing will be displaced. No people will be displaced by the re-designation of the property from "PF" Public Facility to "MC" Mixed Commercial.				
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒
Fire Protection: The project site will receive fire protection service from the City of Hanford Fire Department. The project site is within City limits, therefore, City Services will be provided for the project. No significant impact is anticipated. Police: The project site will receive police protection service from the City of Hanford Police Department. The project site is within City limits, therefore, City Services will be provided for the project. No significant impact is anticipated. Schools: the school district was contacted and does not have plans to purchase the property for future expansion. Parks or other recreational facilities: No impact. Other Governmental Services: The various public service departments and agencies have reviewed this project and their services will not be affected. Any future proposed project on the site may be subject to impact fees from the Public Works Department including: Transportation Mitigation Impact Fees, Water System Impact Fees, Wastewater System Impact Fees, Storm Water System Impact Fees, Fire Protection Impact Fees, Police Protection Impact Fees, and Refuse and Recycling Impact Fees.				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site; no impact is anticipated.				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
"The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable" (City of Hanford General Plan, Circulation Element, 2002). The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site; no impact is anticipated.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
The site is already developed as a single-family home and commercial establishment. There is not a plan for any future development of the site; no impact is anticipated.				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
The proposed general plan amendment and rezone would have no significant impact on the degradation of the quality of the environment. The project will not substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. The project will not threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history/prehistory. The project does not have impacts that are cumulatively considerable; the project will not have an effect of the environment. The project will not have environmental effects, which will cause substantial adverse effects on human beings.				

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EXHIBIT D
COMMENT LETTER RECEIVED

1928 Street Road W833
Hanford, Ca. 93230
APR 10, 2015

To the Hanford Planning Commission,
I am writing in response to proposed rezoning,
from Public Facilities to Mixed Commercial properties
located at 1814, 1816, and 1826 N. Tenth Ave.

My concern is that high density housing such as
apartments or low income housing might, at
some future time, be constructed upon the
properties mentioned above. Either would
have a negative affect upon property values.
I own two homes in the 500 ft area.

I urge that language prohibiting construction of
either apartments or low income units should
be included in the rezoning proposal.

Respectfully,
Nesley Lehman

Received

APR 10 2015

City of Hanford
Community Development

RESOLUTION NO. 2015-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN
AMENDMENT NO. 2014-07, A REQUEST TO AMEND THE GENERAL PLAN
DESIGNATION ON TWO ACRES FROM PUBLIC FACILITY TO MIXED
COMMERCIAL**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 28, 2015, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, that the following resolution be adopted:

WHEREAS, an application filed by the City of Hanford for General Plan Amendment 2014-07 requesting a General Plan Amendment to change the General Plan designation on two acres from Public Facility to Mixed Commercial was presented to the City of Hanford Planning Commission; and

WHEREAS, the proposed project is located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005); and,

WHEREAS, the City of Hanford reviewed the application to amend the General Plan and found the proposed amendment consistent with the goals of the City of Hanford General Plan Land Use Element to preserve and enhance the quality of life for Hanford Residents, provide for a balance of housing, public services and facility and jobs, and preserve the historic character of the original town site while planning for growth and supporting increases in demand for City services; and,

WHEREAS, the City of Hanford reviewed the application for the general plan amendment of two acres to Mixed Commercial and determined that the designation was an appropriate land use for that location and consistent with the Hanford General Plan; and,

WHEREAS, the City of Hanford Planning Commission, considered the general plan amendment at its regularly scheduled meeting on April 28, 2015; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and

WHEREAS, the Initial Study was prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the Initial Study prepared for the project, the Planning Commission recommends that Negative Declaration No. 2015-02 be adopted; and,

NOW, 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:

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That an Initial Study was prepared in accordance with the California Environmental Quality Act. On the basis of the Initial Study, Negative Declaration 2015-02 was prepared.
3. That the proposed general plan amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use diagram.
 - a. Consistency with Objective 13 of the General Plan Land Use Element.
 - b. Consistency with Policy LU 13.3 of the General Plan Land Use Element.
4. That the site is physically suitable for Mixed Commercial development.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of General Plan Amendment No. 2014-07.

MOTION PASSED at a regular meeting of the Planning Commission of the City of Hanford held on the 28th day of April 2015, by the following vote:

VOTING:

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

I, Darlene R. Mata, Secretary of the Planning Commission of the City of Hanford do hereby certify the foregoing resolution was passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of April 2015.

Darlene R. Mata, Secretary

RESOLUTION NO. 2015-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF REZONE APPLICATION
NO. 2014-05, A REQUEST TO REZONE TWO ACRES FROM "PF" PUBLIC
FACILITY TO "MC" MIXED COMMERCIAL**

At a regular meeting of the Planning Commission of the City of Hanford, duly called and held on April 28, 2015, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, that the following resolution be adopted:

WHEREAS, an application filed by the City of Hanford for Rezone No. 2014-05 a request to rezone two acres from "PF" Public Facility to "MC" Mixed Commercial was presented to the City of Hanford Planning Commission; and

WHEREAS, the proposed project is located at 1814, 1818, and 1826 North 10th Avenue (APN 008-270-004 and 008-270-005); and

WHEREAS, the City of Hanford Planning Commission at its regularly scheduled meeting on April 28, 2015, held a public hearing and received testimony and evidence regarding the proposed rezone application; and

WHEREAS, an Initial Study and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the initial study prepared for the project, the Planning Commission recommended that Negative Declaration No. 2015-02 be adopted; and,

THEREFORE BE IT RESOLVED, on the basis of the application, the documentation and information provided in the staff report, evidence, and testimony submitted at the public hearing, the Planning Commission of the City of Hanford hereby makes the following findings pursuant to Section 17.02.020 of the Municipal Code:

1. That the proposed rezone is consistent with the proposed general plan amendment.
2. That the proposed rezone is consistent with the objectives and policies of Section 17.02.020 of the Municipal Code as follows.
 - a) That the rezone guides the physical development of the City in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the general plan, as amended.
 - b) That the proposed project fosters a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting

patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the general plan, as amended.

- c) That the proposed project does not result in excessive population densities and the overcrowding, of land with structures.
 - d) That the proposed project results in a safe, effective traffic circulation system.
 - e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.
 - f) That the proposed project will protect and enhance real property values and the City's natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan.
 - h) That the proposed will provide and protect open space in accordance with the policies of the open space element of the general plan, as amended.
3. That an environmental initial study has been completed and a Negative Declaration has been prepared for Rezone No. 2014-05.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of Rezone No. 2014-05 based on the following findings and based on the evidence presented.

MOTION PASSED at a regular meeting of the Planning Commission of the City of Hanford held on the 28th day of April 2015, by the following vote:

VOTING:

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

I, Darlene 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 28th day of April 2015.

Darlene Mata, Secretary



AGENDA STAFF REPORT

MEETING DATE: 5/19/2015

AGENDA SECTION: 7. A.

SUBJECT:

Community Development: Planned Unit Development 2014-02 located on Monte Vista Court, north on Hanford-Armona Road between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022), which includes the following action:

1. Adoption of Resolution 15-22-R tentatively approving Planned Unit Development 2014-02, a request to construct 40 single-family, small-lot units with access from a private street 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.

(Note: approval is considered tentative until the filing of a final map for Tentative Tract Map 911).

RECOMMENDATION:

Staff recommends that the City Council discuss and take action on the following:

1. Approve Resolution 15-22-R tentatively approving Planned Unit Development 2014-02, a request, to construct 40 single-family, small-lot units with access from a private street 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.

BACKGROUND:

On March 24, 2015 the Planning Commission held a public hearing and recommended to the City Council denial of Planned Unit Development 2014-02, consistent with staff's recommendation. A full analysis of the project appears in the Planning Commission Staff Report attached as Exhibit A, B, C, and D for the Council's review. General reasons for the denial included: an inability to make the necessary Planned Unit Development findings, lack of amenities provided for the project, concern with having a home-owner's association, and concerns with the City having to maintain a substandard "street" if the home-owner's association should be dissolved.

On April 21, 2015 the applicant, Estrella Associates, appealed the Planning Commission's decision to the City Council. By a 5-0 vote, the City Council voted to overturn the decision of the Planning Commission and approve Planned Unit Development 2014-02, with the condition that the applicant must widen Buena Vista Lane to a 26 foot, privately maintained street. Staff was directed to bring back a resolution for the Council's review.

The attached Resolution 15-22-R contains findings and conditions of approval as directed by the City Council.

An application for an associated revision to the previously approved tentative map has been submitted to subdivide the property, as tentatively approved in Planned Unit Development 2014-02, subject to the approval of Resolution 15-22-R.

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

-  Resolution 15-22-R
-  Resolution Exhibits
-  Exhibit A- Planning Commission Staff Report (Part 1)
-  Exhibit B- Planning Commission Staff Report (Part 2)
-  Exhibit C -Planning Commission Staff Report (Part 3)
-  Exhibit D - Planning Commission Staff Report (Part 4)

RESOLUTION NO. 15-22-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD TENTATIVELY APPROVING PLANNED UNIT DEVELOPMENT NO. 2014-02 A REQUEST TO CONSTRUCT A PROPOSAL TO CONSTRUCT 40-SINGLE FAMILY, SMALL-LOT UNITS WITH ACCESS FROM A PRIVATE STREET 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 City Council of the City of Hanford duly called and held on **May 19, 2015**, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolutions be adopted:

WHEREAS, Planned Unit Development No. 2014-02 filed by Estrella Associates proposing to construct 40-single family, small-lot units with access from a private street 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 was presented to the City of Hanford City Council; and

WHEREAS, the real property which is the subject of this, Planned Unit Development application, is located on Monte Vista Court, north of Hanford- Armona Road between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022), as depicted on Exhibit "A"; and

WHEREAS, the project is exempt from environmental review per Section 15332 of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting March 24, 2015, held a public hearing and received testimony and evidence regarding the proposed Planned Unit Development application; and

WHEREAS, the City of Hanford Planning Commission has recommended denial of Planned Unit Development No. 2014-02; and

WHEREAS, Estrella Associates filed an appeal requesting reconsideration of the Planning Commission denial of Planned Unit Development No. 2014-02; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on April 21, 2015, held a public hearing and received testimony and evidence pertaining to Planned Unit Development No. 2014-02 filed by Estrella Associates proposing to construct 40 single-family, small-lot units with access from a private street in the RM-3 zone district, with deviations proposed to the RM-3 standards such as

reduced lot sizes, reduced setbacks, sreduced street-widths and reduced frontage requirements; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing; and

WHEREAS, all affected public utility companies, various governmental department agencies and the City Council staff have given careful consideration to this Planned Unit Development (PUD) and have made recommendations thereon; and

WHEREAS, the City Council reversed the planning commission decision 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 City Council hereby makes the following findings pursuant to Section 17.62.070(J) of the Zoning Ordinance:

- (a) That the proposed location of the PUD is in accordance with the objectives of the City's Zoning Ordinance;
- (b) That the proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, and welfare or materially injurious 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;
- (c) That the proposed PUD complies with the provisions of Chapter 17.62.010 and the other applicable provisions of the City's Zoning Ordinance;
- (d) That the requirements and standards of the City's Zoning Ordinance, including, but not limited to site area, dimension, site coverage, height of structures, distance between structures, off-street parking, off-street loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the City's Zoning Ordinance.
- (e) That the combination of different structure types or varieties of land use within the Project will complement each other and harmonize with the existing and proposed land use within the vicinity; and
- (f) That based on the Initial Environmental Study, the proposed Planned Unit Development will not have any significant environmental impacts.

