



CITY COUNCIL MEETING

AGENDA

June 16, 2015 7:00 PM

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

5:00 PM - Study Session

6:00 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.** City Manager: Mid Year Budget Discussion
- B.** Community Development: Discussion of potential Downtown incentives including, but not limited to, zoning amendments, impact fee deferral, sales tax rebate, property tax rebate, loans, street and sidewalk improvements, façade grant program.

2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A.** CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code 54957.6

Agency designated representatives:
Darrel Pyle and Ty Mizote

Employee Organization:
General Employees Management Association (G.E.M.A.)
Service Employees International Union Local 521 (S.E.I.U.)
Hanford Police Officers Association (HPOA)
Hanford Firefighters Local 3898, IAFF
Executive Management Employees Association (E.M.E.A.)

- B.** 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: APNs 012-095-001 and 012-095-011

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:

Fire: Recognition of Fire Engineer Derek Weisser

Police: Introduction of Cadet Joshua Levin and Cadet Broderrick Johnson

Police: Oath of Office for Karl Anderson

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 19, 2015
- B.** City Clerk: Approve Meeting Minutes for June 2, 2015
- C.** Fire: Adopt Resolution 15-27-R to adopt reimbursement of Mutual Aid resources from time of dispatch to time returned to jurisdiction as per the State's requirements.
- D.** Community Development: Resolution 15-28-R Supporting an Application for Funding from the State of California Department of Housing and Community Development HOME Investment Partnership Program (HOME) in the amount of \$5,100,000.
- E.** Community Development: Approve a request to use a City parking lot located on the SWC of Douty and Sixth Street for a parking lot sale, as described in Municipal Code Section 17.28.090 A (11), for a period of three days (July 10, 11, and 12th). Applicant, Ideal Furniture.
- F.** Community Development: Adopt Resolution 15-29-R approving an addendum to the Hwy 43/198 Commercial Center Environmental Impact Report (EIR) amending two mitigation measures, 4.10.2b(1) and 4.2.2.b(13), in the certified EIR (SCH 2012061013).
- G.** Public Works: Approve a Notice of Completion for the Hidden Valley Park Pedestrian Bridge Replacement Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- H.** Public Works: Approve a Notice of Completion for the Fargo Avenue / Fitzgerald Lane Left Turn Lane Installation Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- I.** Police: Approval of the purchase of the property at 422 N. Douty Street in the amount of \$420,000.00 and of the lease agreement for the same property.
- J.** Finance Department: Approve Resolution 15-26-R establishing the Fiscal Year 2015-2016 Appropriations Limit.
- K.** Finance: Warrant Register 05/28/15-06/10/15

6. PUBLIC HEARINGS:

- A.** Community Development: Introduce and waive the 1st reading of Ordinance 15-07 approving Municipal Code Amendment 2015-01 amending Title 17 [Section 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code.

7. NEW BUSINESS:

- A.** City Manager: Designation of voting delegate and alternates for the League of California Cities Annual Conference.

8. COUNCIL REPORTS/COMMENTS:

9. ADJOURNMENT:

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

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



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 1. B.

SUBJECT:

Community Development: Discussion of potential Downtown incentives including, but not limited to, zoning amendments, impact fee deferral, sales tax rebate, property tax rebate, loans, street and sidewalk improvements, façade grant program.

RECOMMENDATION:

Staff recommends that the City Council provide direction on the following items:

1. Define the area to be included in "Downtown" that will benefit from the incentives.
2. Provide direction to staff on the program elements that are supported by Council. Direct staff to bring back a program for Council consideration.
3. Identify funding for any new program elements.

BACKGROUND:

See Attached Staff Report

FISCAL IMPACT:

None, discussion only.

ATTACHMENTS:

Description

- ▣ Staff Report
- ▣ Downtown Boundaries Map
- ▣ Historic Map
- ▣ 2010 Boundary Map
- ▣ Downtown East Boundary Map
- ▣ Downtown Parking Map
- ▣ Sample Modesto Incentive Program

Memorandum



TO: City Council

FROM: Darlene Mata, Community Development Director

DATE: June 17, 2015

SUBJECT: Downtown Incentive Program

As part of City Council Goals and Objectives, the Council directed staff to develop a Downtown Incentive Program. At recent meetings, the Council has discussed the potential to develop downtown parking, either surface or parking structure, and incentives for theater development. At the City Council meeting on June 2nd, the Council directed staff to move forward on a program to provide incentives Downtown.

There are many ways to provide incentives such as grants, loans, technical assistance, regulatory incentives, and other financial tools. But one of the first questions we need to ask ourselves is, “What is Downtown?” Where do we want to incentivize Downtown growth? Do we want support new businesses locating in the Downtown and/or do we want to support increased investment in improving existing businesses? The last questions we will need to ask is, “How do we fund the program?”

Currently, the City has multiple districts in the Downtown area. The Original Historic District, the Hanford 2010 Downtown Plan District, the Central Parking and Improvement District, the Downtown East Precise Plan. Underlying all of the Districts is zoning, which consists of DC-Downtown Commercial, OR-Office Residential, SC-Service Commercial, PF-Public Facility, R-1-6 Single Family, R-M-3 Multiple Family and LI-Light Industrial. See Exhibit A, all four districts are included, however, only the DC zone is highlighted in pink. The following is a description of all of the Districts:

Historic District – The Historic District is adopted by ordinance in Chapter 17.36 of the Municipal Code. The District includes not only the City center, but eight additional parcels or areas, including China Alley. The District identifies buildings in the District as either a “Contributing Building” or a “Non-Contributing” building. The District contains a description of the criteria for designation, the permit process for work on the exterior of a building and the design criteria for alterations or new buildings within the District. Modifications to the exterior of contributing buildings require preservation and restoration whenever possible. Demolition of a contributing building is prohibited unless a 180 day notice is provided to the City. All efforts to preserve the structure may be implemented and conditions imposed to preserve the structure. If the Historic District ordinance conflicts with other plans or codes, the Historic Code prevails.

Hanford 2010 Plan – The 2010 Plan, highlighted in purple on Exhibit A, encompasses an irregular area primarily in the Downtown. The 2010 Plan was adopted by resolution in 2000. The plan was developed to provide business incentives and aesthetic improvements to encourage business locations within the 2010 area. The Plan was approved in two parts, the “Master Streetscape and Street Tree Guideline Plan” and the “Downtown Architectural Design Guideline Plan”. The Master Streetscape and Street Tree Guidelines contained a plan for the development of the public right-of-way space. The City continues to

use the plan to plan for capital improvement projects in the Downtown. The Downtown Architectural Design Guideline Plan was adopted as a guideline for the exterior architectural design of private or public buildings. Copies of both plans are available on the City website. The 2010 Plan was established as a guideline and not intended to supercede the Municipal Code.

Central Parking and Improvement District – is a financing District that encompasses a larger area and is shown in green on Exhibit A. Business owners in the District pay a double business license fee, which is used to fund Main Street Hanford. The District is intended to provide for the acquisition, construction or maintenance of parking facilities for the benefit of the area, the decoration of any public place in the area, the promotion of public events which are to take place on or in public places in the area, the furnishing of music in any public place in the area, and the general promotion of retail trade activities in the area. (Municipal Code Chapter 3.28)

Downtown East Precise Plan (DEPP) – was developed to establish urban design principles and standards that will provide an appropriate mix of urban land uses in the Downtown East. The plan area is shown in blue on Exhibit A. The DEPP was adopted by ordinance and established new zones and standards in the plan area. The DEPP planned for a mixture of uses and increased densities. The DEPP is available on the City website.

All properties are in a single zone, which includes development standards and most properties in the Downtown are in at least two districts, which also have standards, although the 2010 Plan was adopted as a set of guidelines not standards. These multiple layers actually make it more difficult to develop in the Downtown as they are added layers of review. To answer the question, “What is Downtown?” and “Where do we want to provide incentives?”, the City Council could choose to use one of the district boundaries, or create a new boundary designating where incentives would be available.

CURRENT DOWNTOWN INCENTIVES LISTED ON CITY WEBSITE

New and existing business can take advantage of the downtown business incentives.

- No additional parking requirements for businesses at existing buildings.
- Three parking options for new construction and additions to existing buildings. These include installing parking on-site as required by the zoning ordinance, paying the current in-lieu fee per space, or a combination of the two.
- Public sidewalk enhancements and improvements provided by the city when required by the development review process.
- Traffic impact fee for new construction and additions reduced by 20%.
- No traffic impact fee required for reuse of existing buildings that do not increase traffic over the previous use.
- Storm Water impact fee reduced by 50%.

ADDITIONAL INCENTIVES FOR CONSIDERATION

Façade or Building Grant Program

- Main Street Hanford currently has a façade improvement grant program for a 50 percent match, with a minimum of \$500 and a maximum of \$2,500 and may go up to \$5,000 for a larger project. City may elect to provide additional funding.
- Identify criteria for City grant program such as:
 - ✓ Fifty percent matching grant for façade improvements. Set maximum.
 - ✓ Limited to Property Owners?
 - ✓ Can be used for façade (including paint), signage, sprinkler improvements, ADA improvements?
 - ✓ Requires city review and approval of the plans.
 - ✓ Reimbursement upon submittal of expense verification.
 - ✓ Requires an agreement not to sell the property within five years or the grant must be paid back.
- Identify funding.

Low Interest Loan

- Kings County EDC has a loan program for new businesses. The City could establish an additional program.
- Limited to Property Owners, new businesses or expansions?
- Can be used for façade, signage, tenant improvements, sprinkler improvements, ADA improvements.
- Will loan be secured?
- Identify funding

Sales Tax Rebate

- Available to new or expanded businesses. The city currently has a City-wide sales tax incentive program adopted in 2012 that allows for a sales tax rebate for *new* retail business with sales of at least \$23,000,000 annually.
- Develop criteria, such as minimum sales tax generation that would apply to Downtown.

Property Tax Rebate

- Available to new or expanded businesses that make investment to increase property values.
- Develop criteria for eligibility.

Regulatory Programs

- Reduced Impact Fees – Currently there is a 50 percent reduction of storm water impact fees in the original city limits, which includes downtown and a 20 percent reduction on traffic impact fees in the Central Parking and Improvement District. As of January 1, 2015, the City ended a impact fee program that provided for additional reductions for commercial and industrial city-wide. All impact fees, excluding Police, Fire and Parks, were reduced by 30 percent, then 15% ending on January 1 with the exclusion of the two fees listed previously. The City could consider additional reductions to encourage more investment in Downtown.
- Additional contribution towards municipal Infrastructure such as curb, gutter and sidewalk improvements. The City budgets \$50,000 each year for Downtown Reinvestment Zone projects. Recent projects include Vendome, Gun Center and Children’s Garden.
- Reduced parking requirements – There is currently an adopted parking in lieu fee. The fee is \$2,000 per space. For every space you cannot provide, you may pay the fee rather than provide the physical space. The fee is only applicable to new buildings or additions and does not apply to existing building that may change to an occupancy that increases parking demand. For example a building that was formerly office or retail, changes to a restaurant, which has a higher parking requirement, will not have to provide additional parking or pay any in-lieu fees.
- Consolidation or Elimination of the layers of requirements within the many districts in the Downtown area. The multiple districts are confusing and difficult to interpret and enforce. However, the Historic District and listed properties should remain to ensure the long-term preservation of historic buildings. The Central Parking and Improvement District is a funding mechanism and cannot be changed, but does not create any design requirements. Addressing the overlap in zoning, districts and conflicting standards would assist in the streamlining the development process in Downtown.
- Development of a master lease for Downtown. This may assist tenants and landlords in getting buildings occupied. The master lease would not be required to be uses, but would be a tool available for property owners.
- Identify funding

OTHER POTENTIAL INCENTIVES

- Federal Tax Credits for Historic Building (In order to be eligible for the credits, must be on the National Registry or the District must be certified by the Secretary of the Interior. Hanford Historic District is not certified.) Identify funding to establish a certified district.
- Develop a marketing plan or assist Main Street Hanford with a marketing plan.
- Provide additional parking to facilitate additional development in the Downtown. This item previously discussed by the City Council on May 19, 2015.

OTHER ISSUES THAT IMPACT DOWNTOWN

- Out of town property owners
- Property Maintenance

- ADA requirements
- Limitations of second story development
- Speed of traffic on Seventh Street. Not pedestrian friendly.

CURRENT BUDGET FOR DOWNTOWN IMPROVEMENTS

Fund Balances

Downtown Reinvestment Fund \$296,430

In-lieu Parking Fund \$89,170

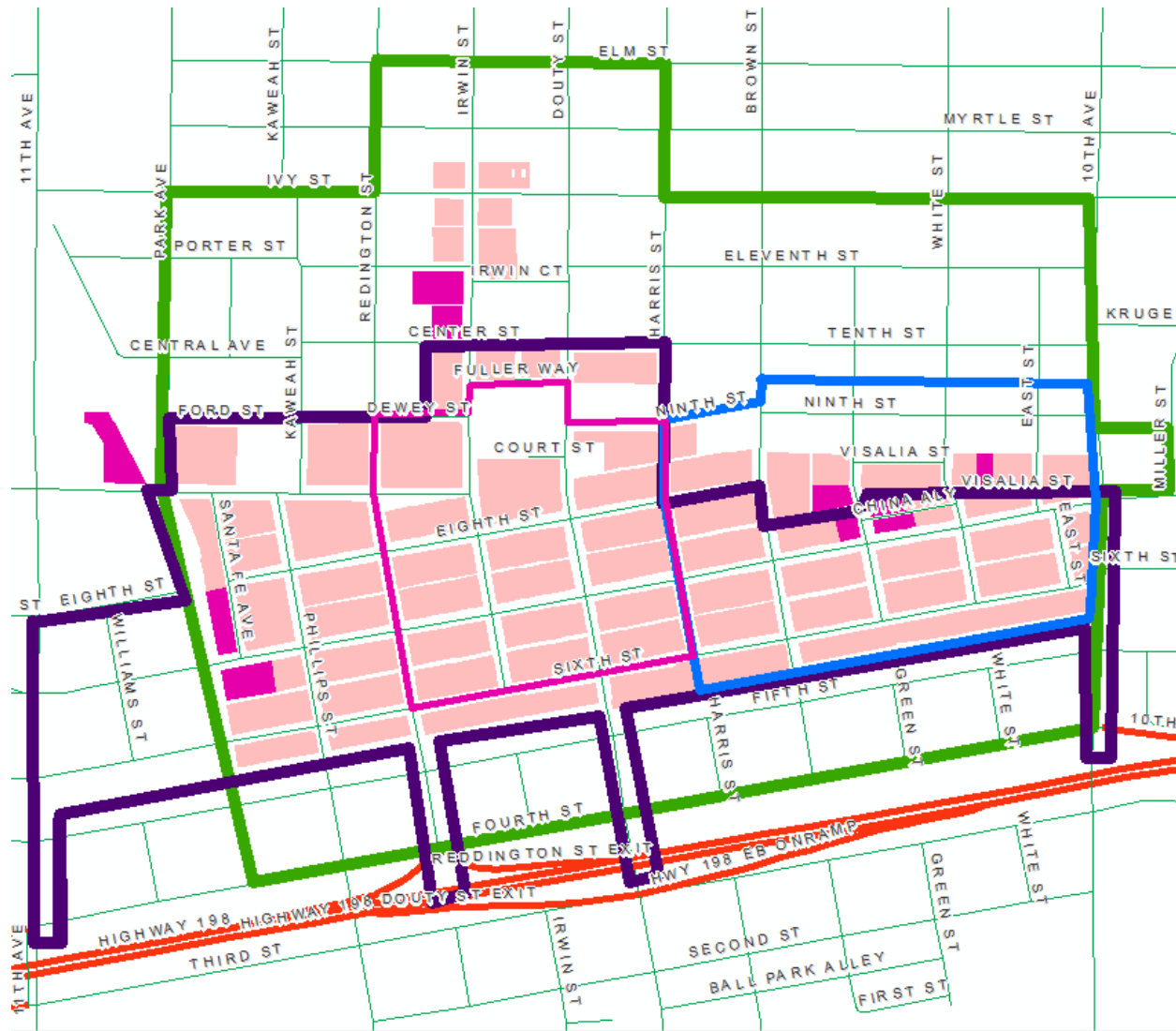
Annual Budgeted Items (page 190 of budget) in Five Year Capital Plan

	2015	2016	2017	2018	2019	2020
Downtown Reinvestment Zone	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Parking lot/Alley seal coat	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Downtown 2010 Projects	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Street Light Painting	\$48,000	\$48,000				
China Alley Streetscape			\$130,000			
Police Parking Lot Improvement			\$34,000			
TOTAL	\$158,000	\$158,000	\$274,000	\$110,000	\$110,000	\$110,000

RECOMMENDATION

Staff recommends that the City Council provide direction on the following items:

1. Define the area to be included in "Downtown" that will benefit from the incentives.
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3. Identify funding for any new program elements.



Legend:

 Central Parking Improvement District Boundary

 2010 Plan Boundary

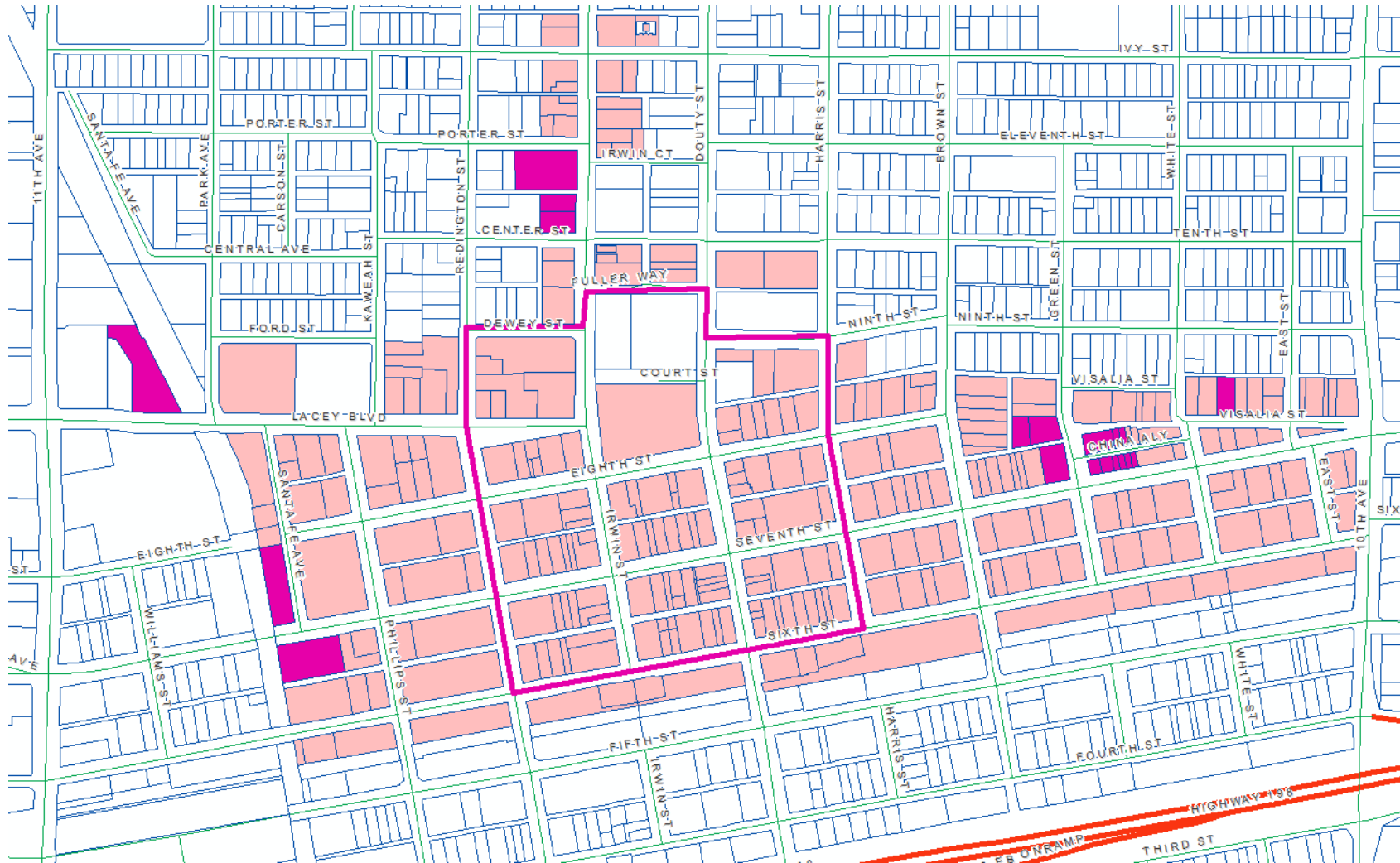
 Downtown Commercial Zone District

 Historic District Boundary

 Historic Properties Outside of Historic District Boundary

 Downtown East Precise Plan

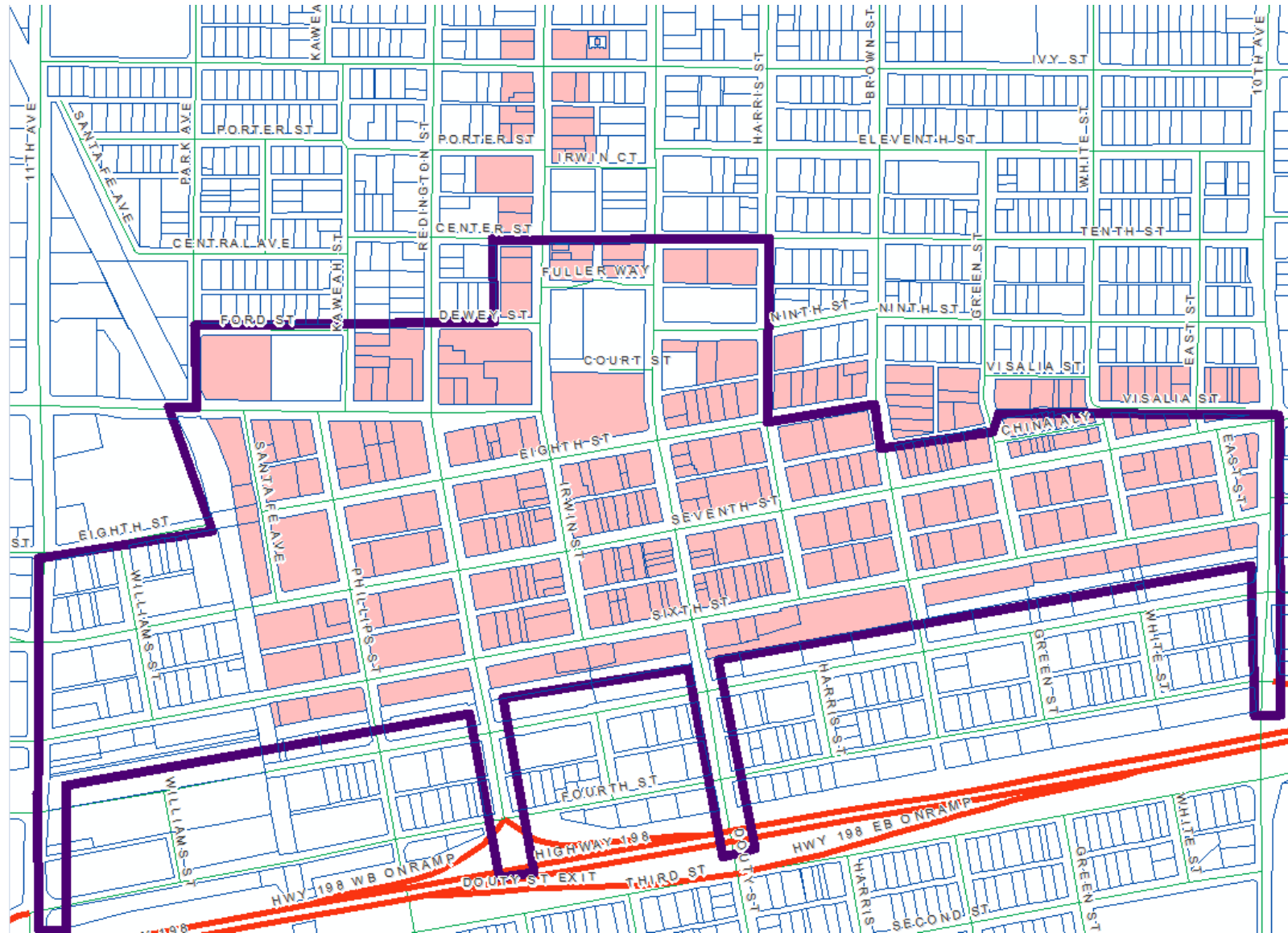
Historic District Boundary and Historic Properties



Legend:

- Historic District Boundary
- Historic Properties Outside of Historic District Boundary
- Downtown Commercial Zone District

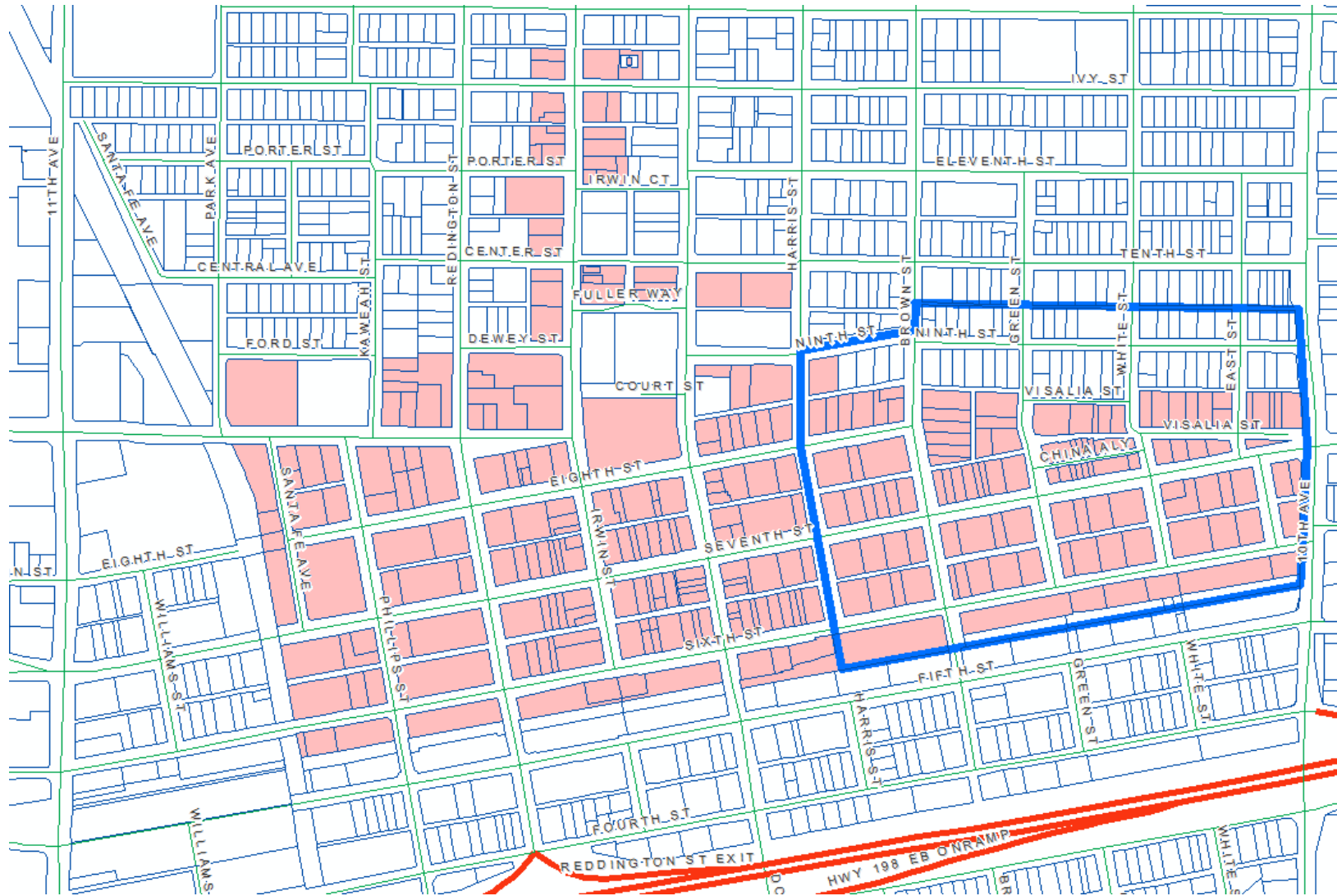
2010 Plan Boundary



Legend:

- 2010 Plan Boundary
- Downtown Commercial Zone District

Downtown East Precise Plan Boundary



Legend

- Downtown East Precise Plan Boundary
- Downtown Commercial Zone District

Downtown Parking Lots and Street Parking

LEGEND

- Unlimited hours Parking Lot Parking
- Limited hours Parking Lot Parking
- 2 hour Street Parking
- No Street Parking
- Limited Hours Street Parking
- Central Parking & Business Imp. Area

-
- Downtown Parking Lots
and Street Parking**
- LEGEND**
- Unlimited hours Parking Lot Parking
 - Limited hours Parking Lot Parking
 - No Street Parking
 - Limited Hours Street Parking
 - Central Parking & Business Imp. Area
- The map shows a grid of streets in downtown San Diego. Key streets include 10th Avenue, 11th Avenue, Lacey Blvd., Williams St., Phillips St., Redington St., Second St., Third St., Fourth St., Fifth St., Sixth St., Seventh St., Eighth St., Ninth St., Tenth St., Eleventh St., Twelfth St., Thirteenth St., Fourteenth St., Fifteenth St., Sixteenth St., Seventeenth St., Eighteenth St., Nineteenth St., Twentieth St., Twenty-first St., Twenty-second St., Twenty-third St., Twenty-fourth St., Twenty-fifth St., Twenty-sixth St., Twenty-seventh St., Twenty-eighth St., Twenty-ninth St., Thirtieth St., Thirty-first St., Thirty-second St., Thirty-third St., Thirty-fourth St., Thirty-fifth St., Thirty-sixth St., Thirty-seventh St., Thirty-eighth St., Thirty-ninth St., Fortieth St., Forty-first St., Forty-second St., Forty-third St., Forty-fourth St., Forty-fifth St., Forty-sixth St., Forty-seventh St., Forty-eighth St., Forty-ninth St., Fiftieth St.
- Other landmarks shown include Woodrow Wilson Jr. High School, City Hall, Police Auditorium, and various smaller businesses and residences.