WHEREAS, approval of Planned Unit Development 2014-02 shall be tentatively approved until recordation of the final Tentative Tract Map 911; and

THEREFORE, BE IT RESOLVED that Planned Unit Development 2014-02 is tentatively approved; and

THEREFORE, BE IT FURTHER RESOLVED that City Council reverses the planning commission decision on Planned Unit Development 2014-02 and tentatively approves Planned Unit Development No. 2014-02 subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656

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

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any

claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.

5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva at (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.

3. That all approved proposals of the application be conditions of development if not mentioned herein.
4. That all development conform to the site plan titled Planned Unit Development Application No. 2014-02, as approved by the City Council.
5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
6. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
7. That no expansion of use beyond the scope and nature described in this PUD, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefore.
8. That the tentative approval of Planned Unit Development 2014-02 will become final with the recordation of the final map for Tentative Tract 911.

Zoning:

1. That the proposed development is subject to the zone district standards, as modified by Planned Unit Development No. 2014-02 (shown in Table 1).
 - a) That the lot sizes/configurations conform to those approved under Planned Unit Development 2014-02.
 - b) Setbacks required:
 - a. Front yard: 20 feet from front property line
 - b. Rear yard: 25 feet from rear property line
 - c. Side yard: 0 to 6 feet

Off-Street Parking:

1. That parking spaces be provided as approved under Planned Unit Development 2014-02. The applicant provides 96 parking spaces for the entire development. At least one parking stall must be covered.
2. That no parking is allowed in the front yard setback other than on the driveway leading into the garage.

TABLE 1	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% No more than 50% permitted
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

Homeowners Association:

1. That the applicant submit the Bylaws and Covenants, Conditions, and Restrictions (CC&Rs) of the Homeowners Association for the project to the City for approval. The applicant shall reimburse the city for attorney's fees for the cost of reviewing the Bylaws and CC&Rs.
2. That the Homeowners Association is responsible for the maintenance, repair, and/or replacement of all on-site improvements within or upon the common area including but not limited to, streets, signage, sewer lines, water mains lines, storm drainage lines and/or facilities, all Public Works apparatus that are on site, lighting, refuse enclosure and service, and any structure on the site.
3. That any modifications from the original design and/or improvements made by the Homeowner Association must be approved by the city of Hanford Community Development Department before such design and/or improvements are undertaken by the Homeowners Association.
4. That the developer is responsible to manage the homeowners association in administering the Bylaws and CC & R's. The developer's responsibility will end two years after the entire development is completed at the site. The developer can fund a real estate management company to provide the service.
5. That the Association shall manage and operate the Development in accordance with the provisions of the Governing Documents of the Association and the provisions of California law applicable to a mutual benefit corporation or a common interest development.
6. That the Association shall have all of the powers set forth in the Governing Documents together with general power to do any and all things that a non-profit mutual benefit corporation may lawfully do under the laws of the State of California, subject only to the limitation upon the exercise of such powers as are expressly set forth in the Governing Documents.

Special Requirements:

1. That recreational vehicle storage is prohibited throughout the development.
2. That no inoperable motor vehicles are to be stored and/or kept at the site.

Architectural Conditions:

1. That the structures in the PUD be developed in substantial compliance with the architectural renderings, colors, etc., approved by City Council and attached as "Exhibit B."

2. That any future changes to the architectural design features must maintain the overall integrity of the elevations originally approved and not detract from the consistent look and appearance of the planned unit development and must be approved by the Community Development Director.
3. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either installed underground or screened.
6. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday thru Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
2. That noise from fixed mechanical equipment when measured at the property line meets the standard of the Hanford Noise Element.

Lighting:

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

Screening:

1. That all backflow device and electrical transformers be screened with landscaping.
2. That all backflow devices be painted hunter green.

Fencing/Walls:

1. That all proposed fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."
2. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.
3. That a header board be placed between the paved area and the landscape areas per Public Works Construction Standards CO-26.

Dust Control:

1. That the following dust-control practices shall be implemented:

Pre-construction:

1. That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.
2. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.
3. That areas disturbed by clearing, earth moving, or excavation activities be minimized

at all times.

During Construction:

1. After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:
 - a. That non-active portions of the construction site be restricted from vehicular movement.
 - b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

At all times, fugitive dust emissions should be controlled using the following procedures:

1. That on site vehicle speed should be limited to 15 mph.
2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.
3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.
4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

At all times, ozone precursor emissions should be controlled by the following methods:

1. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied until the building official has approved the construction and issued a Building Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
4. That the buildings will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 *Landscaping Plan, all lots to meet City of Hanford Landscape Ordinance*
 - 4.2.4 Architectural Drawings
 - 4.2.5 Structural Drawings
 - 4.2.6 Electrical Drawings
 - 4.2.7 Mechanical Drawings
 - 4.2.8 Plumbing Drawings
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California as per state law.
 - 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California as per state law.
5. That separate sewer and water services be provided to each dwelling unit.
6. That separate gas and electric services be provided to each dwelling unit.
7. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
8. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

9. That a school impact fee of \$3.36 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
10. That all special inspection reports be submitted to the Building Division prior to final inspection.
11. That the addresses shall be reassigned by the Building Division.
12. That all construction shall conform to the 2013 Edition, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, CalGreen, and California Energy Code.
13. That the development/structure must meet the restrictions of the City of Hanford Municipal Code.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 OFFICE; (559) 940-2943 CELL or by EMAIL at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.

Fire Sprinklers:

1. Fire protection systems required by Chapter 9 of the 2013 California Building Code and the Hanford Municipal Code, Title 15, shall be installed per NFPA 13d Standards, 2013 Edition.

2. A separate fire department permit is required for each single family dwelling unit.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads shall have a Knox-box or Knox Padlock installed on any gates to provide fire department access in case of emergency.
2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.
4. Fire Department emergency access roads shall be a minimum of 20-feet wide per the California Fire Code.

Fire Hydrants and Required Fire Flow:

1. Required fire flow and numbers of hydrants will be determined after review of building plans.
2. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the 2013 California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

1. Required fire lanes shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE.

NOTE: OTHER REQUIREMENTS MAY BE NECESSARY ONCE BUILDING PLANS ARE SUBMITTED.

PUBLIC WORKS DEPARTMENT

Contact City Engineer John Doyel at 559-585-2571

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

Development Impact Fees:

1. That the development is subject to City of Hanford impact fees as outlined in the recorded Development Agreement for the Live Oak residential development project.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

*The above requirements are normally included in the Planning Division section of the conditions of approval, however text as shown was reviewed/approved by Public Works.
–John 5/12/15*

PUBLIC WORKS DEPARTMENT

Contact City Engineer John Doyel at 559-585-2571

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

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. The private street easements as shown on the site plan as Buena Vista Lane are to be increased to accommodate a 26 foot wide street and any utility easements that are necessary to service this project.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water services, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed within public or private street easements or utility easements in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That Buena Vista Drive within the subdivision shall be developed to the City's CO-26 Alley Standards except for a width requirement of 26 feet.
3. No parking signs and/or painted red curbs (if installed) will be required along Buena Vista Drive enforceable by Hanford Municipal Code.
4. All drive approaches along Kimball Drive and Monte Vista Court, shall be modified, as required to facilitate Buena Vista Lane per City Standards.
5. The existing drive approaches along Kimball Lane, Washington Street, and Monte Vista Court that will not be utilized or do not fit the proposed development shall be removed and replaced with standard curb, gutter, and sidewalk.

6. The ramped returns along the frontage of the PUD shall be removed and replaced with ADA compliant ramps per City, State, and Federal standards.
7. All drive approaches shall be installed per City Standards.
8. All utilities in conflict with proposed improvements shall be relocated to comply with City Standards.
9. A City Standard street barricade shall be installed at the east end of Buena Vista Lane east of Monte Vista Court.

Sewer Improvements:

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. All sewer laterals shall be located within the utility easement shown on the approved plans, and shall be maintained by the homeowner's association.
2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer laterals located within the utility easement and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.
2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.
3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.
2. Each lot is required to have a separate water service located within the City right-of-way per City Standards. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.
3. That the developer shall provide a program for maintenance, repair, and replacement of sewer laterals located within the utility easement and maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, water services, and sewer laterals.
2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Refuse:

1. A City Standard 10' x 20' enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments. The enclosure shall be installed along Buena Vista Lane east of Monte Vista Court along the frontage of proposed lot 5 or 13. Enclosure shall face the private street.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

EXPIRATION

That the Planned Unit Development shall become null and void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the structures. A time extension may be granted by the City Council if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the

project shall be subject to all improvement standards and fees in effect at the time of approval.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 2015, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

RUSS CURRY
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

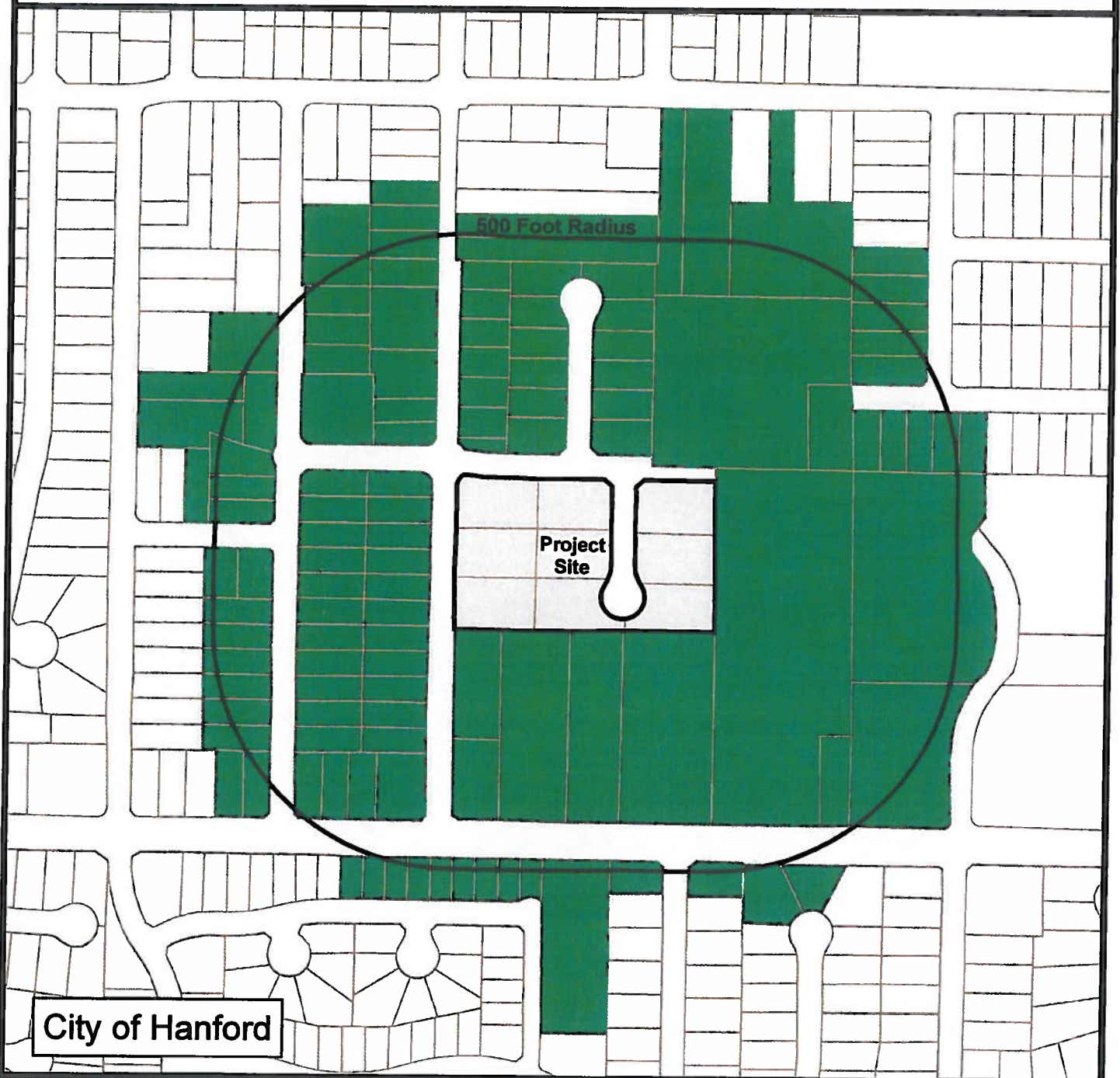
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I JENNIFER GOMEZ, City Clerk of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 19th day of May, 2015.