Downtown Economic Development Incentives

Program Guidelines

Program Description

Everyone loves a vibrant, busy and interesting city center with unique shops and services, terrific food and drink venues and quality living space. The Downtown Economic Development Incentives Program embraces these concepts. The Program provides three types of incentives to encourage higher occupancies, new development and physical improvements in the downtown. These are briefly described below.

- Occupancy Incentives – Increase the occupancy rate downtown by providing cash for new businesses that open downtown, as well as providing a refund of mill tax and sales tax for the first year for new businesses or expanded hours of operation for existing businesses.
- New Development Incentives - Promote downtown residential development through Capital Facility Fee (CFF) exemptions for the roadway component, and waiver/exemptions for construction related encroachment permits.
- Physical Improvement Incentives - Facilitate façade improvements through matching grants, as well as provide for maintenance, beautification and establishment of outdoor dining areas by exempting encroachment permit fees.

Incentives and Eligibility

A. Occupancy Incentives

I. Incentive Types

1. Cash – New businesses or businesses relocating into downtown from another area, either office or retail, are eligible for the following cash incentive based on the number of full time equivalent (FTE) jobs created:
 - a. < 5 jobs = \$1,000
 - b. 5-10 jobs = \$2,000
 - c. > 10 jobs = \$2,500
2. Mill Tax Refund – New businesses are eligible for a refund of City mill tax for the first year of business.
3. Local Sales Tax Refund – New retail businesses that are open Monday through Saturday are eligible for refund of local sales tax for first year of business

4. Partial Sales Tax Refund – Existing retail businesses that extend hours are eligible for refund of local sales tax collected during the extended hours for one year.
5. Wastewater Capacity up-charges Fee Exemption – Retail, residential and office tenant improvements in previously occupied building areas are exempted from wastewater Capacity fee up-charges.

II. Retail Requirements

1. Eligible businesses shall be non-seasonal, full-time operations, maintaining regular, published operating hours equaling a minimum of 40 hours per week.
2. Eligible retail businesses are exclusive to targeted areas, starting with 10th (K to H), 11th (K to I) and J (9th to McHenry) and include only the following uses:
 - a. Eating/Drinking Establishments (Restaurants, Café's, etc.)
 - b. Artisan Shops (hand crafted durable and non-durable goods)
 - c. Clothing/Apparel Stores
 - d. Antique Stores
 - e. Music Stores
 - f. Pubs and Lounges (3,500 square feet/three max per street)
 - g. Beauty and Spa Services
 - h. Fitness Facilities
 - i. Art Galleries
 - j. Drug Stores/Sundries
 - k. Grocery Stores (20,000 square feet max)
 - l. Bookstores
 - m. Bicycle Stores, Skate Shops, etc.
 - n. Other similar uses, as approved by the C&ED Director

B. Development Incentives

I. Incentive Types

1. CFF Fee Exemption – New development that includes residential uses are exempt from CFF roadway fees.
2. Encroachment Permit Fee Exemption – No fee for encroachment permits needed in conjunction with construction.
3. Occupancy Incentives – Commercial portion of new buildings receives applicable occupancy incentives identified above.

C. Physical Improvements Incentives

I. Incentive Types

1. Façade Improvement – Matching grant up to \$10,000.
2. Encroachment Permit – No fees for minor encroachment permits for repair/maintenance, beautification or outdoor dining.

II. Façade Improvement Requirements

1. Eligible buildings are exclusive to targeted areas, starting with 10th Street, between J and I Streets.

2. For buildings over 50 years old, focus shall be on restoration of original building façade and historically sensitive improvements, except where determined infeasible by the Urban Design Group of the Downtown Modesto Partnership.

Submittal Requirements

Many of the incentives are automatically administered through the building or encroachment permit processes and are self-enforcing. However, the occupancy and façade improvement incentives do not fit into existing programs and require special submittals, which may be subject change to accommodate the needs of the program or to comply with law. The current submittal requirements are listed below:

A. Occupancy Incentives

- ☐ Completed Occupancy Incentive Application Form
- ☐ Draft Business Plan
- ☐ Approved Business License
- ☐ Letter of Intent to Lease
- ☐ Signed W-9 Form

B. Façade Improvement

- ☐ Completed Façade Improvement Application Form
- ☐ Evidence of Property Ownership (e.g., deed, title insurance policy)
- ☐ Detailed Façade Restoration Plans showing:
 - ☐ Before and After Elevations
 - ☐ Building Elements to be Removed
 - ☐ Building Elements to Remain
 - ☐ Introduction of New Building Elements

Up to \$2500 CASH and no local taxes for NEW BUSINESS tenants DOWNTOWN!

THE DETAILS!

New Retail Businesses open Monday through Saturday receive cash up front and a refund of local sales and mill tax for first year of business.

Existing Retail Businesses that extend hours are eligible for refund of local sales tax collected during the extended hours for one year.

ELIGIBLE BUSINESSES!

Office: General or Medical Offices, R&D Offices, Corporate Headquarters or similar uses.

Retail: Restaurants, Cafés, Artisan Shops, Clothing/Apparel Stores, Antique and Music Stores, Pubs and Lounges, Beauty and Spa Services, Art Galleries, Drug Stores, Grocers, Book and Bicycle Stores, or similar uses.

USER READY!

Parking Downtown: There is no parking requirement for new users occupying existing spaces downtown. There is an average of 40 on-street parking spaces available per block and several thousand off-street parking spaces available. A parking study recently commissioned identified that there is an ample supply of parking available at any given time downtown.

Utility Connections: All buildings downtown already receive full utility services. There are no fees associated with increased wastewater usage downtown.



Interested Parties: Contact Diane Sheetsley 209.571.5566
downtownincentives@modestogov.com

Downtown Modesto Building Opportunity Incentives



Downtown Modesto

New Development Incentives



FEE EXEMPTIONS and FREE PERMITS for construction activities!

THE DETAILS!

New mixed use and residential development projects are exempt from paying roadway community facility fees

No fees associated with construction-related encroachment permits

ELIGIBLE PROPERTIES!

Fee exemptions and free permits throughout the whole downtown area!

USER READY!

Entitlements: Since downtown development is managed through a form base code, development plans are approved administratively, without a public hearing.

Parking: Parking requirements are eliminated or substantially reduced downtown. There is an average of 40 on-street parking spaces available per block and several thousand public, off-street parking spaces available in the downtown core. A parking study recently commissioned identified that there is an ample supply of parking at any given time downtown.

Utility Connections: All properties downtown already receive full utility services and a plan for system wide capacity improvements is underway.



Interested Parties: Contact Diane Sheetsley (209) 571-5566
DowntownIncentives@modestogov.com

**Facade improvement GRANTS
and FREE PERMITS for
outdoor dining and building
BEAUTIFICATION!**

THE DETAILS!

Façade Improvement Grants: Matching grant of up to \$10,000 for facade restoration

Free Permits: No fees for minor encroachment permits for repair/maintenance of buildings, beautification or outdoor dining.

ELIGIBLE PROPERTIES!

Façade Improvement Grants: Exclusive to targeted areas, starting with 10th Street, between J and I streets.

Free Permits: Throughout the WHOLE downtown area!



Interested Parties: Contact Diane Sheatsley (209) 571-5566
DowntownIncentives@modestogov.com

Downtown Modesto *Physical Improvement Incentives*





**AGENDA
STAFF REPORT**

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. A.

SUBJECT:

City Clerk: Approve Meeting Minutes for May 19, 2015

RECOMMENDATION:

That the City Council, by motion, approve meeting minutes for May 19, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description

☐ Minutes 5/19/15



**CITY COUNCIL MEETING
ACTION SUMMARY MINUTES
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:

Mayor Russ Curry called the session to order at 5:30 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.

Dan Chin shared that a developer is interested in bringing a 12 screen movie theater to the downtown and will be approaching the City within the next 180 days for a development agreement and stated some of their requests.

Skip Athey commented that he would like the proceeds from the selling of Hidden Valley Park to go towards a new fire station.

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.

Public Works Deputy Director John Doyel provided an overview of the recent State Water Resources Control Board Order. Staff prepared proposed ordinance changes to restrict water usage. Staff recommended and Council gave consensus regarding restricting splash pad hours from 12 hours a day to 8, no planting of rye grass at city facilities, reduce watering of city facilities by 20%, limit filling pools to 1x per year, increase enforcement and staff levels, discuss issues with large recreational facility users, and provide more public education.

Additional topics that staff requested direction from the City Council included the following:

Conditional Watering Permits - They are not currently addressed in the ordinance regarding new landscaping. Council concurred that this should be addressed after the State Water Board provides additional mandates regarding landscaping for new developments. The Council is in favor of Fundraising Car Washes are currently permitted - The Council was in favor of eliminating fundraising car washes.

Fines Increases - The Council was in favor of doubling the current fines.

One day a week watering (no watering in winter) - The Council concurred that watering will continue at two days a week unless the City is not meeting its threshold, then it will be reduced to one day a week.

"Potable water" versus "water" in ordinance - The Council concurred with updating the language in the ordinance.

City share in meter installation (revise ordinance) - The Council directed staff to clean up the ordinance to be consistent with current practice where the city does not share in the cost.

Community Development Director Darlene Mata discussed the zoning ordinance definition of landscaping and the current requirement of allowing only living materials. Non-living material includes artificial turf, concrete, rock, or dirt.

The Council directed staff to establish a percentage of required front yard that can be covered with permeable non-living materials.

- 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.

Community Development Director Darlene Mata discussed the parking requirements for movie theaters and provided information on parking structures that were constructed in Visalia. There are currently very few undeveloped sites in the downtown area. The City would need to acquire property and construct a parking lot or garage. Buildings may need to be acquired as well and demolished in order to construct a parking lot.

The Council is willing to wait for a developer to bring a proposal to staff to determine the next steps of considering a parking lot or structure and potential locations. Council Member Mendes is not comfortable in pursuing this project due to the high costs associated with it. Ms. Mata would like to reach out to a potential developer and bring back a proposed location of a theater in 30 days to determine the financial feasibility of the project for the City.

Mayor Curry adjourned the Study Session at 6:45 p.m. Closed Session will convene after the regular meeting.

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:

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

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

FLAG SALUTE:

Council Member Ramirez led the flag salute.

INVOCATION:

Pastor Sikkema read the Proclamation of Prayer for the County of Kings and presented it to the City Council. Mr. Sikkema provided the invocation.

3. CLOSED SESSION ACTION REPORT:

- A. Closed Session - Action Report

Closed session was moved to the end of the regular meeting.

RECOGNITIONS/PROCLAMATIONS:

Proclamation of Prayer for the County of Kings

Proclamation: Public Works Week

Vice Mayor Ayers read and presented the Public Works Week Proclamation to Public Works Director Lou Camara.

Fire: Introduction of Firefighter Connor Kurtz

Fire Chief Ekk introduced new firefighter Connor Kurtz to the City Council.

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 appreciates the new Hidden Valley Park pedestrian bridge. Mr. Ramos again requested that an additional public comment section is added at the end of the agenda. He previously opposed the selling of Hidden Valley Park, but now supports it and requests that the proceeds be used specifically for public safety.

A citizen commented on bicyclists not following traffic laws causing potential harm to pedestrians. He requested that the City educate the public on the proper laws of where bicycles can be ridden.

Graciela Davis commented on the upcoming annual kids day on July 11th and is concerned about any restrictions to water features that will be part of the event. She would like the Council's support to continue this event.

Shaka Sudds encourages the City Council to reach out in their districts to more organizations and groups about the upcoming service day on May 30th for them to volunteer and participate.

Lilian Koenig commented on the community gardens and the concern of the water issue impacting those areas. She also expressed concern about homeless individuals and inquired how the City Council will address this issue.

Shelli Barker discussed her Facebook page and made references to posts by the Mayor.

WRITTEN CORRESPONDENCE:

4. STAFF COMMUNICATIONS:

Staff provided updates to current projects and upcoming events.

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

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

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

Assistant Planner Gabrielle De Silva provided background information for the Council's review and consideration. Staff responded to questions and comments by the City Council.

Mayor Curry opened the public comments at 7:50 p.m. Ken Chamberlain briefly commented on his limitations on the current zoning and is in favor of the change. Mayor Curry closed public comments at 7:51 p.m.

Motion to adopt Negative Declaration 2015-02 by: Justin Mendes/Gary Pannett. Passed. 5-0. Ayes: Ayers, Curry, Mendes, Pannett, Ramirez.

Motion to adopt Resolution 15-23-R approving General Plan Amendment No. 2014-07 by: Gary Pannett/Francisco Ramirez. Passed. 5-0. Ayes: Pannett, Ramirez, Mendes, Curry, Ayers.

Motion to waive first reading and introduce Ordinance 15-05 approving Rezone No. 2014-05 by: David Ayers/Gary Pannett. Passed. 5-0. Ayes: Ayers, Pannett, Mendes, Ramirez, Curry.

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).

Assistant Planner Gabrielle De Silva provided background information for the Council's review and consideration.

Motion to adopt Resolution 15-22-R as presented by: Gary Pannett/Francisco Ramirez. Passed. 5-0. Ayes: Mendes, Ayers, Curry, Pannett, Ramirez.