JENNIFER GOMEZ
CITY CLERK

Project Location & Mailing List Map

APN:012-450-014, 015, 016, 017, 018,
019, 020, 021, 022



Map prepared by
**Kings County
Community Development Agency**
February 13, 2015
1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

100 50 0 100 Feet



Legend

Project Area



Properties within 500 foot radius



City Limit Boundary





PLAN 3B
COASTAL COTTAGE

PLAN 2C
ENGLISH COUNTRY

PLAN 4B
COASTAL COTTAGE

PLAN 1A
SPANISH COLONIAL

PLAN 3C
ENGLISH COUNTRY

PLAN 2A
SPANISH COLONIAL



**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.

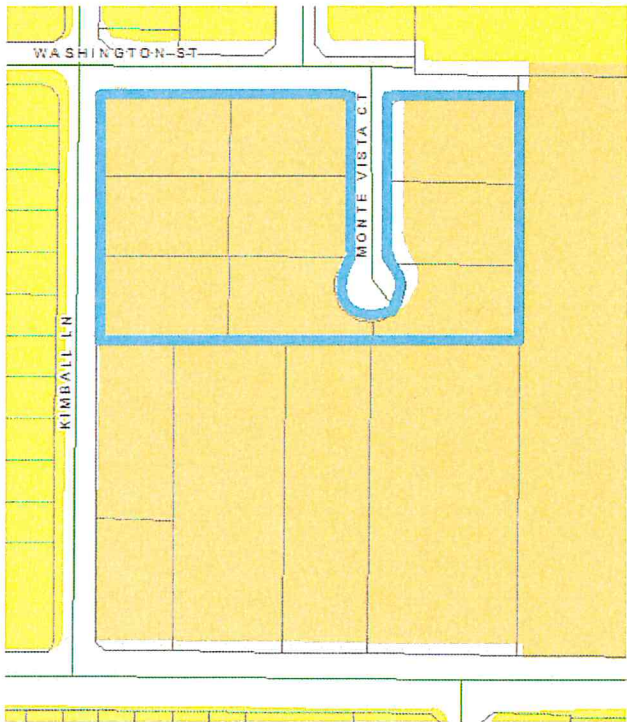
D. That the density reduction will not prevent the City from achieving its goals for low and

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

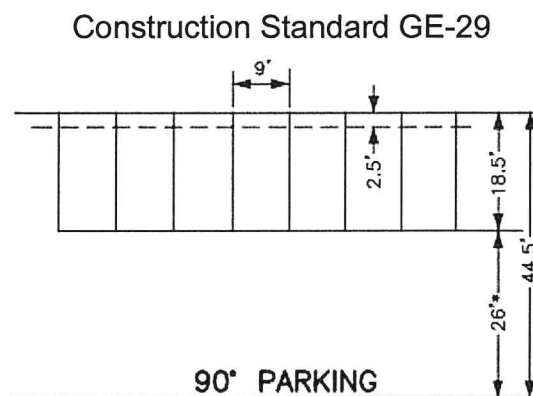
LOT SIZE/SET BACKS

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

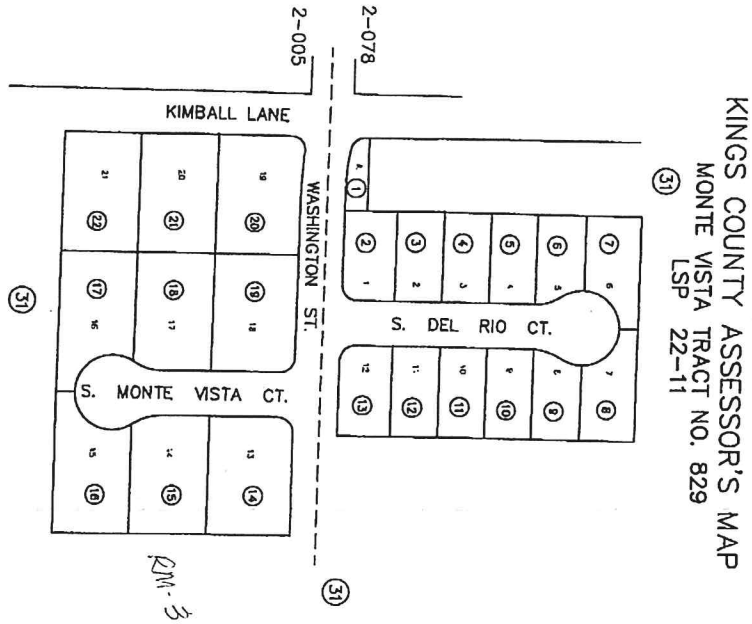
ATTACHMENTS

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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12-45

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).

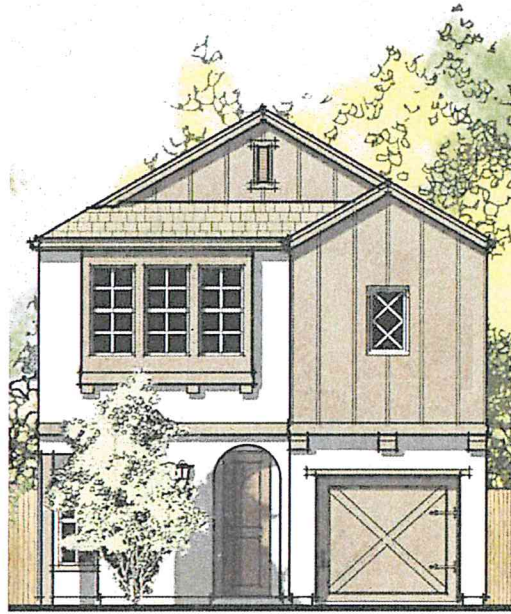
K. The planning commission may deny an application for a use permit for a planned unit development.

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

Table of Contents

Cover Page	page	1
Table of Contents	page	2
City Application	page	3 - 4
Project Description	page	5 - 7
Tentative Map	page	8
Tentative Map – Setback exhibit	page	9
SFR Small Lot PUD Rational	page	10
Streetscene – 4-pack	page	11
Streetscene – 6-pack	page	12
Private Open Space exhibit	page	13
Parking exhibit	page	14
Waste/Recycle Receptacle exhibit	page	15
Utility exhibit	page	16
Plan 1 (lower floor plan)	page	17
Plan 1 (upper floor plan)	page	18
Plan 2 (lower floor plan)	page	19
Plan 2 (upper floor plan)	page	20
Plan 3 (lower floor plan)	page	21
Plan 3 (upper floor plan)	page	22
Plan 4 (lower floor plan)	page	23
Plan 4 (upper floor plan)	page	24
Appendix	page	25
A1. Community Guidelines (draft)	page	26 - 38
A2. Water Service Manifold Detail	page	39
A3. Sewer Construction Standards	page	40
A4. Alley Details	page	41
A5. Refuse Department Brochure	page	42
A6. Fire-Resistant Construction (Section R302.1(2))	page	43 - 44

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

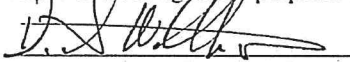
The following must be provided:

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.

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

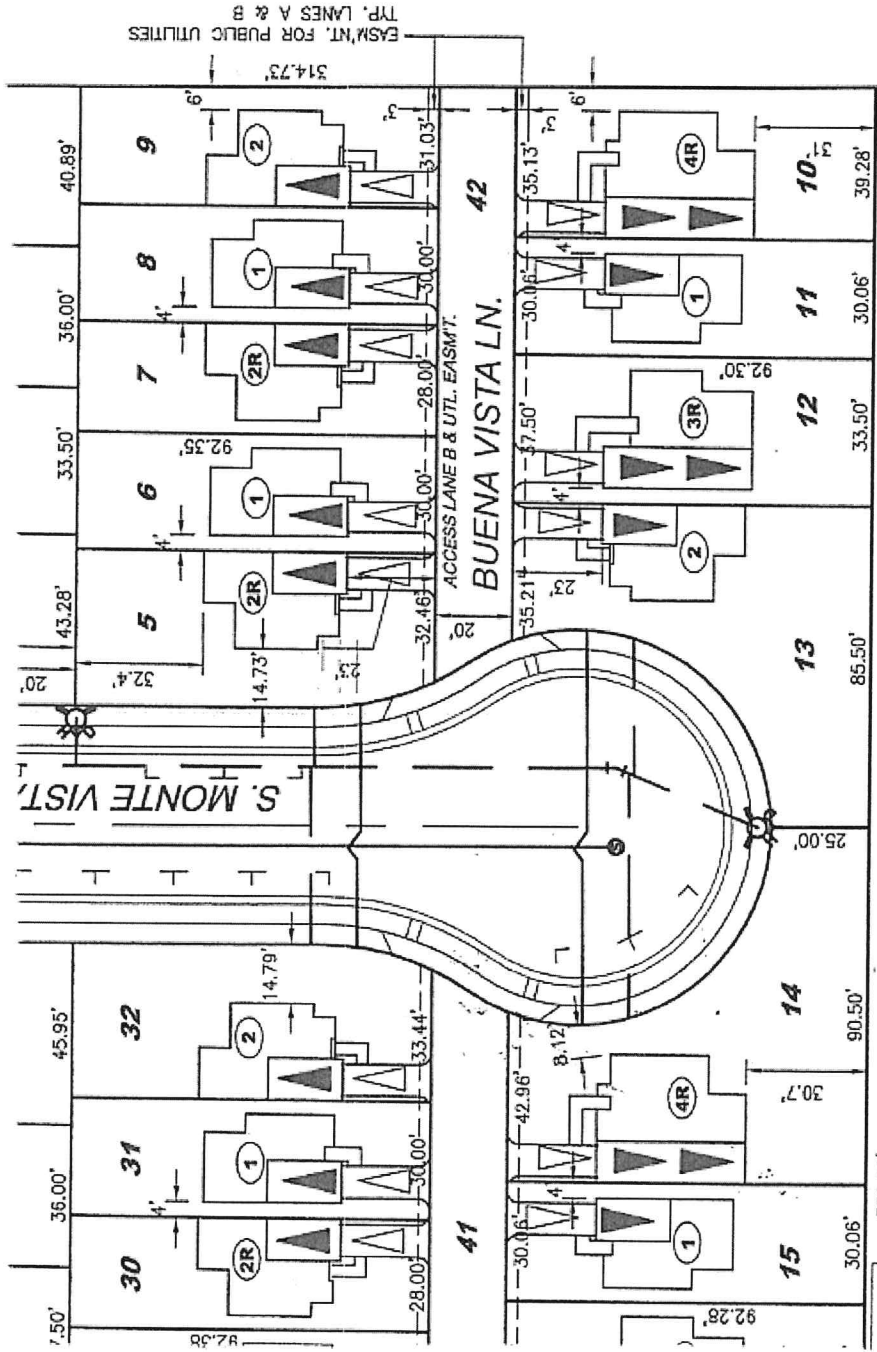
SET BACKS
 FRONT 25 TO 31 FEET
 REAR 33 TO 45 FEET
 SIDE 0 TO 6 FEET *
 STREET SIDE 11.5 TO 20.9 FEET
 * CA RESIDENTIAL CODE
 T-R 302.1(1) AND T-R 302.2(2)