8. NEW BUSINESS:

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

City Manager Darrel Pyle provided background information and discussed the proposed amendments for the Council's consideration. Staff responded to questions and comments by the City Council.

Motion to adopt Resolution 15-21-R by: Justin Mendes/Gary Pannett. Passed. 4-1. Ayes: Mendes, Pannett, Ramirez, Ayers. Nays: Curry.

9. COUNCIL REPORTS/COMMENTS:

Council Member Mendes discussed his trip to Washington DC regarding water. He also commented on a meeting with Andy's House.

Council Member Ramirez noted his attendance at recent events and related programs. He suggested a study session regarding the City hiring a lobbyist or adding a grant writer to the staff to assist with various programs. He also requested inserts in utility bills to educate the public on relevant issues the City is addressing. Also, due to new information Council Member Ramirez requested that the selling of Rabobank be brought back under closed session on the next agenda.

Council Member Pannett commented on the meetings and events he attended recently. He noted that in regards to assisting the homeless that KCAO is involved and provides services.

Vice Mayor Ayers commented on the League of California Cities meetings. He expressed concern that the public may not take the water restrictions seriously.

Mayor Curry attended the National Day of Prayer, the Peace Officers' Memorial, and dedication of the Hidden Valley Park pedestrian bridge.

10. ADJOURNMENT:

Mayor Curry adjourned the regular meeting at 8:30 p.m. and adjourned to closed session. Closed session was adjourned at 9:10 p.m. and there was nothing to report.

Respectfully submitted,

Jennifer Gomez
City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. B.

SUBJECT:

City Clerk: Approve Meeting Minutes for June 2, 2015

RECOMMENDATION:

That the City Council, by motion, approve meeting minutes for June 2, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description

📎 Minutes 6/2/15



**CITY COUNCIL MEETING
ACTION SUMMARY MINUTES
June 2, 2015 7:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street**

5:00 PM - Study Session

6:00 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:

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

Present: Justin Mendes, Francisco Ramirez, Gary Pannett, David Ayers (5:05 p.m.), 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.

Jack Schwartz is a member of the Tree Commission and questioned some of the definitions and extensive details that are listed in the proposed ordinance.

Bob Ramos expressed his concern about the grant regarding the High Speed Rail. He also stated that he opposed the selling of Rabobank.

1. STUDY SESSION FOR THE DISCUSSION OF THE FOLLOWING:

A. Parks & Recreation: Review of city tree ordinance and proposed changes.

Parks Supervisor Alvin Dias provided an overview of the proposed changes to the tree ordinance including violations, permits, reforestation, and owner responsibility.

Council expressed concern about costs for low-income or elderly residents that may not be able to afford the maintenance. Staff will look at options to address this issue and modify the ordinance as requested.

2. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Curry adjourned to closed session at 5:32 p.m.

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Sec. 54956.8

Property: APN 012-053-005

Agency Negotiators: Darrel Pyle and Robert Dowd

Negotiating Party: Unknown

Under Negotiation: Authority to negotiate price, terms and conditions

Property: APNs 010-234-021, 010-234-022, 010-234-023

Agency Negotiators: Darrel Pyle and Robert Dowd

Negotiating Party: Michael Mayer

Under Negotiation: Terms and Price

Property: APN 008-360-006

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: SAC Wireless

Under Negotiation: Lease Terms

B. CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code 54957.6

Agency designated representatives: Darrel Pyle and Robert Dowd

Employee Organization:

General Employees Management Association (G.E.M.A.)

CALL TO ORDER REGULAR SESSION

ROLL CALL BY THE CITY CLERK:

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

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

FLAG SALUTE:

City Manager Darrel Pyle led the flag salute.

INVOCATION:

Robert Needham provided the invocation.

3. CLOSED SESSION ACTION REPORT:

A. Closed Session - Action Report

The City Attorney stated there was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

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 requested that the Parking & Traffic Commission review the current parking availability for a downtown theater prior to the Council discussing incentives for a project. Mr. Chin also expressed his opposition to approving a grant related to the High Speed Rail and that any action by the City Council would contradict prior Council's action to oppose the High Speed Rail.

County Supervisor Doug Verboon provided correspondence to the City Council regarding the City's opposition to the High Speed Rail from 2010.

Bob Ramos supports a new downtown theater and encourages the City to provide red carpet and not red tape.

Alan Scott commented on recent meetings of the High Speed Rail and changes that have been made to their routes and stations. He warned that applying for a grant may be premature with unforeseen consequences.

Glenda Dwyer added to the High Speed Rail comments and stated that the Board of Supervisors voted no to take funds as it would give the perception that they support the project. Ms. Dwyer also opposed the proposed tree ordinance that was discussed during the study session and did not support preferential treatment for residents that are low-income and stated that everyone should be held to the same standards.

Shaka Sudds agreed with Ms. Dwyer regarding the tree ordinance. Ms. Sudds supports a downtown movie theater and encourages the Council to review possible changes to the ordinances.

Garris Bergin inquired about the regulations against artificial turf.

Shelly Talbert of Main Street Hanford suggested that the Council be open to all opportunities regarding parking for a downtown theater.

Jason Jones commented and questioned the process of how events are permitted at City facilities and parks.

WRITTEN CORRESPONDENCE:

4. STAFF COMMUNICATIONS:

Staff commented on recent projects and upcoming events.

5. CONSENT CALENDAR:

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

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.** Public Works: Permission to Advertise the Seventh Street Catch Basin Installation Project

- B. Public Works: Approve a Notice of Completion for the FY 14/15 Downtown Street Light Painting 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: Award a contract to CenCal Paving, Inc. of Lemoore, CA in the amount of \$286,665.75 for the Sixth Street Pedestrian Facilities Improvement Project, and establish a construction contingency of \$28,500.00.
- D. Public Works: Approve the reimbursement of \$23,350 to Kings Gun Center for improvements made within the City's right-of-way in conjunction with the new facility on Park Avenue at Ford Street.
- E. Public Works: Accept the attached offer of dedication from the City of Hanford for property located as shown on the attached map and authorize the Mayor to execute and the City Clerk to attest said dedication and file with the Kings County Recorder's Office.
- F. Community Development: Waive the second reading and approve Ordinance 15-05, approval of Rezone No. 2014-05, rezoning two acres from Public Facility (PF) to Mixed Commercial (MC).
- G. Fire: Approval of out-of-state travel for Captain David Sumaya, Fire Engineer Derek Weisser, and Firefighter Jared Bracy to attend hazardous materials training at the Security and Emergency Response Training Center (SERTC) in Pueblo, Colorado, on June 21-25.
- H. Finance: Warrant Register 05/14/15-05/27/15

6. PUBLIC HEARINGS:

- A. Public Works: Hold a Public Hearing and adopt Urgency Ordinance No.15-06 amending the City's water use, water meter and landscape zoning regulations as set forth in Hanford Municipal Code Sections 13.04.150, 13.04.020,17.04.030,17.16.100,17.18.100, and 17.20.100.

Public Works Director Lou Camara provided background information and an overview of the proposed regulations for the Council's review and consideration. Staff responded to questions and comments by the City Council. Council Member Pannett suggested that the area for non-living permeable landscaping be increased from 50% to 60%.

Mayor Curry opened public comments at 7:48 p.m.

Shaka Sudds would like residents to be allowed to have 100% of non-living permeable landscaping.

Maria Galante discussed the usage of recycled water on landscape and questioned if this was looked into by the city.

Alan Scott suggested that residents be given the ability to monitor how much water they are using throughout the month before they are given a bill and realizing they used too much.

Gary Kazanjian inquired if the city would assist residents with the costs of getting water meters.

Bart Tomasetti supports artificial turf for entire yards and for the city to share the costs of installing water meters.

Glenda Dwyer stated that the residents need to be educated to continue to water their trees.

Jason Jones supports an area larger than 50% for artificial turf.

Garris Burgeon inquired about the permitting process for contractors to install artificial turf.

Robert Needham opposed over regulating landscaping.

Shelli Barker expressed her concern about what the regulations and fees actually are and how they will affect her.

Maureen Fakuda stated that artificial turf is extremely expensive and encouraged education of drought tolerant plants.

John Zumwalt supports some regulation and that it could always be modified at a later time.

Mayor Curry closed the public comments at 8:11 p.m.

Council provided additional suggestions to educate the public and supported amending the proposed ordinance to allow up to 100% of the landscaping to be permeable, non-living material, instead of 50%.

Motion to adopt Urgency Ordinance 15-06 as amended by: Francisco Ramirez/Gary Pannett. Passed. 5-0. Ayes: Ramirez, Pannett, Mendes, Ayers, Curry.

7. DEFERRED BUSINESS: NONE

8. NEW BUSINESS:

- A.** Administration: Adopt Resolution 15-25-R authorizing the application for a grant from the High Speed Rail Authority in the amount of \$600,000, \$400,000 from American Recovery and Reinvestment Act of 2009 (ARRA) and \$200,000 from State Proposition 1A funds.

City Manager Darrel Pyle provided background information on the impact of the High Speed Rail on the City of Hanford. Mr. Pyle responded to questions and comments by the Council. Council directed staff to schedule a study session to review the City's position on High Speed Rail and the related impacts. The item will be continued to a future agenda.

Mayor Curry called a recess at 8:40 p.m. The meeting reconvened at 8:48 p.m.

- B.** Community Development: Approve a request to use a City parking lot located on the SWC of Douty and Sixth Street for a parking lot sale as described in Municipal Code Section 17.28.090 A (11) for a period of three days (June 19, 20, and 21st). Ideal Furniture, applicant.

City Manager Darrel Pyle discussed the applicant's request for a parking lot sale.

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

- C.** Community Development: Discussion of potential incentives to attract a theater to Downtown Hanford.

Community Development Director Darlene Mata requested direction on the type of incentives that the Council would support to attract a movie theater downtown and offered various options. At this time, the City has not been approached by a developer. City Attorney Ty Mizote discussed the legal issues pertaining to waiving or reducing fees.

Council Member Mendes supports incentives that would impact future revenues, such as sales and property taxes, since they would not have an effect on current funds. He is against giving exclusive rights to a theater, or for the City to pay for any structures or parking, or to waive fees.

Council Member Ramirez supports in lieu of fees and does not support exclusive rights.

Council Member Pannett does not want fees reduced or waived, but they can be collected at a later time. Mr. Pannett expressed concern that the Council and staff are taking the time to discuss incentives for a downtown theater, when the City has not even been approached yet with a proposal.

Vice Mayor Ayers supports a sales tax agreement that is for a short period of time such as 1 year, but does not want to give up any property taxes. He is alright with giving up impact fees for a business that wants to locate downtown. Mr. Ayers supports exclusive rights for a short period of time such as 5 years.

Mayor Curry commented that this whole discussion appears to be premature considering no developer has come forward with a project. The Council concurred that they cannot provide any specific direction at this time until a developer brings forward a proposal.

Following the City Council Members' comments, Ms. Mata stated that staff will wait until the City is approached by a developer for a movie theater before moving forward with any specific incentives. However, staff will move forward with a Downtown Incentive Program and will bring back an item for consideration soon.

- D. Public Works: Approve the attached Cooperative Agreement with the California Department of Transportation "CalTrans" for the construction of improvements on Highway 43 at Lacey Blvd.

This item was pulled from the agenda by staff.

- E. Public Works: Approve attached Work Order No. 1 with Quad Knopf to prepare a Water Rate Analysis and Study for a fee not to exceed \$24,000.00.

Public Works Deputy Director John Doyel briefly commented on the issues that have impacted the water fund. Mr. Doyel responded to questions and comments by the City Council.

Motion to approve Work Order No. 1 by: Justin Mendes/Francisco Ramirez. Passed. 5-0. Ayes: Mendes, Ramirez, Pannett, Ayers, Curry.

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

- F. Public Works: Adopt Resolution 15-24-R, approving the Annual Engineer's Report and Intention to Levy and Collect Assessments as outlined, and pursuant to Chapter 3 of the California Landscaping and Lighting Act of 1972.

Public Works Director Lou Camara gave an overview of the Engineer's Report and proposed assessments.

Motion to adopt Resolution 15-24-R by: Gary Pannett/Justin Mendes. Passed. 5-0. Ayes: Pannett, Mendes, Ramirez, Ayers, Curry.

9. COUNCIL REPORTS/COMMENTS:

Council Member Mendes had nothing to report.

Council Member Ramirez had nothing to report.

Council Member Pannett commented on his recent activities. Mr. Pannett requested a future study session regarding the restoration of the Bastille.

Vice Mayor Ayers noted upcoming meetings that he will be attending.

Mayor Curry stated the various meetings and events that he has attended recently. Mr. Curry requested that each Council Member find 1 resident from their district to apply for the Tree Commission.

10. ADJOURNMENT:

Mayor Curry adjourned the meeting at 9:38 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. C.

SUBJECT:

Fire: Adopt Resolution 15-27-R to adopt reimbursement of Mutual Aid resources from time of dispatch to time returned to jurisdiction as per the State's requirements.

RECOMMENDATION:

That the city council by motion adopt Resolution 15-27-R.

BACKGROUND:

The city has participated in the California Fire and Emergency Assistance mutual aid program since 1993. The mutual aid system is designed to assist agencies in getting the amount of resources to handle emergencies that are beyond that agencies capabilities. This year the State changed the method it will reimburse the costs of local resources it requests. Each agency must have on file, a governing board resolution that states the agency will be reimbursed for costs incurred portal to portal. If the city does not have a resolution on file, the reimbursement will be for actual hours worked for the resource assigned to the incident. This does not allow reimbursement for any back-fill of personnel needed to maintain necessary staffing within the city.

FISCAL IMPACT:

This resolution will provide the proper rate of reimbursement to the City for fire resources that provide mutual aid and the necessary back-fill of personnel in Hanford.

ATTACHMENTS:

Description

📎 Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF HANFORD IDENTIFYING THE TERMS AND
CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THEIR
OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT.**

WHEREAS, the Hanford Fire Department is a public agency located in the County of Kings,
State of California, and

WHEREAS, it is the City of Hanford's desire to provide fair and legal payment to all its
employees for time worked; and

WHEREAS, the City of Hanford has in its employ, Fire Department response personnel
include: Fire Chief, Battalion Chief, Fire Captain, Engineer and Firefighter; and

WHEREAS, the City of Hanford will compensate its employees portal to portal while in the
course of their employment and away from their official duty station and assigned to an emergency
incident, in support of an emergency incident, or pre-positioned for emergency response; and

WHEREAS, the City of Hanford will compensate its employees overtime in accordance with
their current Memorandum of Understanding while in the course of their employment and away from
their official duty station and assigned to an emergency incident, in support of an emergency
incident, or pre-positioned for emergency response.

NOW, THEREFORE BE IT RESOLVED, by the City of Hanford that:

1. Personnel shall be compensated according to Memorandum of Understanding (MOU),
Personnel Rules and Regulations and/or other directive that identifies personnel
compensation in the workplace.
2. In the event a personnel classification does not have an assigned compensation rate, a
“Base Rate” as set forth in an organizational policy, administrative directive or similar
document will be used to compensate such personnel.

3. The Hanford Fire Department will maintain a current salary survey or acknowledgement of acceptance of the “base rate” on file with the California Governor’s Office of Emergency Services, Fire Rescue Division.
4. Personnel will be compensated (portal to portal) beginning at the time of dispatch to the return to jurisdiction when equipment and personnel are in service and available for agency response.
5. Fire department response personnel include: Fire Chief, Battalion Chief, Fire Captain, Engineer and firefighter.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2015.

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

RUSS CURRY
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

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

Date: _____

City Clerk



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. D.

SUBJECT:

Community Development: Resolution 15-28-R Supporting an Application for Funding from the State of California Department of Housing and Community Development HOME Investment Partnership Program (HOME) in the amount of \$5,100,000.

RECOMMENDATION:

That the City Council, by motion, adopt the attached resolution 15-28-R authorizing the submittal of a 2015 Project application to the State of California Department of Housing and Community Development HOME Program for the construction of a new rental senior housing project, and authorizing the City Manager, or designee to execute the agreement and other documents for the City.

BACKGROUND:

California Department of Housing and Community Development issued a 2015 Notice of Funding Availability ("NOFA") announcing the availability of funds under the Home Investment Partnership Program ("HOME").

The City received a HOME funding request in the amount of \$5,100,000 from Ashwood Construction for its proposed Senior Villas Project. The proposed project will consist of 39 one- and two-bedroom rental units available to very low-and- low income seniors (up to 80% of Kings County Median Income). The project site is located on property in northeast Hanford, on the south side of Northstar Drive, east of 11th Avenue.

The total project cost is estimated at \$7,145,843. Ashwood Construction is requesting \$5,100,000, in HOME Program funds, to assist as partial financing for the development of this project. HOME funds will be provided to a limited partnership in which Ashwood Construction, or an entity controlled by Ashwood Construction, is a general partner in the form of a residual receipts derived from the project's net operating income.

The \$5,100,000 includes up to \$50,000 for administrative and \$50,000 for activity delivery costs.

Private funding and \$300,000 in CDBG funds from the City of Hanford will supply the balance of the \$7,145,843 due to complete the development.

FISCAL IMPACT:

The HOME Program is waiving a local match requirement this round, therefore there is no impact on the budget to submit an application for funding.

ATTACHMENTS:

Description

📎 Resolution 15-28-R

RESOLUTION NO. 15-28-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIP PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO; AND ANY OF THE RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME PROGRAM AND IDENTIFYING THE RESPONSIBLE PARTY FOR GRANT EXECUTION.

At a regular meeting of the City Council of the City of Hanford, duly called and held on June 16, 2015, at 7:00 p.m., it was moved by Council Member _____ and seconded by Council Member _____-and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford, a municipal corporation, wishes to submit an application for and receive an allocation of funds through the Home Investment Partnership Program ("HOME"); and

WHEREAS, the California Department of Housing and Community Development (hereinafter referred to as the "Department") is authorized to allocate HOME Investment Partnership Program ("HOME") funds made available from the United States Department of Housing and Urban Development ("HUD"). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200; and

WHEREAS, on May 15, 2015, the Department issued a 2015 Notice of Funding Availability announcing the availability of funds under the HOME program (the "NOFA"); and

WHEREAS, in response to the 2015 NOFA, the City of Hanford, a municipal corporation, wishes to apply to the Department for, and receive an allocation of HOME funds;

NOW THEREFORE, BE IT RESOLVED, that in response to the 2015 NOFA, the City of Hanford is authorized to submit an application to the Department to participate in the HOME program and for an allocation of funds not to exceed Five Million One Hundred Thousand Dollars (\$5,100,000) for the following activities and/or programs: For the Development of a 39-unit Senior Rental New Construction project, located on property in northeast Hanford, on the south side of Northstar Drive, east of 11th Avenue.

BE IT FURTHER RESOLVED, that if the application for funding is approved, then the City of Hanford hereby agrees to use the HOME funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above.

BE IT FURTHER RESOLVED, that the City of Hanford authorizes the City Manager or his/her designee(s) to execute, in the name of the City of Hanford, the application, the standard agreement and any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program, (collectively, the required documents).

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

AYES:

NOES:

ABSTAIN:

ABSENT:

RUSS CURRY
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

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

Date: _____

City Clerk

AYES: _____ Council Member _____

NOES: _____ Council Member _____

ABSTAIN: _____ Council Member _____

ABSENT: _____ Council Member _____

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

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

~~I, City Clerk of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 16th day of June 2015.~~

~~Date: _____~~

~~_____~~

~~_____~~
~~_____~~
~~_____~~

~~City Clerk~~

~~_____~~



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. E.

SUBJECT:

Community Development: Approve a request to use a City parking lot located on the SWC of Douty and Sixth Street for a parking lot sale, as described in Municipal Code Section 17.28.090 A (11), for a period of three days (July 10, 11, and 12th). Applicant, Ideal Furniture.

RECOMMENDATION:

That the City Council:

1. Approve the application for the use of the City parking lot, located on the SWC of Douty and Sixth Street, to hold a parking lot sale July 10-12th, subject to the conditions imposed by the Community Development Department.

BACKGROUND:

According to the Hanford Municipal Code Section 17.28.090 A (11), the Planning Division may approve parking lot sales subject to the following conditions:

- a) That the merchandise displayed be the merchandise of the store and not a temporary vendor,
 - i. Except that a bona fide charity organization such as churches, Cancer Society, scouts and the like may provide their own merchandise,
 - ii. Except that when a large scale promotion that is intended to attract customers from the entire city or county and held in a shopping center parking lot the merchandise is not restricted to that of the shopping center stores
- b) That the merchandise and related concession be within the boundary of the parking lot, except when in conjunction with a sidewalk sale,
- c) That an individual store not located in a shopping center shall be limited to one parking lot sale per month. A parking lot sale shall be counted against the sidewalk sales, except in the case of a group parking lot sale of three or more stores. Shopping center parking lot sales are limited to one per month and will be counted against all stores within the shopping center.
- d) That each parking lot sale be limited to three consecutive days,
- e) That the use of a public parking lot, public street or public alley requires the approval of the council,
- f) That all parking lot sale signs be removed at the end of the sale;

Generally, the Planning Division approves parking lot sale permits, so long as the above conditions are satisfied, however, because the parking lot sale will require the use of a public parking lot, the City Council must make the final determination.

The Planning Division has reviewed the submitted application and attached site plan (Exhibit A and B). The proposal will occupy nine (9) parking stalls (eight (8) regular, and one (1) handicap). The Planning Division recommends approval of the parking lot sale, subject to the conditions of Section 17.38.090 A (11), and the following:

1. That adequate circulation be provided by the blocking of five (5) stalls for vehicles to pass through, as shown in yellow on the attached site plan. The applicant will be responsible for ensuring the spaces remain unoccupied
2. That the parking lot sale conform to the site plan approved by the Planning Division.
3. That the parking lot sale be limited to three consecutive days (July 10, 11, and 12th).
4. That if a generator is necessary, all conditions required by the Fire Department would apply. Please contact Fire Inspector, Susan Martinez at (559) 585-4793 for the full list of conditions.
5. That the previous approval for the use of the City parking lot for June 19-22 is rescinded.

FISCAL IMPACT:

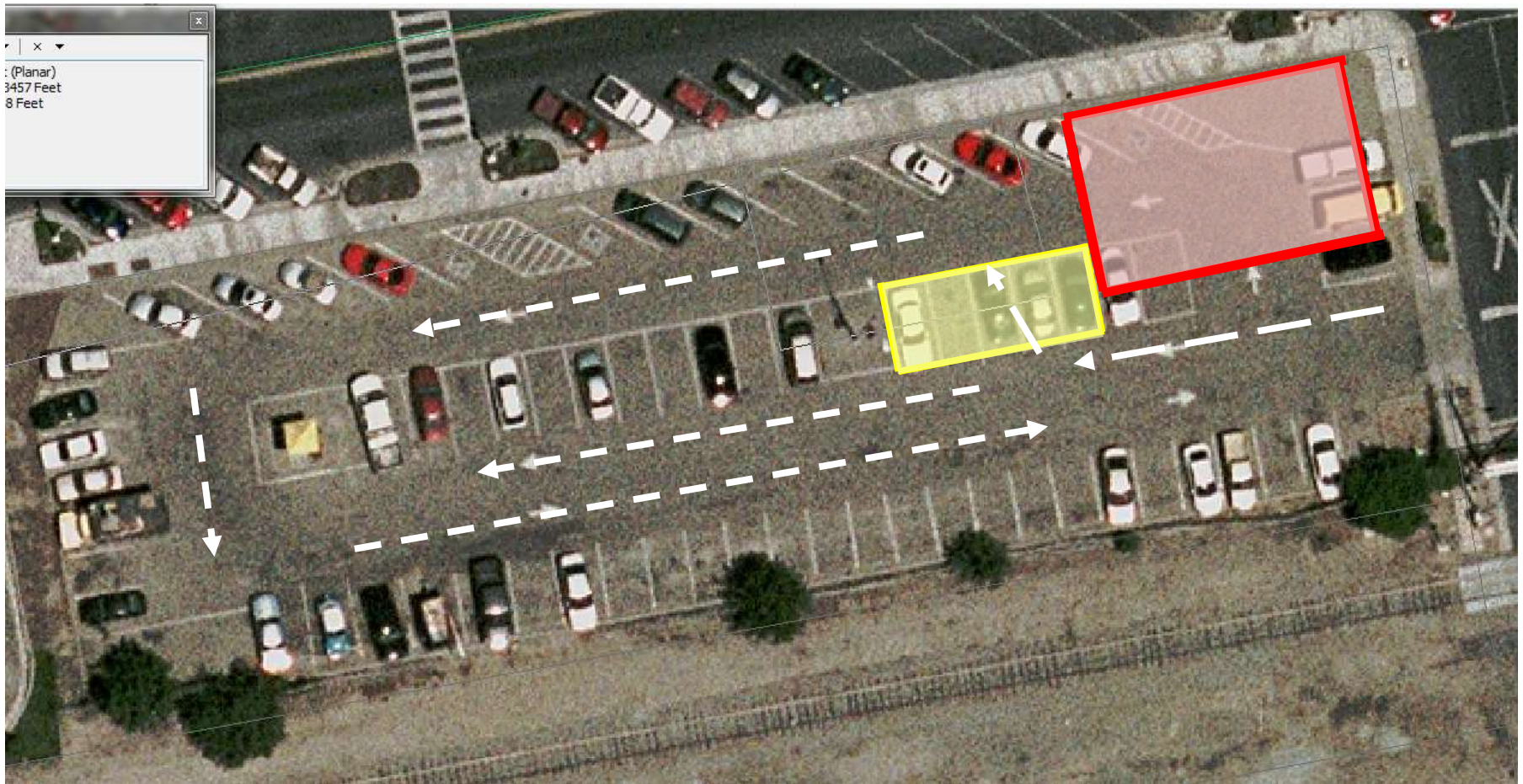
None.

ATTACHMENTS:

Description

- 📎 Exhibit A: Parking Lot Layout
- 📎 Exhibit B: Parking Lot Sale Application

Location: Southwest Corner of Douty St and Sixth Street



Legend:



- Tent (40 ft x 60 ft)



- Coned off parking stalls to provide passage through to other drive aisle

CITY OF HANFORD

Application for: SIDEWALK/PARKING LOT SALE

BUSINESS NAME: Ideal Furniture

BUSINESS ADDRESS: 116 W 6th St

PHONE NUMBER: (559) 582-3100

MANAGER'S NAME: Gale Cardena

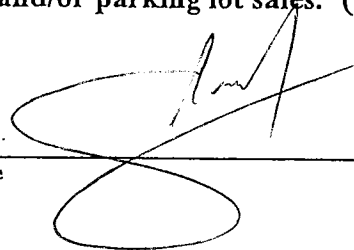
PLACE OF SALE: parking lot on 6th and Doty St

DATES PROPOSED FOR SALE: July 10-12

The applicant hereby agrees to abide by all of the regulations set forth in the Hanford Municipal Code pertaining to sidewalk and/or parking lot sales. (Chapter 17.28.090)

DATED: 6/3/15

Applicant's Signature



DATED: _____

Property Owner/Manager

The business listed above has been approved to conduct a sidewalk/parking lot sale on the dates proposed.

DATED: _____

Community Development Department

This permit is not transferable to any address other than the above.



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. F.

SUBJECT:

Community Development: Adopt Resolution 15-29-R approving an addendum to the Hwy 43/198 Commercial Center Environmental Impact Report (EIR) amending two mitigation measures, 4.10.2b(1) and 4.2.2.b(13), in the certified EIR (SCH 2012061013).

RECOMMENDATION:

Staff recommends that the City Council certify the addendum to the Hwy 43/198 Commercial Project Environmental Impact Report (SCH 2012061013) by adopting Resolution 15-29-R.

BACKGROUND:

On July 24, 2014, the City Council certified the Environmental Impact Report (EIR) prepared for the HWY 43/198 Commercial Project. The HWY 43/198 Commercial Project consisted of a 58 acre commercial project at the southwest corner of Lacey Boulevard and HWY 43 anchored by a Costco, which was also approved on July 24, 2014.

Subsequent to the approvals, the California Department of Transportation (Caltrans) submitted their intent to require a roundabout at the intersection of HWY 43 and Lacey Boulevard instead of the signalized intersection evaluated in the EIR. The installation of the signalized intersection was required as part of Mitigation Measure 4.10.2.b(1) to address traffic impacts associated with the project. In addition, there are benefits to Air Quality resulting from the construction of a roundabout. As a result, Mitigation Measure 4.10.2.b(1) is also proposed to be amended to eliminate the requirement of a Voluntary Emissions Reduction Agreement. All other mitigation measures remain. For a complete description of the amendments, please see the attached Addendum.

The California Environmental Quality Act allows an addendum to a certified EIR if the lead agency, Hanford, determines that none of the conditions of Section 15162 calling for the preparation of a subsequent EIR have occurred.

Staff has prepared the addendum along with a traffic study and air quality analysis, attached to the resolution, to support a conclusion that the addendum to change the two mitigation measures will not result in any of the conditions of Section 15162. Major revisions to the EIR are not required and no new significant environmental effects or increase in the severity of previously identified effects will occur as a result of the changes to the two mitigation measures.