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 60,162 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" main 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: AS SHOWN		DATE: 3/27/2014		DRAWN BY: [Signature]		CHECKED BY: [Signature]	
FORESTER, WEBER & ASSOCIATES, L.L.C. CIVIL ENGINEERS & LANDSCAPE ARCHITECTS 1425 ACCT WALK, MC ADAMS AVENUE, CHURCHMAN 9201 (951) 735-0024 or 732-1725				DESIGNED BY: [Signature] PROJECT: MONTE VISTA P.U.D. MONTEREY, CALIFORNIA			
ESTRELLA ASSOCIATES, INC. 2727 KANA AVENUE P.O. BOX 24, SAN JOSE				PROJECT: MONTE VISTA P.U.D. MONTEREY, CALIFORNIA			
SHEET TITLE: TENTATIVE MAP SHEET NO: 1 OF 1 SHEETS JOB NUMBER: 131-14							



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 95630

SURVEYOR:

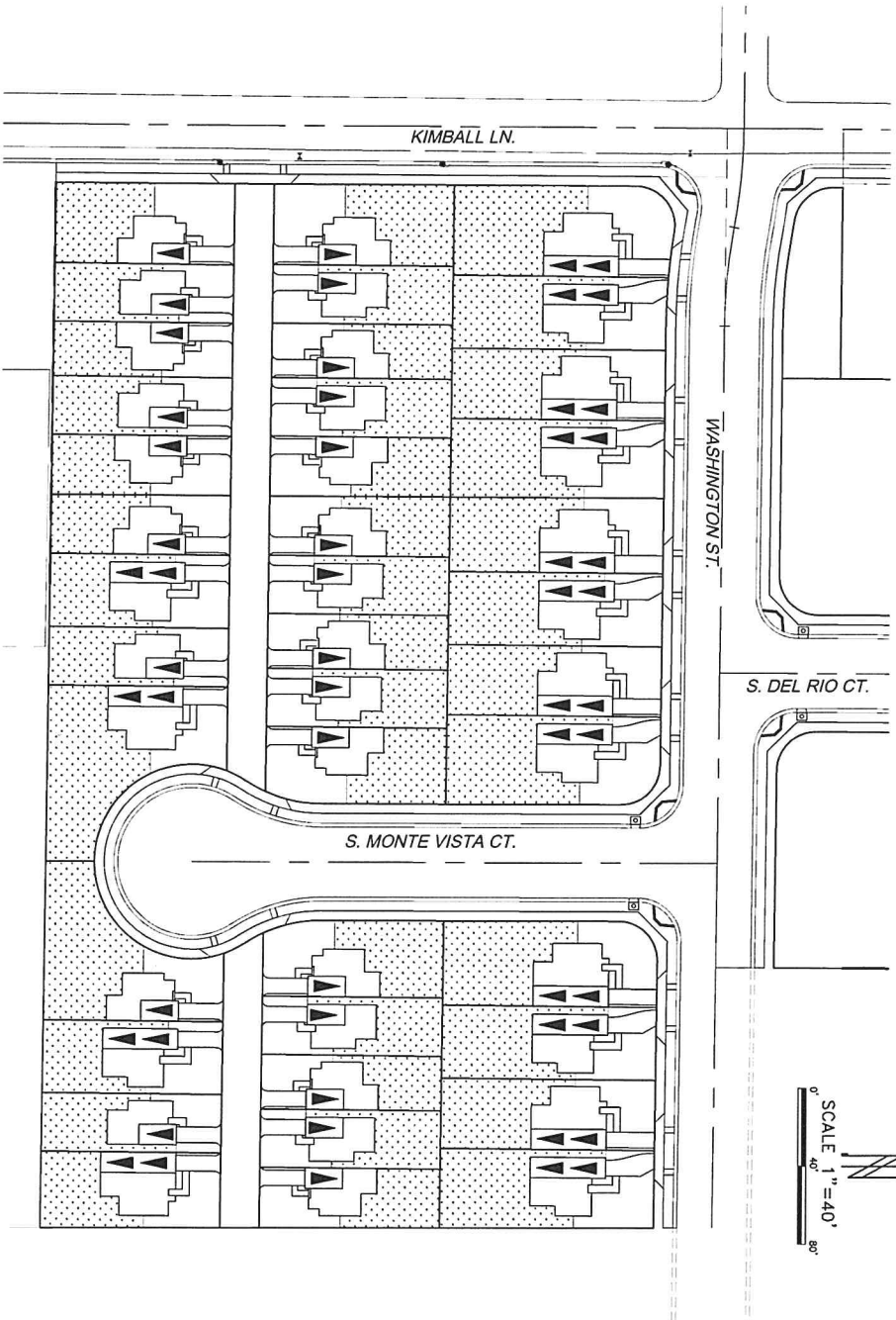
FORESTER, WEBER & ASSOCIATES

1620 W. Macarol Road, Suite B
Vadole, 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



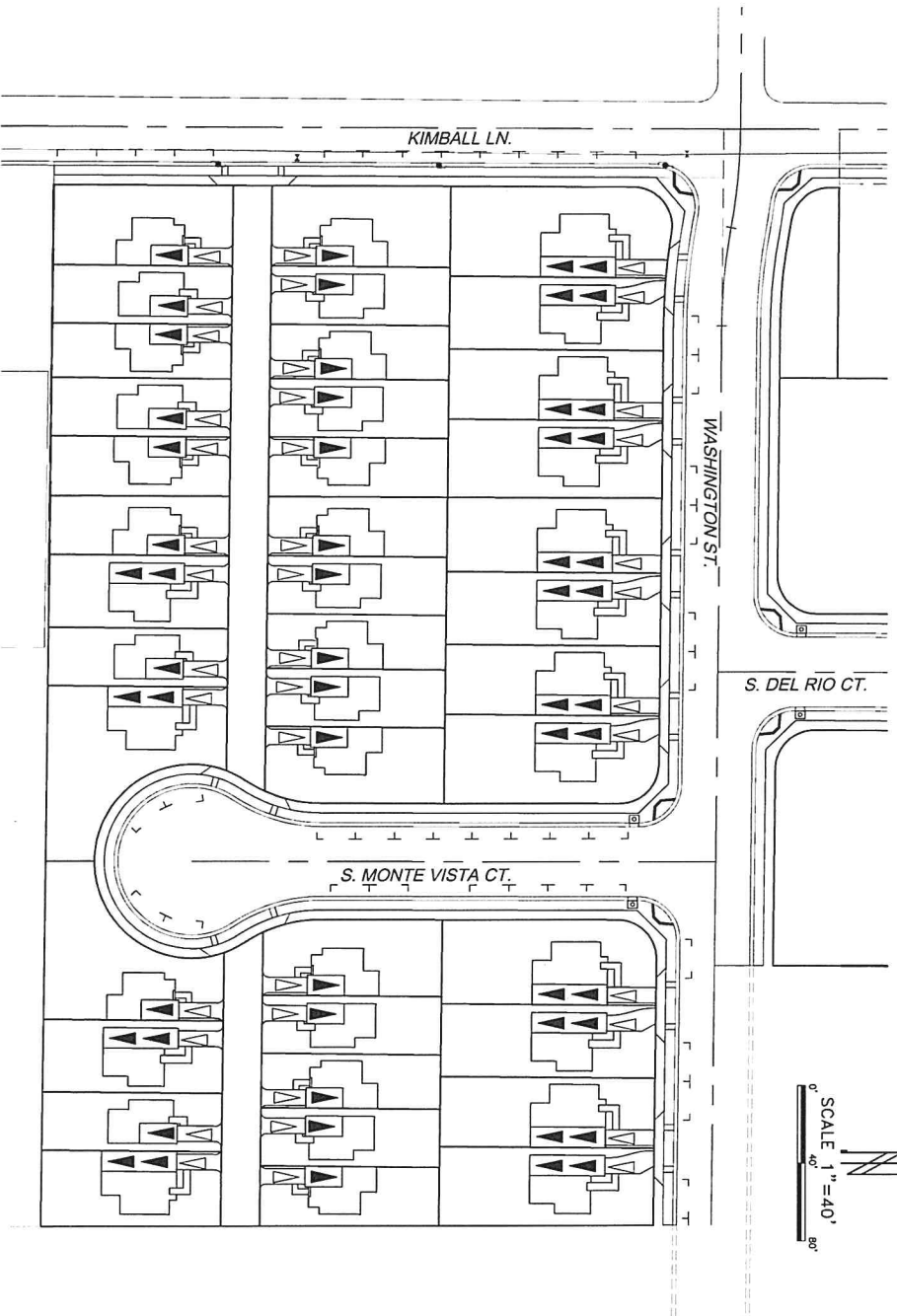
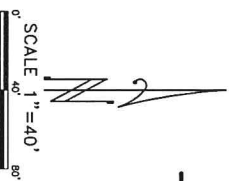
MONTE VISTA P.U.D.