The addendum is attached to the resolution and incorporates by reference the previously certified EIR, copies of which are available online and at the Community Development Department. Due to the substantial size of the air quality analysis, it is not attached to the addendum, but is also available for review in the Community Development Department as noted in the document.

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

- ▣ Resolution
- ▣ Addendum

RESOLUTION NO. 15-29-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT
REPORT PREPARED FOR THE HIGHWAY 43/198 COMMERCIAL CENTER
LOCATED AT THE SOUTHWEST CORNER OF LACEY BOULEVARD AND
STATE HWY 43.**

STATE CLEARINGHOUSE #2012061013

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Hanford prepared an environmental impact report for the Highway 43/198 Commercial Center, which consists of a commercial development with approximately 500,000 square feet and required the following entitlements: General Plan Amendment, Re-Zone, Planned Unit Development, Tentative Parcel Map and Development Agreement; and,

WHEREAS, subsequent to the certification of the Environmental Impact Report a change to the project was required to accommodate a roundabout at the intersection of HWY 43 and Lacey Boulevard in lieu of the required signalized intersection required in Mitigation Measure 4.10.2b(1);and,

WHEREAS, as a result of the change from a signalized intersection to a roundabout, air quality impacts were less than previously evaluated resulting in a change to Mitigation Measure 4.2.2.b(13) eliminating the requirement of a Voluntary Emission Reduction Agreement (VERA); and,

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an addendum was prepared; and,

WHEREAS, the City of Hanford has determined that none of the conditions described in Section 15162 of the California Environmental Quality Act calling for the preparation of a subsequent EIR have occurred; specifically the following:

1. That the changes to the project do not require major revisions to the previous EIR as no new environmental effects or significant increase in the severity of previously identified effects will occur.
2. That no changes to the circumstances under which the project will be undertaken will require major revisions of the previous EIR.
3. That no new information of substantial importance, which was not known or could have been known, has been identified; and,

WHEREAS, the addendum will be attached to the Environmental Impact Report consisting of the Draft EIR and the revisions of or additions to, the Draft EIR, the written comments, responses to comments by the City of Hanford to significant environmental points raised in the review and consultation process, errata to the foregoing and other information added by the City of Hanford as specified in the EIR herein incorporated by reference; and,

WHEREAS, the City Council of the City of Hanford has reviewed and considered the addendum and has determined that it reflects the independent judgment of the City of Hanford; and,

WHEREAS, the addendum includes the revisions to two mitigation measures, the applicant has agreed to the revisions and the revisions are also included in an amended Mitigation Monitoring and Reporting Program as attached; and,

WHEREAS, as adopted in the Statement of Overriding Considerations and restated in this resolution, some of the Project's significant environmental effects remain significant and unavoidable despite the adoption of the mitigation measures; and,

WHEREAS, the City Council of the City of Hanford determines that it is appropriate to certify the addendum to the EIR; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that the Highway 43/198 Commercial Center, Addendum to the Environmental Impact Report, SCH 2012061013 was prepared in compliance with the California Environmental Quality Act.

BE IT FURTHER RESOLVED, that the City Council certifies the Addendum to the Environmental Impact Report, SCH 2012061013, prepared for the Highway 43/198 Commercial Center based on the following findings:

1. That the Environmental Impact Report, SCH #2012061013 was certified in compliance with the California Environmental Quality Act (CEQA) and the state and local environmental guidelines and regulations.
2. That the changes to the project do not require major revisions to the previous EIR as no new environmental effects or significant increase in the severity of previously identified effects will occur.
3. That no changes to the circumstances under which the project will be undertaken will require major revisions of the previous EIR.
4. That no new information of substantial importance, which was not known or could have been known, has been identified; and,

BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby determines that the EIR prepared for the Highway 43/198 Commercial Center, including the addendum, is adequate and complete pursuant to the requirements of the California Environmental Quality Act and so certifies it.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of July 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

ATTACHMENT 1

ADDENDUM

**ADDENDUM TO
HWY 43/198 COMMERCIAL PROJECT
ENVIRONMENTAL IMPACT REPORT
SCH 2012061013**

INTRODUCTION

On July 24, 2014, the City of Hanford City Council adopted Resolution 14-37R, certifying an Environmental Impact Report (EIR) prepared for the HWY 43/198 Commercial Project (“**project**”). The Initial Study evaluated whether the impacts from the 58 acre commercial project may have a significant effect on the environment. The Project included a General Plan Amendment 2011-01, Re-Zone 2011-01, Planned Unit Development 2013-02, Tentative Parcel Map 2013-05 and a Development Agreement.

A change to the project is proposed that requires the preparation of an addendum to the certified EIR. As a result of consultation with the California Department of Transportation (Caltrans), a roundabout is proposed at the intersection of State HWY 43 and Lacey Boulevard. The certified EIR identified a signalized intersection at the location to mitigate traffic impacts. In addition, an Air Quality mitigation measure is proposed to be revised acknowledging the reduced air quality impacts that will result from the construction of a roundabout as opposed to the signalized intersection evaluated in the EIR.

ANALYSIS

Under the California Environmental Quality Act (“CEQA”), an addendum to a certified EIR may be prepared if the lead agency determines that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. A responsible agency may consider an addendum prepared between the time the lead agency certifies an EIR and the time the responsible agency is ready to act on the project. For purposes of this addendum, as responsible agencies the California Department of Transportation (Caltrans) and the San Joaquin Valley Air Pollution Control District (SJVAPCD), are anticipated to accept the certified EIR and the addendum prior to acting on any permits for the project.

The provisions of Section 15162 of the CEQA Guidelines do not require the preparation of a subsequent EIR unless the revisions to the certified EIR result in one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

TRAFFIC/CIRCULATION

During the public review process, the California Department of Transportation, a Responsible Agency, informed the City of Hanford of the preference to construct a roundabout at the State HWY 43/Lacey Boulevard intersection. Following the certification of the EIR, the City Council held work session on Tuesday, October 7, 2014 to take public comment on the proposed change to the project to construct a roundabout at the HWY 43/Lacey Boulevard intersection. The purpose of the meeting was to identify any significant public controversy or identification of any new impacts that may result from the change in the intersection improvements. No comments were submitted to the City Council in writing or verbally.

Adopted Mitigation Measure 4.10.2.b (1) states:

East Lacey Boulevard and SR 43 intersection shall be relocated to the north of its current location to provide adequate storage distance between East Lacey Boulevard and the SR 198 westbound ramps. The intersection shall be a signalized with protected left-turn phasing and shall be constructed with the following minimum lane configurations meeting the Cumulative plus Project mitigation measure lane configurations:

- *Eastbound: two left-turn lanes, one through lane, and one right-turn lane;*
- *Westbound: one left-turn lane and one through lane with a shared right turn;*
- *Southbound: one left-turn lane, one through lane, and one right-turn lane.*
- *Northbound: two left-turn lanes and two through lanes and one right turn lane*

New turn lanes shall be designed to accommodate the queues identified in Table 4.10 - 27 as applicable. The traffic signal timing and coordination with the freeway ramp intersections should be optimized. This improvement shall be completed within 24 months of opening day for Phase I. Plan lines and amendments to existing plans will be developed as required to accommodate the realignment of East Lacey Boulevard.

***Note on Mitigation:** The mitigation is required on opening day of Phase I of the Proposed Project and improvement shall be completed within 24 months of opening day for Phase I requiring the Proposed Project to be 100% responsible for the construction of the relocated intersection (including the lane connection from the existing East Lacey Blvd. alignment to the relocated intersection between the Proposed Project and the intersection). Construction of the intersection will include improvements to SR 43 between the SR 198 ramps and the relocated intersection meeting Caltrans specifications. The Proposed Project shall be responsible for payment of the updated City of Hanford Traffic Impact Fee at the time of construction of each building in the full build-out of the Proposed Project. The City will update the Traffic Impact Fee Program at the time the City Council considers approval of the Proposed Project. This mitigation measure does not eliminate the possibility that the opening day of the Proposed Project may occur prior to the completion of the relocated intersection at East Lacey Blvd. and SR 43. If the City allows a Certificate of Occupancy for any Project related use prior to the completion of the required intersection improvements at East Lacey Blvd. and SR 43 it will require a statement of overriding considerations as the impact would be significant and unavoidable.*

Mitigation Measure 4.10.2.b(1) requires the construction of a signalized intersection at the HWY 43/Lacey Boulevard location. Table 4.10-29 on Page 4.10-41 of the Draft EIR contains the projected LOS at project build out with a traffic signal as mitigation at HWY 43 Lacey Boulevard. The DEIR identified an LOS C in the A.M Peak Hour and LOS C in the P.M. Peak Hour.

Subsequent to the certification of the EIR, further analysis of a roundabout and the resulting change in traffic impacts is described in the attached letter from Peters Engineering Group (Exhibit A). The letter evaluates the change in Mitigation Measure 4.10.2.b(1) from the requirement of a signalized intersection to a single-lane roundabout with free bypass lanes on all approaches with the exception that the northbound approach includes two lanes. A roundabout will result in an LOS B in A.M Peak Hour and LOS C in P.M. Peak Hour, which meets City of Hanford LOS standards and is an improvement over the adopted mitigation measure.

It has been determined, in accordance with the CEQA Guidelines Section 15162 that a change to Mitigation Measure 4.10.2.b(1) to require the construction of a roundabout instead of a signalized intersection at HWY 43 and Lacey Boulevard will not result in new significant environmental effects, will decrease the severity of previously identified effects pertaining to traffic and will not result in any of the conditions of Section 15162 requiring the preparation of a subsequent EIR.

Mitigation Measure 4.10.2.b(1) as adopted in the Mitigation Monitoring and Reporting Plan will be revised and adopted as follows:

East Lacey Boulevard and SR 43 intersection shall be relocated to the north of its current location to provide adequate storage distance between East Lacey Boulevard and the SR 198 westbound ramps. The intersection shall be a roundabout consisting of a single lane with free bypass lanes on all approaches, with the exception that the northbound approach includes two lanes, the inside lane of which is left-turn/U-turn only signalized with protected left turn phasing and shall be constructed with the following minimum lane configurations meeting the Cumulative plus Project mitigation measure lane configurations:

- ~~Eastbound: two left turn lanes, one through lane, and one right turn lane;~~
- ~~Westbound: one left turn lane and one through lane with a shared right turn;~~
- ~~Northbound: two left turn lanes and one through lane and one right turn;~~
- ~~Southbound: one left turn lane, one through lane, and one right turn lane.~~
- ~~Northbound: two left turn lanes and two through lanes and one right turn lane~~

~~New turn lanes shall be designed to accommodate the queues identified in Table 4.10—27 as applicable. The traffic signal timing and coordination with the freeway ramp intersections should be optimized. This improvement shall be completed within 24 months of opening day for Phase I. Plan lines and amendments to existing plans will be developed as required to accommodate the realignment of East Lacey Boulevard.~~

Note on Mitigation: ~~The mitigation is required on opening day of Phase I of the Proposed Project and improvement shall be completed within 24 months of opening day for Phase I requiring the Proposed Project to be 100% responsible for the construction of the relocated intersection (including the lane connection from the existing East Lacey Blvd. alignment to the relocated intersection between the Proposed Project and the intersection). Construction of the intersection will include improvements to SR 43 between the SR 198 ramps and the relocated intersection meeting Caltrans specifications. The Proposed Project shall be responsible for payment of the updated City of Hanford Traffic Impact Fee at the time of construction of each building in the full build-out of the Proposed Project. The City will update the Traffic Impact Fee Program at the time the City Council considers approved of the Proposed Project. This mitigation measure does not eliminate the possibility that the opening day of the Proposed Project may occur prior to the completion of the relocated intersection at East Lacey Blvd. and SR 43. If the City allows a Certificate of Occupancy for any Project related use prior to the completion of the required intersection improvements at East Lacey Blvd. and SR 43, it will require a statement of overriding considerations as the impact would be significant and unavoidable the statement of overriding considerations previously adopted by the City Council will apply as the impact would be significant and unavoidable.~~

AIR QUALITY

The EIR prepared for the project identified impacts to air quality as a result of the project. A Mitigation Monitoring and Reporting Plan was adopted as part of the project approvals, which included the following mitigation measure:

Mitigation Measure 4.2.2.b (13)

The applicant shall comply with the SJVAPCD Rule 9510- Indirect Source Review prior to obtaining a Building Permit for any building or structure located on the Proposed Project Site. The applicant shall include proof of such compliance with the SJVAPCD ISR and effectively entered into a VERA with each Building Permit Application to the City.

- a) *The City expects that the SJVAPCD will institute additional Project Types for the expenditure of ISR/VERA funds collected in the City of Hanford that will directly benefit the air quality improvements in the City including the following project types:*
 1. *Funding of clean air public transportation vehicles or adding to the fleet of clean air public transit vehicles that will serve the project.*

2. *Providing viable and meaningful incentives to the public for the replacement of personal vehicles that do not meet current clean air standards (alternative fuel or electric).*
3. *Improved bicycle and pedestrian facilities near the proposed project.*
4. *Or other project types acceptable to the City of Hanford.*

The mitigation measure states that the applicant shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510 Indirect Source Review (ISR) prior to obtaining a building permit for any building or structure located on the proposed project site. The measure further states that the applicant shall include proof of such compliance with the SJVAPCD ISR and “effectively entered into a Voluntary Emission Reduction Agreement (VERA) with each building permit application to the City.” A VERA is a voluntary instrument that requires the payment of monies to fund emission reduction projects. The EIR identified that a VERA is a feasible mitigation and included the requirement in Mitigation Measure 4.2.2.b (13), with the requirement that the funds collected in the City of Hanford directly benefit projects in the City of Hanford.

As a result of the change to the project to require construction of a roundabout, a report was prepared by First Carbon Solutions, report attached, to evaluate the effect on air quality impacts. The updated air quality analysis uses project specific information, which results in a more detailed and accurate description of air quality impacts. The report concluded that air quality impacts are reduced with project design features including the clean truck fleet operated by Costco, onsite measures to reduce energy consumption, construction of the roundabout and compliance with SJVAPCD Rule 9510 would reduce emission to levels that are below the SJVAPCD significance levels for criteria pollutants oxide of nitrogen (NOx), reactive organic gases, and fine particulate matter (PM10). The full report, including the Air Impact Assessment Application and CalEEMod Modeling is incorporated by reference and is available separately for review upon request.

Mitigation Measure 4.2.2.b (13) as adopted in the Mitigation Monitoring and Reporting Plan will be revised and adopted as follows

The applicant shall comply with the SJVAPCD Rule 9510- Indirect Source Review prior to obtaining a Building Permit for any building or structure located on the Proposed Project Site. The applicant shall include proof of such compliance with the SJVAPCD ISR ~~and effectively entered into a VERA~~ with each Building Permit Application to the City.

a) *The City expects that the SJVAPCD will institute additional Project Types for the expenditure of ISR/VERA funds collected in the City of Hanford that will directly benefit the air quality improvements in the City including the following project types:*

1. *Funding of clean air public transportation vehicles or adding to the fleet of clean air public transit vehicles that will serve the project.*
2. *Providing viable and meaningful incentives to the public for the replacement of personal vehicles that do not meet current clean air standards (alternative fuel or electric).*
3. *Improved bicycle and pedestrian facilities near the proposed project.*
4. *Or other project types acceptable to the City of Hanford.*

See attached amended Mitigation Measures and Mitigation Implementation and Monitoring Program.

The revised Mitigation Measure 4.2.2.b (13) will not result in the conditions of Section 15162 being met, which would require a subsequent EIR, therefore an addendum to the EIR is the appropriate document to prepare.

SUMMARY AND FINDINGS

All potential impacts identified on the Initial Study “Environmental Checklist” were reconsidered in the preparation of this Addendum. In accordance with Section 15162 of the CEQA Guidelines, it has been determined that, the revised mitigation measures will not result in any: (1) physical changes not previously identified and evaluated (2) significant changes to the Project; (3) new impact(s) not already identified in the HWY 43/198 Commercial Project EIR; or (4) substantial increase in the severity of previously identified impacts. The determination is based on the findings in the attached reports prepared by Peters Engineering Group and First Carbon Solutions.

This Addendum supports the finding that revisions to two mitigation measures do not result in any new impacts and impacts to traffic and air quality will not exceed the level of impacts identified in the HWY 43/198 Commercial Project EIR. The conclusion is supported by the attached documentation.

This Addendum is written as an addition to and will be attached to the HWY 43/198 Commercial Project EIR, certified by the City Council on July 24, 2014. A copy of this Addendum is available for review at the City of Hanford Community Development Department, 317 N. Douty Street, Hanford CA 93230.



PETERS ENGINEERING GROUP
A CALIFORNIA CORPORATION

Mr. John Doyel
City of Hanford
900 South 10th Avenue
Hanford, California 93230

March 5, 2015

Subject: Discussion of Mitigation and Intersection Control
Intersection of State Route 43 and Lacey Boulevard
Hanford, California

Dear Mr. Doyel:

The purpose of this letter is to discuss the mitigation measures identified for the intersection of State Route (SR) 43 and Lacey Boulevard in the Draft Environmental Impact Report (DEIR) for the proposed commercial center to be located southwest of the intersection. Peters Engineering Group prepared a Traffic Impact Study report (TIS) for the project dated July 2013 that was utilized in the preparation of the DEIR.

The TIS recommends that the intersection of SR 43 and Lacey Boulevard be relocated to the north and widened with traffic signals to mitigate substandard levels of service and to reduce the potential for northbound queues on SR 43 to block the westbound SR 198 freeway ramps. The TIS indicates that a roundabout was considered as a mitigation measure but was ruled out because a roundabout will not result in acceptable levels of service in the year 2035 based on analysis methods presented in the Transportation Research Board *Highway Capacity Manual*, 2010 (HCM).

Caltrans suggested in public comments received during the review period for the DEIR that a roundabout is preferred. We understand through discussions with Caltrans staff that the Sidra capacity model with an environmental factor of 1.1 is an acceptable analysis tool.

Roundabout analyses have been performed for presentation herein using the computer program Sidra Intersection 6. Table 1 presents the results of roundabout analyses utilizing year 2035 weekday peak hour traffic volumes. The roundabout analyses are based on a single-lane roundabout with free bypass lanes on all approaches, with the exception that the northbound approach includes two lanes, the inside lane of which is left-turn/U-turn only.

Table 1
SR 43 / Lacey Boulevard Roundabout Analyses

A.M. Peak Hour		P.M. Peak Hour	
LOS	Average Delay per Vehicle (seconds)	LOS	Average Delay per Vehicle (seconds)
B	11.6	C	15.0

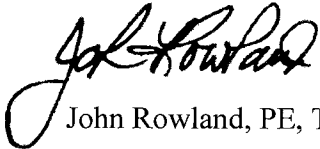
The recommended relocation of Lacey Boulevard to the north is expected to result in a storage distance greater than 500 feet between the northbound yield line and the westbound State Route 198 off ramp. The calculated 95th-percentile queues on the northbound approach do not exceed 379 feet. Therefore, the queues on the northbound approach to the roundabout are not expected to block the freeway off ramp.

Based on these recent analyses, it is our opinion that a roundabout configured as described above would be an appropriate mitigation measure and would meet the demands for the 2035 cumulative analysis.

Thank you for the opportunity to continue working with you on this project. Please feel free to contact our office if you have any questions.

Sincerely,

PETERS ENGINEERING GROUP


John Rowland, PE, TE



Attachments: Intersection Analysis Sheets

MOVEMENT SUMMARY

 Site: 2035AM - ICD varies (4 Legs)

SR 43 @ New Lacey
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SR 43											
3u	U	11	5.0	0.386	14.6	LOS B	2.9	76.0	0.66	0.73	24.8
3	L2	363	5.0	0.386	12.1	LOS B	2.9	76.0	0.66	0.73	31.3
8	T1	401	5.0	0.500	5.7	LOS A	4.5	116.8	0.70	0.58	31.9
18	R2	210	5.0	0.500	5.6	LOS A	4.5	116.8	0.70	0.58	33.0
Approach		985	5.0	0.500	8.1	LOS A	4.5	116.8	0.69	0.63	31.8
East: Lacey (Future)											
1	L2	107	5.0	0.234	13.8	LOS B	1.1	29.1	0.72	0.88	31.4
6	T1	40	5.0	0.234	8.0	LOS A	1.1	29.1	0.72	0.88	33.5
16	R2	41	5.0	0.027	3.7	LOS A	0.0	0.0	0.00	0.45	36.0
Approach		188	5.0	0.234	10.3	LOS B	1.1	29.1	0.56	0.78	32.8
North: SR 43											
7	L2	30	5.0	0.893	27.3	LOS D	16.8	435.8	1.00	1.34	27.8
4	T1	692	5.0	0.893	21.1	LOS C	16.8	435.8	1.00	1.34	23.1
14	R2	237	5.0	0.155	3.6	LOS A	0.0	0.0	0.00	0.44	36.4
Approach		960	5.0	0.893	17.0	LOS C	16.8	435.8	0.75	1.12	26.6
West: Lacey											
5	L2	229	5.0	0.442	17.3	LOS C	3.9	102.1	1.00	0.96	30.1
2	T1	30	5.0	0.442	10.8	LOS B	3.9	102.1	1.00	0.96	31.9
12	R2	349	5.0	0.228	3.5	LOS A	0.0	0.0	0.00	0.43	36.0
Approach		609	5.0	0.442	9.1	LOS A	3.9	102.1	0.43	0.66	33.0
All Vehicles		2741	5.0	0.893	11.6	LOS B	16.8	435.8	0.64	0.82	30.3

Level of Service (LOS) Method: Delay & v/c (HCM 2010).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 2035PM - ICD varies (4 Legs)

SR 43 @ New Lacey
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SR 43											
3u	U	11	5.0	0.761	23.3	LOS C	10.6	276.9	1.00	1.11	20.8
3	L2	579	5.0	0.761	20.8	LOS C	10.6	276.9	1.00	1.11	27.3
8	T1	688	5.0	0.819	14.7	LOS B	14.6	378.6	1.00	1.11	26.8
18	R2	120	5.0	0.819	14.6	LOS B	14.6	378.6	1.00	1.11	29.0
Approach		1398	5.0	0.819	17.3	LOS C	14.6	378.6	1.00	1.11	27.2
East: Lacey (Future)											
1	L2	200	5.0	0.748	29.7	LOS D	5.7	147.7	0.96	1.17	24.0
6	T1	63	5.0	0.748	23.9	LOS C	5.7	147.7	0.96	1.17	27.2
16	R2	62	5.0	0.040	3.7	LOS A	0.0	0.0	0.00	0.45	36.0
Approach		325	5.0	0.748	23.6	LOS C	5.7	147.7	0.78	1.03	26.4
North: SR 43											
7	L2	22	5.0	0.824	33.6	LOS D	11.3	292.8	1.00	1.32	25.3
4	T1	402	5.0	0.824	27.4	LOS D	11.3	292.8	1.00	1.32	20.5
14	R2	412	5.0	0.269	3.6	LOS A	0.0	0.0	0.00	0.44	36.4
Approach		836	5.0	0.824	15.8	LOS C	11.3	292.8	0.51	0.89	27.9
West: Lacey											
5	L2	421	5.0	0.580	16.9	LOS C	6.0	156.0	0.94	0.98	30.3
2	T1	57	5.0	0.580	10.4	LOS B	6.0	156.0	0.94	0.98	32.1
12	R2	623	5.0	0.406	3.5	LOS A	0.0	0.0	0.00	0.43	36.0
Approach		1100	5.0	0.580	9.0	LOS A	6.0	156.0	0.41	0.67	33.1
All Vehicles		3659	5.0	0.824	15.0	LOS C	14.6	378.6	0.69	0.92	29.0

Level of Service (LOS) Method: Delay & v/c (HCM 2010).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Processed: Thursday, March 05, 2015 10:53:39 AM

SIDRA INTERSECTION 6.0.24.4877

Project: S:\2014\14-047\Analyses\Sidra\Lacey 2035PM Three-Leg.sip6

8001352, 6017211, PETERS ENGINEERING GROUP, PLUS / 1PC

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www.sidrasolutions.com

**SIDRA
INTERSECTION 6**

Exhibit B

First Carbon Solutions Report

(The full Air Impact Assessment Application, including the CalEEMod Modeling is available upon request due to the volume of the document)



April 13 2015

Ms. Darlene Mata, Community Development Director
City of Hanford
31-321 North Douty Street
Hanford, CA 93230

Re: Hanford Marketplace Shopping Center Justification for Removing the Voluntary Emission Reduction Agreement (VERA) Mitigation Measure

Dear Ms. Mata:

The Hanford Marketplace Shopping Center project Final Environmental Impact Report (FEIR) included a mitigation measure requiring the applicant to enter into a Voluntary Emission Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD) to reduce emissions. The emissions estimates used in the Draft Environmental Impact Report (DEIR) to arrive at the significance finding were very conservative and drastically overstated emissions that would occur from the project.

FirstCarbon Solutions (FCS) has prepared an updated air quality analysis of the Hanford Marketplace Shopping Center using project specific information that is much more detailed and accurate than was used in the EIR. The analysis includes emission reductions that will be achieved with project design features including the clean truck fleet operated by Costco, onsite measures to reduce energy consumption, and the roundabout to be constructed as part of transportation mitigation improvements by the project. The results of the analysis show that more accurate modeling assumptions, credit for project design features, and compliance with SJVAPCD Rule 9510 - Indirect Source Review would reduce emissions to levels that are below the SJVAPCD significance levels for criteria pollutants oxides of nitrogen (NOx), reactive organic gases, and fine particulate matter (PM10).

With the impact reduced to less than significant without the implementation of the VERA mitigation measure there is no longer a valid nexus between the project's impact and the mitigation measures required. In order for the City to require mitigation measures, a significant impact must exist to provide a nexus with the project's impacts. The CEQA Guidelines explicitly acknowledge applicable constitutional requirements that mitigation measures must have an "essential nexus" to a legitimate government interest, and that those imposed as ad hoc exactions must bear a "rough proportionality" to the project's adverse impacts. Since the emissions would not produce an adverse impact as defined by the significance threshold, the mitigation measure requiring a VERA cannot meet the essential nexus test and should be considered fulfilled with compliance with ISR and project design features. The project must still comply with Rule 9510 - Indirect Source Review (ISR), since that regulation is independent of the CEQA process and is required of all development projects not specifically exempted by rule provisions.

Comparison of EIR Emissions and Updated Analysis Emissions without Roundabout

Pollutant	EIR Emissions (Tons/Year)	Updated Analysis Emissions (Tons/Year)
Reactive Organic Gases (ROG)	42.7	12.8
Oxides of Nitrogen (NOx)	69.9	9.3
Particulate Matter (PM10)	8.7	4.1

A 2003 study by Mandavalli, Russell, and Rys of Kansas State University titled the Impact of Modern Roundabouts on Vehicular Emissions found substantial emission reductions from the installation of roundabouts. The results state that on a microscale there have been studies conducted on the effect that different traffic flows have on emissions at an intersection. Of the studies that reported quantitative results, roundabouts reduced vehicle emissions for hydrocarbons (HC) in 5 studies by an average of 33 percent, carbon monoxide (CO) in 6 studies by an average of 36 percent, and nitric oxides (NOx) in 6 studies by an average of 21 percent. The regional scale air quality benefits of roundabouts would depend on their percent contribution to regional mobile source emissions.

Emissions generated by the traffic at the existing intersection at Lacey Boulevard and Highway 43 were estimated using the CalEEMod emission model. The intersection of Lacey Boulevard and Highway 43 experienced approximately 8,300 trips per day in 2011. A trip length of 0.25 miles was used to represent the portion of travel affected by the roundabout. The average percentage reductions reported in the Kansas State study were applied to the emissions estimated in CalEEMod for ROG and NOx from the existing intersection in order to estimate emission reductions from the roundabout¹. This is a conservative estimate because traffic generated by the project would provide additional trips and greater reductions when built out. The results are presented below:

Estimated Emission Reductions from Roundabout at Lacey and Highway 43

Pollutant	Emissions (Tons/Year)	Percent Reduction from Roundabout	Emission Reduction (Ton/Year)
Reactive Organic Gases (ROG)	7.1	33%	2.3
Oxides of Nitrogen (NOx)	8.9	21%	1.9
Total Reductions			4.2
Intersection emissions calculated using existing traffic volumes at the intersection reported in the Project EIR Traffic Study prepared by Peters Engineering in the CalEEMod emission model. The model			

¹ Kansas State University. 2003. Impact of Modern Roundabouts on Vehicular Emissions. Mandavalli, Srinivas, et al. Website: <http://www.ctre.iastate.edu/pubs/midcon2003/MandavalliRoundabouts.pdf>. Accessed April 10, 2015.

uses a trip length of 0.25 miles to represent the length of travel that would occur entering and existing the roundabout. HC and ROG are used interchangeably.

The SJVAPCD allows substitution of ROG reductions with NOx reductions in VERAs. NOx reductions are more beneficial than ROG in reducing the Valley's ozone levels. Applying the additional ROG and NOx of 4.2 tons per year that would be achieved by the roundabout to the total emissions generated by the project would reduce all criteria pollutant emissions to less than significant levels (12.8 tons per year minus 4.2 tons per year = 8.6 tons/year).