TENTATIVE MAP

PARKING

DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2227 Santa Vista Drive
Palo Alto, CA 94306

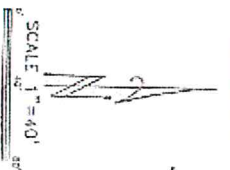
SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1620 W. Menlo Park Ave., Suite B
Menlo Park, California 94025
(650) 732-0102
e-mail: fwa@foresterweb.com



▼ 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



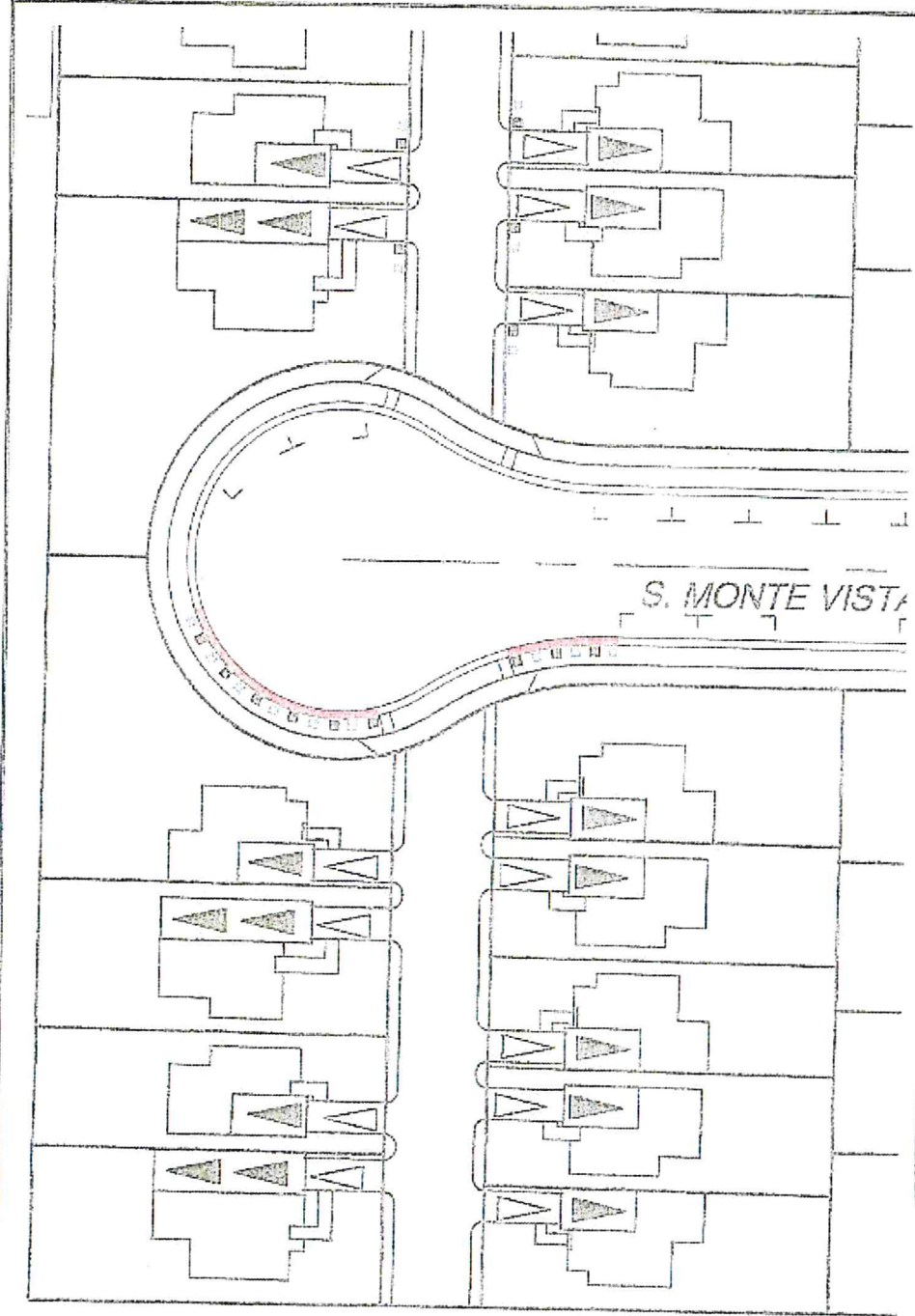
DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2017 Avenida de la Playa
Palo Alto, CA 94301

SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1510 N. Shoreline Blvd., Suite 100
Folsom, CA 95630
Phone: 916.251.1200
Fax: 916.251.1201
www.fwa.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

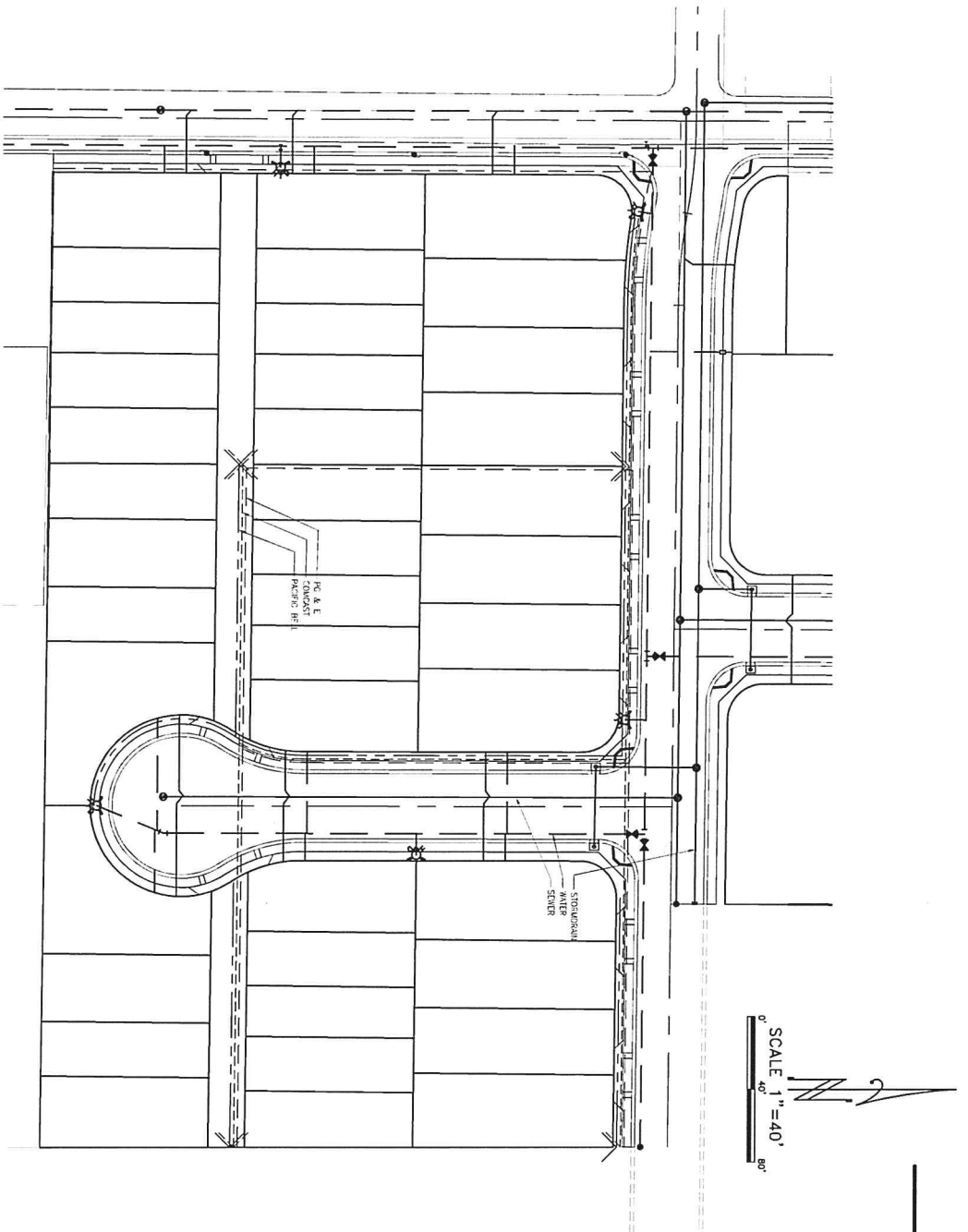


ONE SHEET ONLY

MONTÉ VISTA P.U.D.
TENTATIVE MAP
UTILITIES

DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2727 Avenida Encinas
Paso Robles, CA 92446

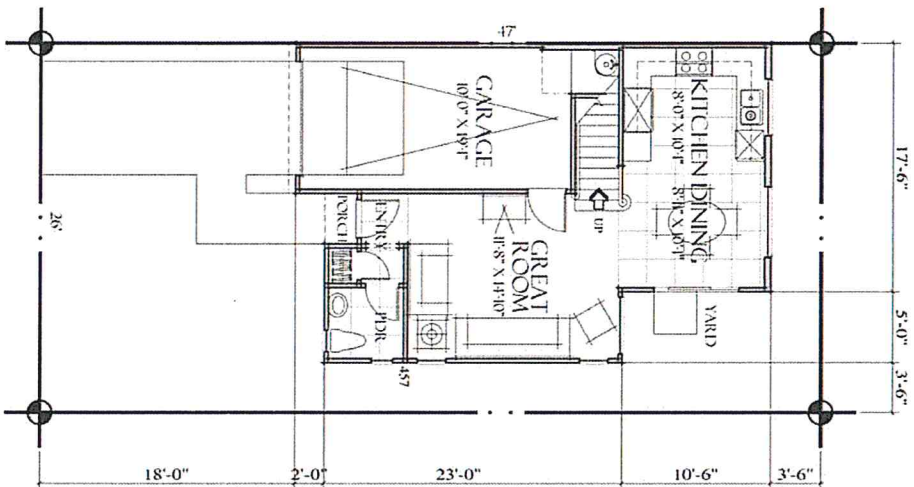
SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1620 W. Mineral King Ave., Suite B
Vandenberg, California 92391
(839) 732-0102
e-mail: fwa@foresterweb.com



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"

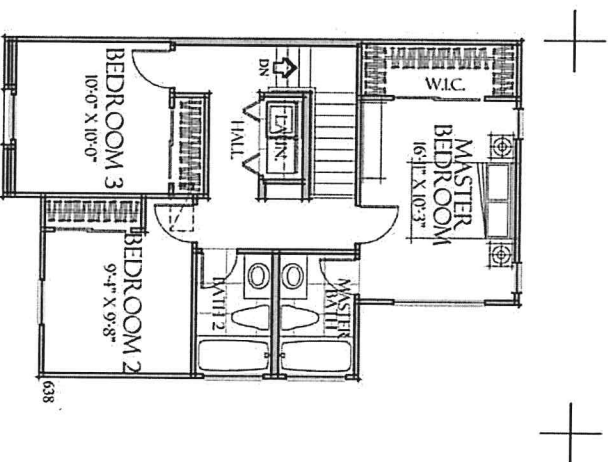
1

1,095 sq. ft.

3 BED

2.5 BATH

1 CAR GARAGE



1A - SPANISH COLONIAL

MONTÉ-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN

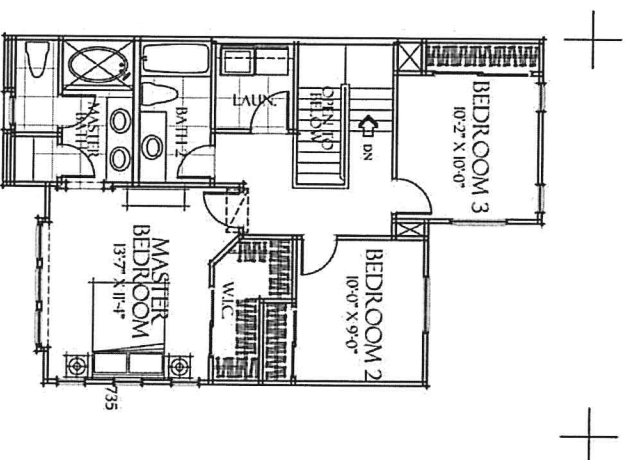
1/4" = 1'-0"

2

1,287 sq. ft.

3 BED
2.5 BATH
1 CAR GARAGE

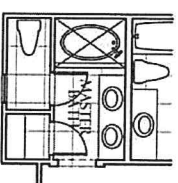
ESTRELLA
— Creating Exceptional Experiences —



2A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/8" = 1'-0"



2B - COASTAL COTTAGE

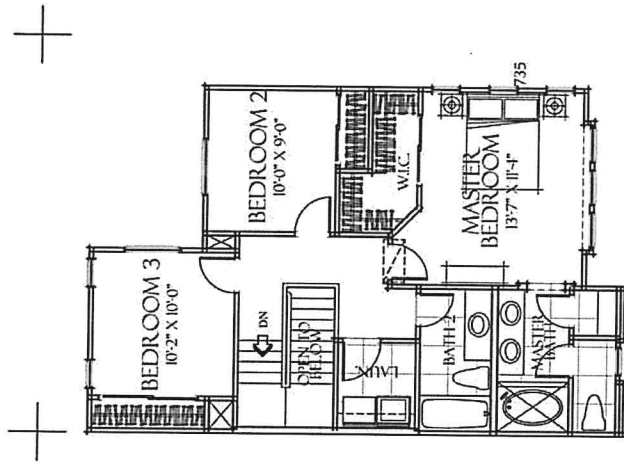
2

1,287 sq. ft.

3 BED
2.5 BATH
1 CAR GARAGE

ESTRELLA

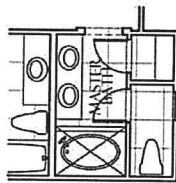
— Creating Exceptional Experiences —



2A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/8" = 1'-0"



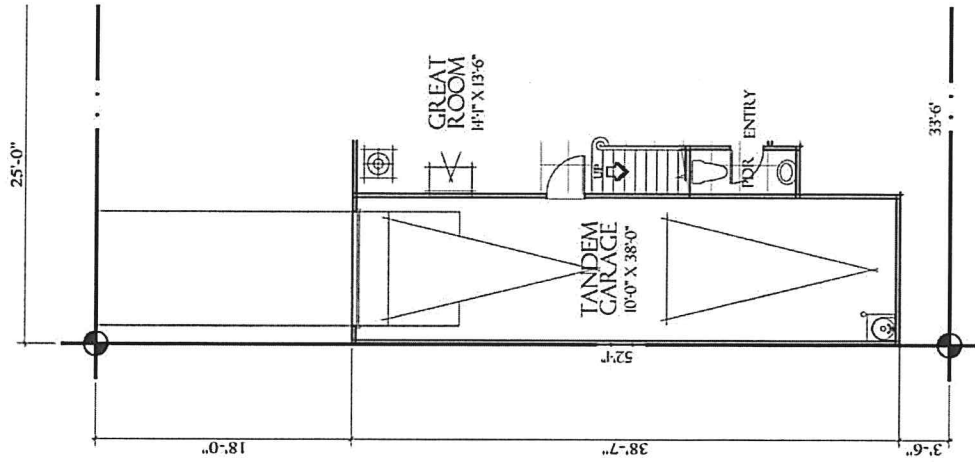
2B - COASTAL COTTAGE

3

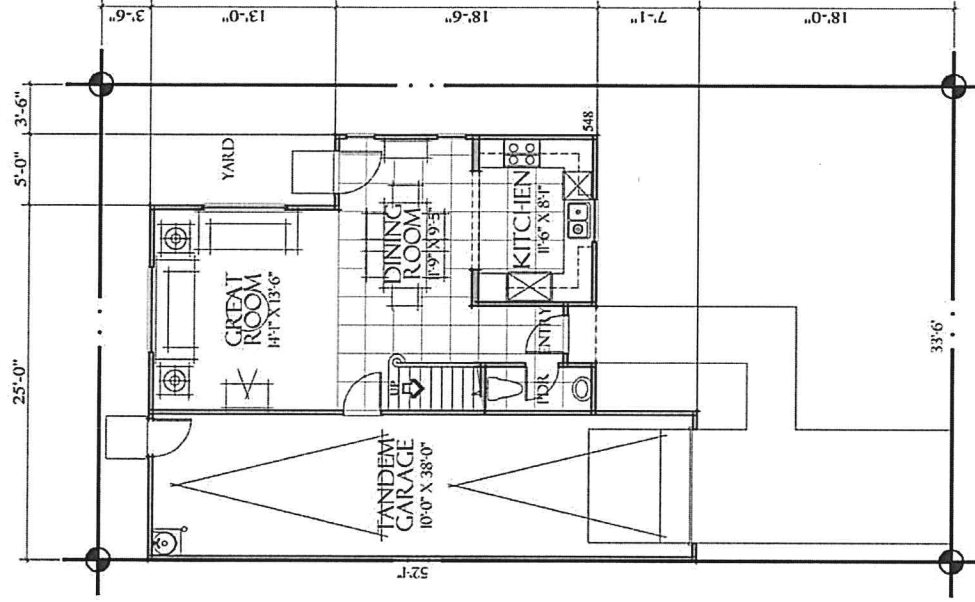
1,381 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

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REAR LOAD GARAGE



3A - SPANISH COLONIAL

MONTE-VISTA

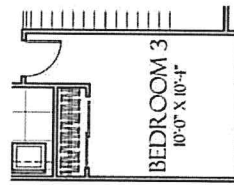
DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"

3

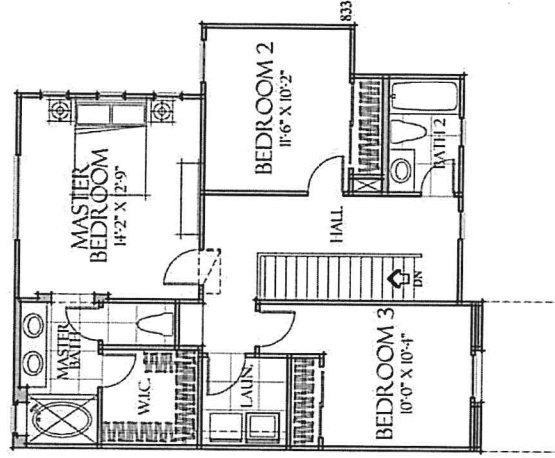
1,381 sq. ft.

3 BED
2.5 BATH
2 CAR TANDEM GARAGE

ESTRELLA
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3B - COASTAL COTTAGE



3A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"

4

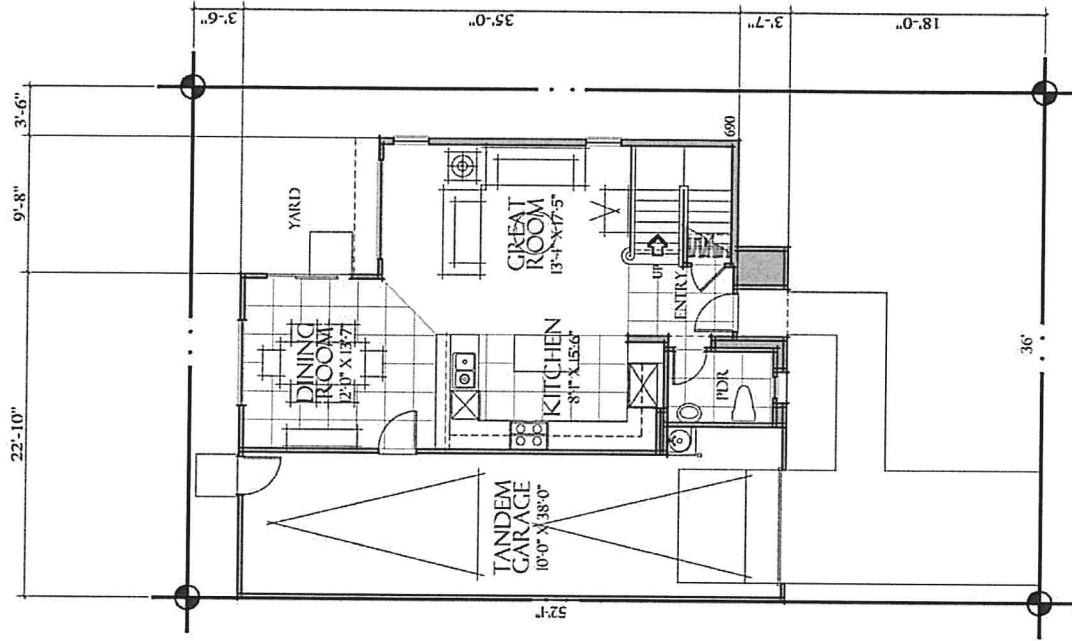
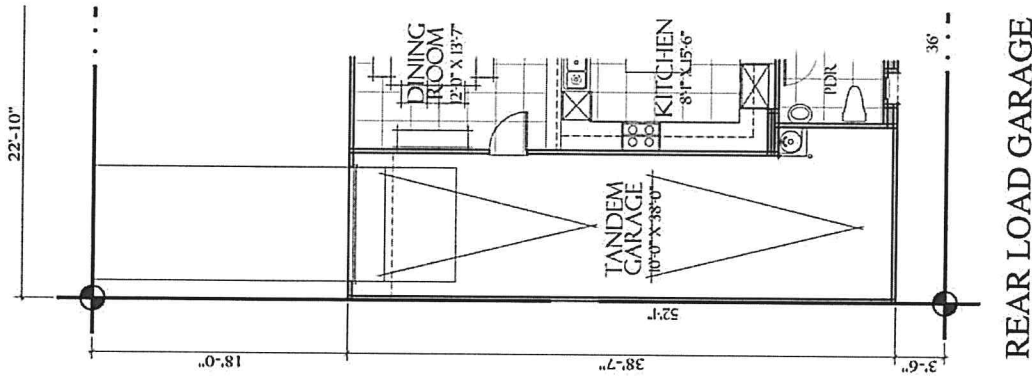
1,690 sq. ft.

4 BED

2.5 BATH

2 CAR TANDEM GARAGE

ESTRELLA
— Creating Exceptional Experiences —



MONTE-VISTA

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"

4

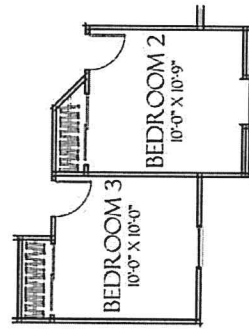
1,690 sq. ft.

4 BED

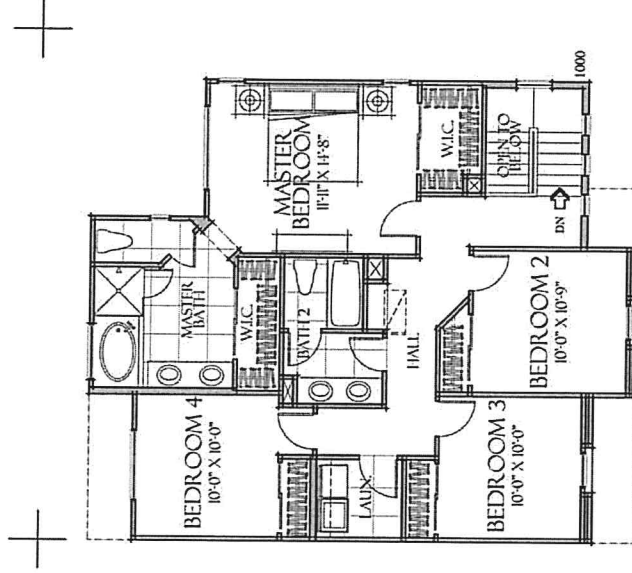
2.5 BATH

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
Table of Contents

I. MEMBERSHIP INFORMATION.....	1
II. GENERAL GUIDELINES.....	2
A. COMMON AREA RULES AND REGULATIONS.....	2
B. USE AND OCCUPANCY OF UNITS	2
C. TENANT RULES	3
D. GARBAGE AND REFUSE DISPOSAL	3
E. NUISANCES.....	4
F. PARKING RULES.....	4
G. SIGN RULES	5
H. PET RULES	5
I. MISCELLANEOUS.....	5
III. ENFORCEMENT GUIDELINES.....	6
A. ENFORCEMENT POLICY	6
B. FINE SCHEDULE.....	7
(EXHIBIT A) HANFORD - MONTE VISTA HOMEOWNERS ASSOCIATION RULES AND VIOLATION REPORT.....	8
(EXHIBIT B) HANFORD - MONTE VISTA HOMEOWNERS ASSOCIATION PROCEDURE FOR OWNER HEARING.....	9
(EXHIBIT C) HANFORD - MONTE VISTA HOMEOWNERS ASSOCIATION DELINQUENCY POLICY.....	10

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.

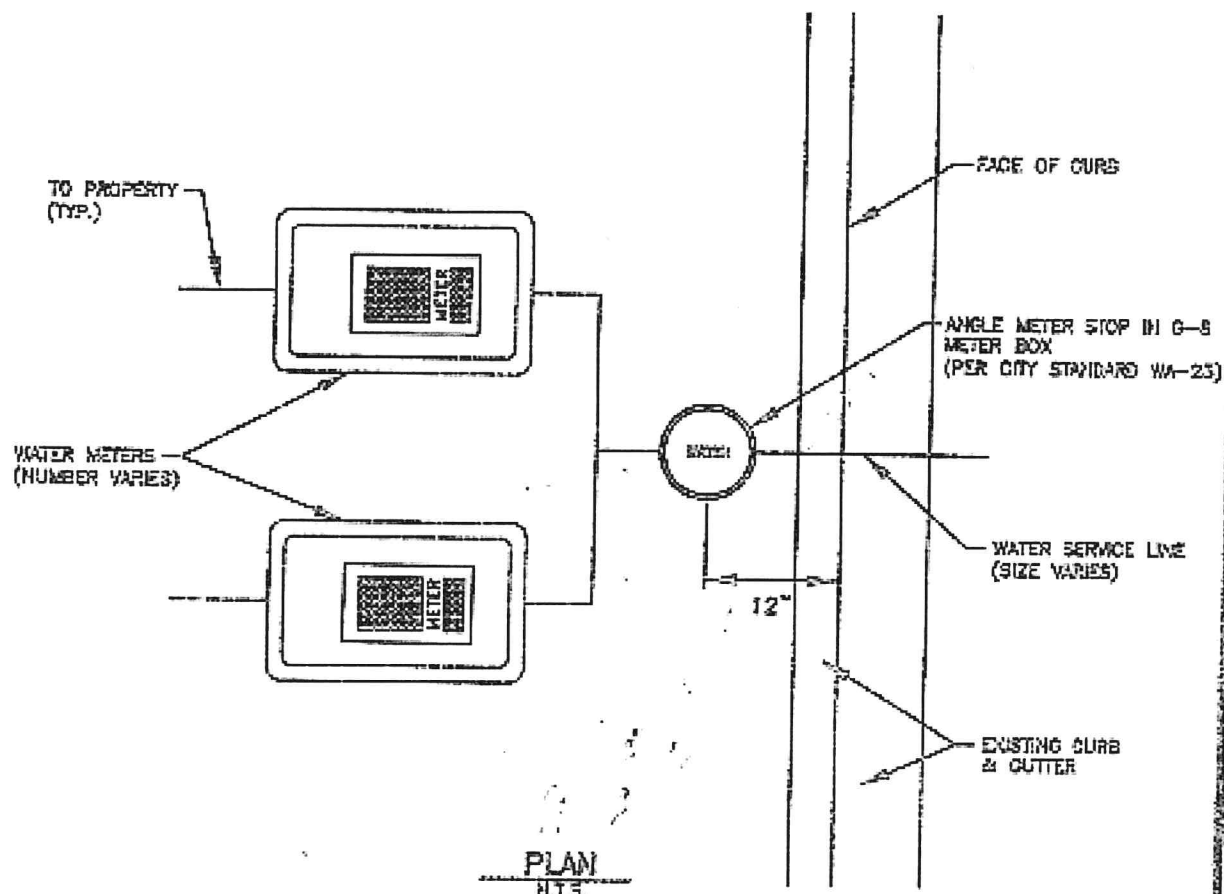
Payment Address

- 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.

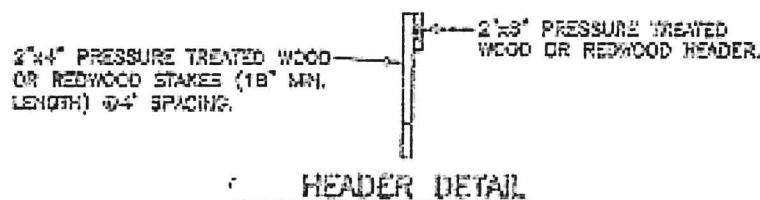
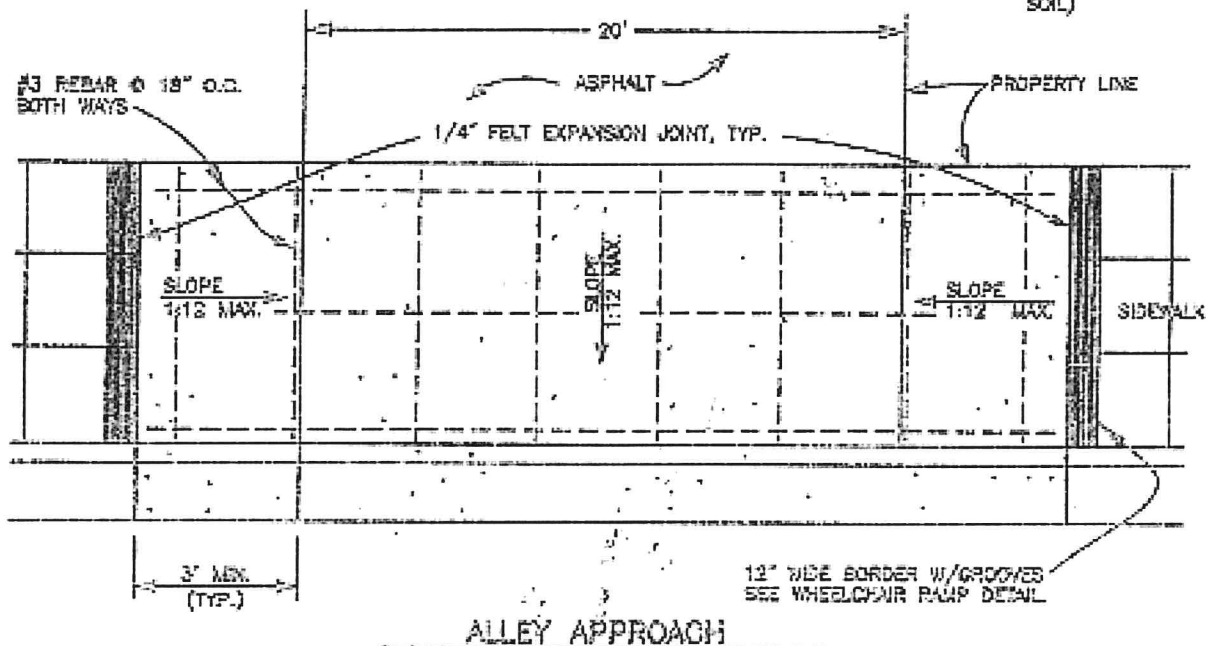
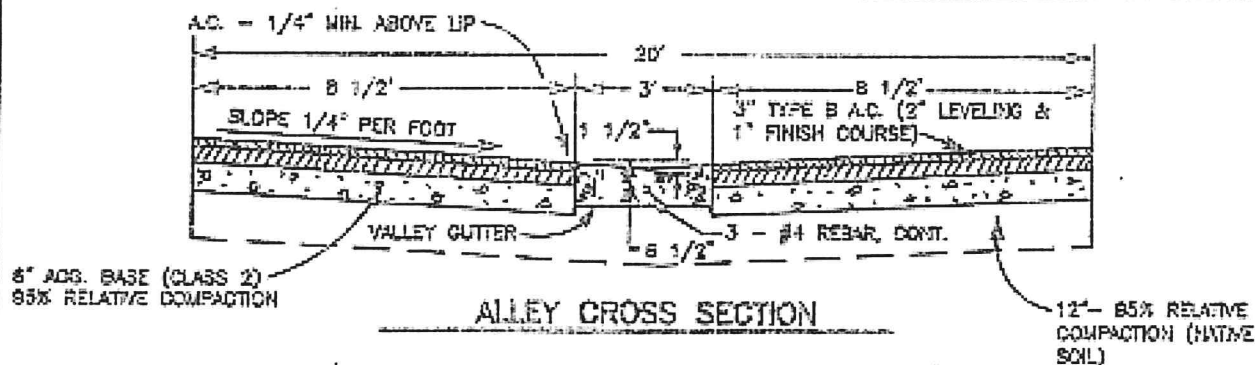
6. In general the minimum sewer main line slopes and maximum number of single-family residential connections tributary to a line shall be as follows:

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

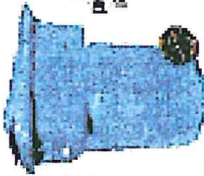
DRAWING NO.

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

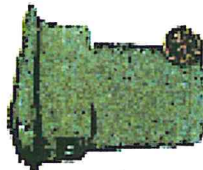


**PLASTIC, GLASS, TIN
 & ALUMINUM CONTAINERS**

(milk jugs, water cooler jugs, beer, lemon
 jades, juice, detergent, shampoo bottles &
 cans, eggshells, fruit juice, food cans, etc.)

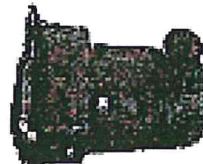
PAPER & CARDBOARD (newsprint,
 magazines, food, school work,
 cereal boxes, etc.)

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)

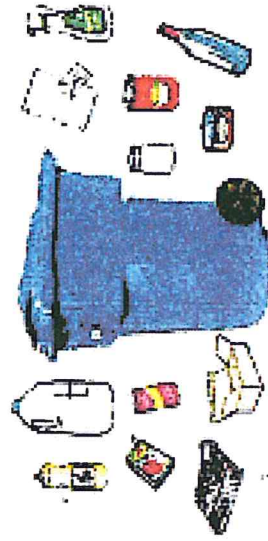
Dear Resident:

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.

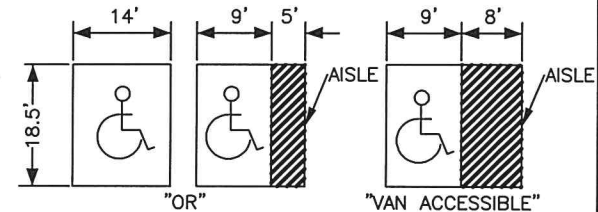
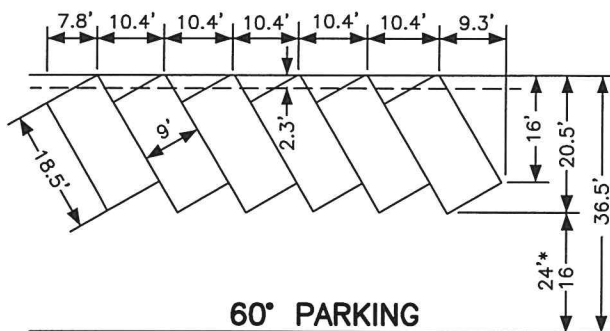
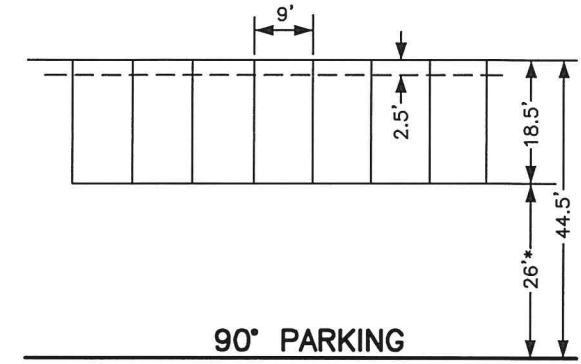
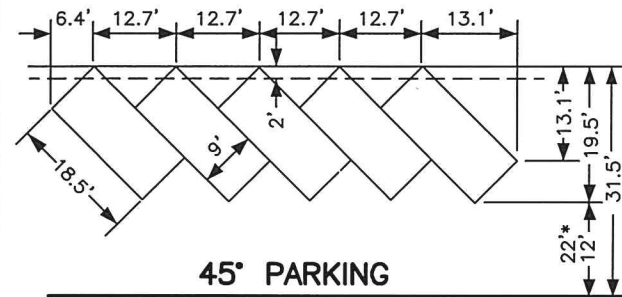
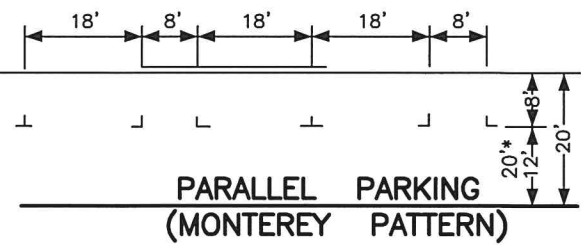
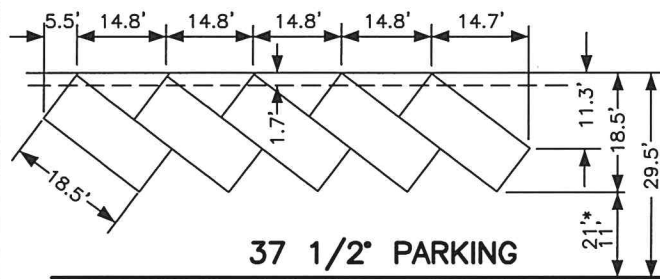
TABLE R302.1(1) EXTERIOR WALLS

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

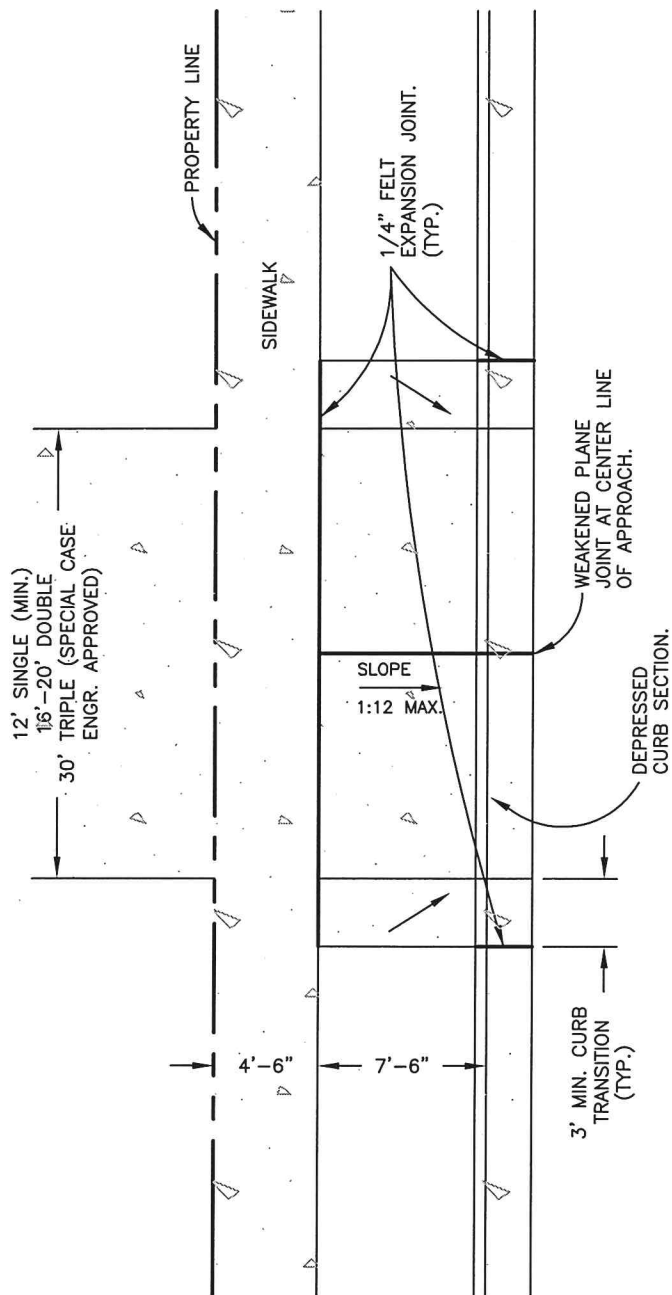
REVISED:

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



AGENDA STAFF REPORT

MEETING DATE: 5/19/2015

AGENDA SECTION: 8. A.

SUBJECT:

City Manager: Adopt Resolution 15-21-R approving the First Amendment to Sales Tax Incentive Agreement with Pinnacle Pointe, LLC.

RECOMMENDATION:

City Staff recommends that the City Council, by motion, adopt the attached Resolution approving the First Amendment to Sales Tax Incentive Agreement.

BACKGROUND:

On July 24, 2014, the City Council adopted Resolution 14-41-R, through which the Council approved a Sales Tax Incentive Agreement (Agreement). Under the Agreement, Pinnacle Pointe, LLC (Pinnacle) will cause a 150,000+/- square foot warehouse club retail store (Store) to locate in the 58 acre shopping center that is being developed at the southwest corner of East Lacey Boulevard and State Route 43.

Under the Agreement, Pinnacle is entitled to one-half (1/2) of the sales tax generated by the Store, up to a maximum of \$2,000,000, if certain conditions are satisfied. One such condition requires the Store to open no later than January 1, 2016.

Southern California Edison (SCE) will provide electrical power to the shopping center, including the Store. SCE has advised that it will take approximately one (1) year to review and approve electrical utility plans for the shopping center. This lengthy delay will likely prevent the Store from opening by the January 1, 2016, deadline.

Pinnacle has requested that the Agreement be amended to change the deadline for the Store's opening to December 31, 2017. In exchange for this revision, the term of the Agreement will be reduced from ten (10) years to nine (9) years. The maximum incentive amount will remain \$2,000,000. If Pinnacle has not received \$2,000,000 in sales tax incentive payments by the end of the revised nine (9) year term, which commences on July 1, 2015, the Agreement will automatically terminate, and Pinnacle will not be entitled to any further incentive payments.

FISCAL IMPACT:

If the Store opens by the revised December 31, 2017, deadline, the City will pay to Pinnacle one-half (1/2) of the sales tax paid by the Store for a fiscal quarter only if the Store's taxable sales reached \$5,750,000 for that fiscal quarter. If the Store generates less than \$5,750,000 in taxable sales during a fiscal quarter, the City will not pay any sales tax incentives to Pinnacle for that fiscal quarter; in such case, the City will retain 100% of the Store's sales tax for that fiscal quarter. The amounts paid to Pinnacle will come from new sales tax income that the City is not currently receiving.

ATTACHMENTS:

Description

- ☐ Resolution
- ☐ First Amendment to Sales Tax Incentive Agreement

RESOLUTION 15-21-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE FIRST AMENDMENT TO SALES TAX INCENTIVE
AGREEMENT BETWEEN THE CITY OF HANFORD AND
PINNACLE POINTE LLC**

At a regular meeting of the City Council of the City of Hanford duly called and held on May 5, 2015, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, Pinnacle Pointe, LLC (Pinnacle) is the owner of real property located at the southwest corner of the intersection of East Lacey Boulevard and State Route 43 (APN 016-060-021); and

WHEREAS, the City Council of the City of Hanford adopted a Sales Tax Incentive Program in 2011, later revised in 2012; and

WHEREAS, pursuant to the City's Sales Tax Incentive Program, Pinnacle submitted a request for a Sales Tax Incentive Agreement (Agreement) for the sales tax generated by a future Costco retail store to be located on Pinnacle's property; and

WHEREAS, on July 24, 2014, the City Council of the City of Hanford approved the execution of the Agreement requested by Pinnacle; and

WHEREAS, Pinnacle wishes to amend the Agreement as a result of a change in circumstances; and

WHEREAS, pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. Notice of Exemption 2015-04 has been prepared for the project in accordance with CEQA; and,

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Hanford approves the First Amendment to Sales Tax Incentive Agreement (First Amendment) that is attached hereto as Exhibit "1," which is incorporated herein by reference, and authorizes the Mayor to execute the First Amendment.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 5, 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

EXHIBIT "1"

FIRST AMENDMENT TO AGREEMENT

* * * * *

This First Amendment to Sales Tax Incentive Agreement ("Amendment") is entered into by and between the CITY OF HANFORD, a municipal corporation ("City"), and PINNACLE POINTE, LLC, a California limited liability company ("Company").

RECITALS

- A. Effective April 7, 2015, City and Company entered into that certain Sales Tax Incentive Agreement ("Agreement").
- B. All terms and conditions of the Agreement are incorporated herein by reference.

The parties hereto agree to amend the Agreement as follows:

- 1. Section 3.1.15 of the Agreement is deleted in its entirety and restated as follows:

“**Term**’ shall mean that period commencing as of the first (1st) day of the first (1st) full Fiscal Quarter immediately following the Effective Date and ending on the ninth (9th) year anniversary of that date, unless earlier terminated as provided by this Agreement.”
- 2. Section 4.1.1. of the Agreement is deleted in its entirety and restated as follows:

“As a condition of receiving City Payments, Company will construct the improvements outlined in the attached Exhibit ‘C’ that will benefit the City and Company and will cause Retailer to establish and operate the Store at the Property. As a condition of receipt of City Payments, the Store must be Open for Business no later than December 31, 2017, and must generate Retail Sales in excess of the Threshold Amount in any particular Fiscal Quarter.”
- 3. All terms and provisions of the Agreement not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in Hanford, Kings County, California.

Pinnacle Pointe, LLC,
a California limited liability company

Dated: _____, 2015

By: _____
RICK TELEGAN
Member

Dated: _____, 2015

By: _____
LEE J. KOLLIGIAN
Member

CITY OF HANFORD

Dated: _____, 2015 By:

RUSS CURRY
Mayor

FIRST AMENDMENT TO AGREEMENT

* * * * *

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a California limited liability company

Dated: _____, 2015

By: _____
RICK TELEGAN
Member

Dated: _____, 2015

By: _____
LEE J. KOLLIGIAN
Member

CITY OF HANFORD

Dated: _____, 2015

By: _____
RUSS CURRY
Mayor