Estimated Emissions with Updated Assumptions and Credit for Roundabout Applied to ROG Emissions

Pollutant	Emissions (Tons/Year)	Reduction from Roundabout Tons/year	Emissions (Tons/Year)	Significance Threshold (Ton/Year)	Significant Impact (Y or N)
Reactive Organic Gases (ROG)	12.8	4.2 ¹	8.6	10	N
Oxides of Nitrogen (NOx)	9.3	-	9.3	10	N
Particulate Matter (PM10)	4.1	-	4.1	10	N
¹ The combined reductions for ROG and NOx from the roundabout were applied to project ROG emissions per SJVAPCD pollutant substitution policies for ozone precursors.					

In conclusion, the project would not exceed SJVAPCD thresholds of significance for any criteria pollutant. Therefore, Mitigation Measure MM 4.2.2.b (13) listed below should be considered fulfilled with the inclusion of the measures described above and/or removed from the mitigation requirements of the Project.

Mitigation Measure 4.2.2.b (13)

The applicant will comply with the SJVAPCD Rule 9510-Indirect Source Review prior to obtaining a Building Permit for any building or structure located on the Project Site. The applicant shall include proof of such compliance with the SJVAPCD ISR and effectively entered into a VERA with each Building Permit Application to the City. a) The City expects that the SJVAPCD will institute additional Project Types for the expenditure of ISR / VERA funds collected in the City of Hanford that will directly benefit the air quality improvements in the City including the following project types:

1. Funding of clean air public transportation vehicles or adding to the fleet of clean air public transit vehicles that will serve the project.
2. Providing viable and meaningful incentives to the public for the replacement of personal

vehicles that do not meet current clean air standards (alternative fuel or electric).

3. Improved bicycle and pedestrian facilities near the project.
4. Or other project types acceptable to the City of Hanford.

The roundabout is consistent with item 4 above as an "other" project type acceptable to the City of Hanford and serves to fulfill the mitigation measure. No VERA should be required.

The analysis prepared to assess project emissions using Project specific modeling assumptions and mitigation measures is attached.

Sincerely,

David M. Mitchell

David M. Mitchell, Air Quality Services Manager

First Carbon Solutions

7265 N. First Street, Suite 101
Fresno, CA 93720

Attachment: Air Impact Assessment for Hanford Marketplace Shopping Center



April 13, 2015

Ms. Darlene Mata, Community Development Director
City of Hanford
31-321 North Douty Street
Hanford, CA 93230

Re: Air Impact Assessment for Hanford Market Place Shopping Center, Hanford, California.

Dear Ms. Mata:

FirstCarbon Solutions prepared the attached Air Impact Assessment of the Hanford Market Place Shopping Center on Lacey Boulevard and west of State Route 43 in the City of Hanford in Kings County, California.

The project includes on-site measures and factors related to the projects location in an existing community listed below:

- Pedestrian Infrastructure – The project includes sidewalks on both sides of the street.
- Outside Electrical Outlets - As required by California Building Code, electrical outlets will be provided on the exterior of the buildings. The amount of electrical equipment that will be used is unknown. Therefore, the default 3 percent electrical equipment was used in emissions modeling.
- Local Serving Retail –The project includes local serving retail.
- Destination Accessibility – The project is 2.33 miles away from downtown Hanford.
- Costco Clean Delivery Truck Fleet - 2011 and newer vehicles

FCS prepared an emissions estimate using CalEEMod. In addition to the mitigation measures above, the following assumptions were input into the model:

- A fleet mix specifically for the Hanford Marketplace Project was used instead of the CalEEMod default fleet mix. The fleet mix was derived from truck trip survey data for a similar project.
- Truck trip rates and trip lengths specifically for the Costco portion of the project.
- Trip lengths specifically for the Costco and other portion of the center.

Additionally, FCS prepared an estimate for the emission reductions that would be achieved through the construction of a roundabout at the intersection of Highway 43 and Lacey Boulevard. Roundabouts achieve reductions by smoothing vehicle flow through the intersection, reducing idling, and increasing average speed.

The detailed CalEEMod printouts and supporting documentation are attached.

If you have any questions or concerns regarding this analysis please call me at 559.246.3732, or via email at dmitchell@fcs-intl.com.

North America | Europe | Australia | Asia
www.FirstCarbonSolutions.com



Page 2

Sincerely,

David M. Mitchell

David M. Mitchell
Senior Air Quality Scientist

FirstCarbon Solutions
7265 North First Street, Suite 101
Fresno, CA 93720

Attachment: Hanford Marketplace Revised Air Impact Assessment



Source: ESRI Imagery.

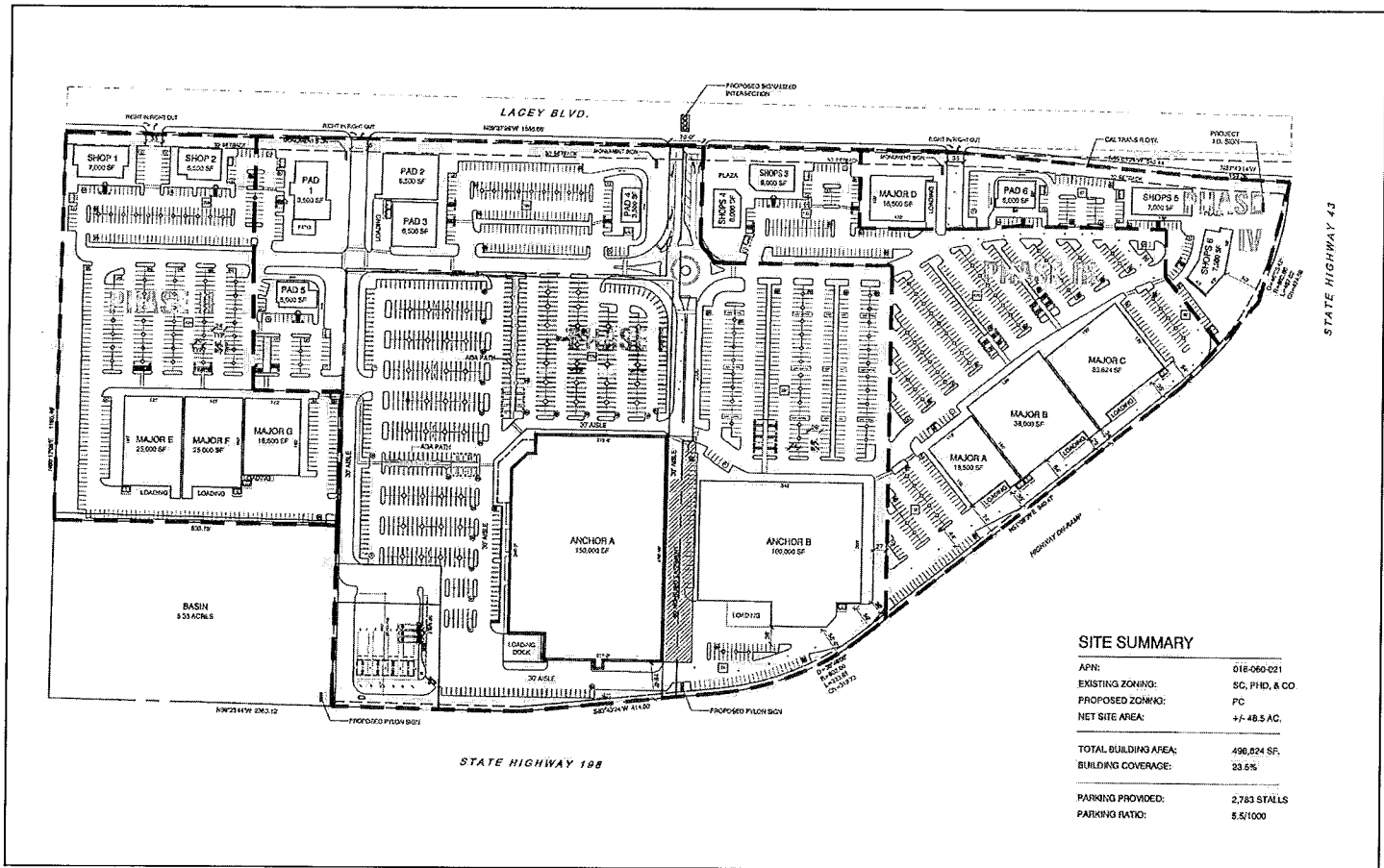


FirstCarbon
SOLUTIONS



2,000 1,000 0 2,000
Feet

Exhibit 1 Local Vicinity Map Aerial Base



Memorandum

Date: March 6, 2015

To: San Joaquin Valley Air Pollution Control District
Attn: Patia Siong

From: Dave Mitchell

Subject: **Hanford Marketplace Trip Length Analysis**

FCS prepared a trip length analysis for the proposed Costco Hanford Marketplace and a separate trip length analysis for the remainder of the shopping center which is anticipated to provide services and shopping which would have local competition within Hanford. As discussed in the CalEEMod User's Guide, and supported by the SJVAPCD, project-specific data should be used to refine the base model assumptions when such information is available. The purpose of this analysis is to calculate a project-specific trip length for customer trips based on population distribution within the project's market and services area. The methodology and results are presented below. The analysis results in a weighted average trip length of 16.83 miles.

Methodology:

1. Determine Approximate Market Area.

The Hanford Marketplace Costco is proposed for a site located on the northwest corner of Highway 198 and Highway 43. BAE Urban Economics in their Retail Market Assessment Memorandum dated October 26, 2012 determined the Trade Area for the proposed marketplace location. As discussed within the memorandum, the boundaries for the Trade Area were defined in conjunction with Valley Planning Consultants staff, which have taken into account for information from the Kings County Economic Development Corporation (Kings EDC), and additionally from interviews with area retail real estate brokers. As shown in included graphic and within the Retail Market Assessment Memorandum, The Trade Area's boundaries are defined by the Diablo Mountains to the west; the boundary of Kings County comprises of the northern and southern boundaries; and the area's eastern boundary runs adjacent to Highway 99 including only those communities for which the marketplace is more accessible in reference to travel time in comparison with similar retail destinations. Costco has a unique market draw due to its membership retail model and product mix. The nearest Costco stores are in Fresno and Visalia. Those locations provide a closer choice for residents half way or less from the Hanford store. The remainder of the shopping center is expected to include a mix of retail and services common to many shopping centers. The City of Hanford has a large concentration of retail on West Lacey with a broad assortment of retailers and services that will compete with the Hanford Marketplace center. Locations of competing retail were mapped to define the market area to the west of the site. Tulare, Visalia, and Selma provide competing retail to the east of the project and define the eastern boundary of the market area for the other retail in the shopping center.

2. Overlay Market Area on Geographic Population Data

The 2013 Census Block population data was used for geographic distribution of population within the market area. See attached exhibits for the approximate market area.

3. Calculate Population Distribution within Market Area

March 6, 2015
Page 2

Two-mile buffer zones were created in GIS, and were clipped to the market area. It was assumed that within each census block, the known population would be equally distributed over the census block's area. For census blocks in two or more buffer zones, the percentage of census block within each buffer area was used to allocate the population to the buffer zones. Therefore, the population of a census block with 60 percent of its area within one buffer zone, and 40 percent within another, would be allocated as 60/40. See attached exhibit for the market area buffers. See the attached spreadsheets for the results section for the population allocation.

4. Calculate the Weighted Average Trip Length

The population allocation per buffer zone was used to calculate a weighted average distance. The population of each buffer zone, represented as percent of total population, was multiplied against the trip length distance for that buffer zone. The analysis also applies a gravitational factor to estimate the effects of distance on the attraction of the center. As distance increases, potential shoppers are less likely to travel to the center or to make fewer trips than shoppers that live close to the center. The gravitational factor used in the analysis is Riley's Law of Retail Gravitation that is based on the following formula:

Retail Gravitation	
$R_i = \frac{P_i}{D_i^2}$	$R_a = P_a / D_{ab}$
Where: ▪ R_i = Retail gravitation of place i ▪ P_i = population of place i ▪ D_j = distance to place i	Where: R_a = Retail gravitation of City A upon City B P_a = Population of City A D_{ab} = Distance to City A from City B

Source: http://www.csun.edu/~sg4002/courses/340/340_lab_gravity_model.html

See the attached spreadsheet for the results of the calculations. The analysis indicates that the weighted trip distance for Costco is 4.93 miles. The weighted trip length for the other uses in the shopping center is x miles.

If you have any questions or concerns regarding this application, please call me at 559.246.3732 or email dmitchell@fcs-intl.com. FCS will expedite any request for additional information or clarification and is available to meet at any time to quickly resolve issues if they arise.

Trip Length Analysis Costco Portion of Hanford Marketplace

Buffer Ring (in miles)	Population within Circle Area	Population within Buffer Ring	Retail Gravitation (population/distance squared)	Percent of Total Population	Weighted Distance
2.0	6,898	6,898	1,725	31.35%	0.53
4.0	51,116	44,218	2,764	50.24%	2.01
6.0	64,536	13,420	373	6.78%	0.41
8.0	66,616	4,980	64	1.16%	0.09
10.0	83,123	14,507	145	2.64%	0.26
12.0	106,720	23,597	164	2.96%	0.36
14.0	119,224	12,504	64	1.16%	0.16
16.0	139,246	20,022	78	1.42%	0.23
18.0	154,684	15,438	48	0.87%	0.16
20.0	170,299	15,615	39	0.71%	0.14
22.0	172,048	1,749	4	0.07%	0.01
24.0	172,549	501	1	0.02%	0.00
26.0	172,987	438	1	0.01%	0.00
28.0	173,245	258	0	0.01%	0.00
30.0	181,892	8,747	10	0.01%	0.00
32.0	183,681	1,689	2	0.03%	0.05
34.0	184,212	531	0	0.01%	0.00
36.0	184,438	226	0	0.00%	0.00
38.0	183,815	9,377	6	0.12%	0.04
40.0	206,166	12,351	8	0.14%	0.06
42.0	206,396	230	0	0.00%	0.00
44.0	214,308	7,912	4	0.07%	0.03
46.0	219,880	5,572	3	0.05%	0.02
48.0	220,097	217	0	0.00%	0.00
50.0	220,108	11	0	0.00%	0.00
52.0	220,108	0	0	0.00%	0.00
Total Population		220,108	5,501	100.00%	4.69
Double Check		220,108			
220,108					

Gravitation factor is from Reilly's Law of Retail Attraction, CSU Northridge lecture presentation.

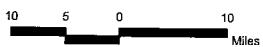
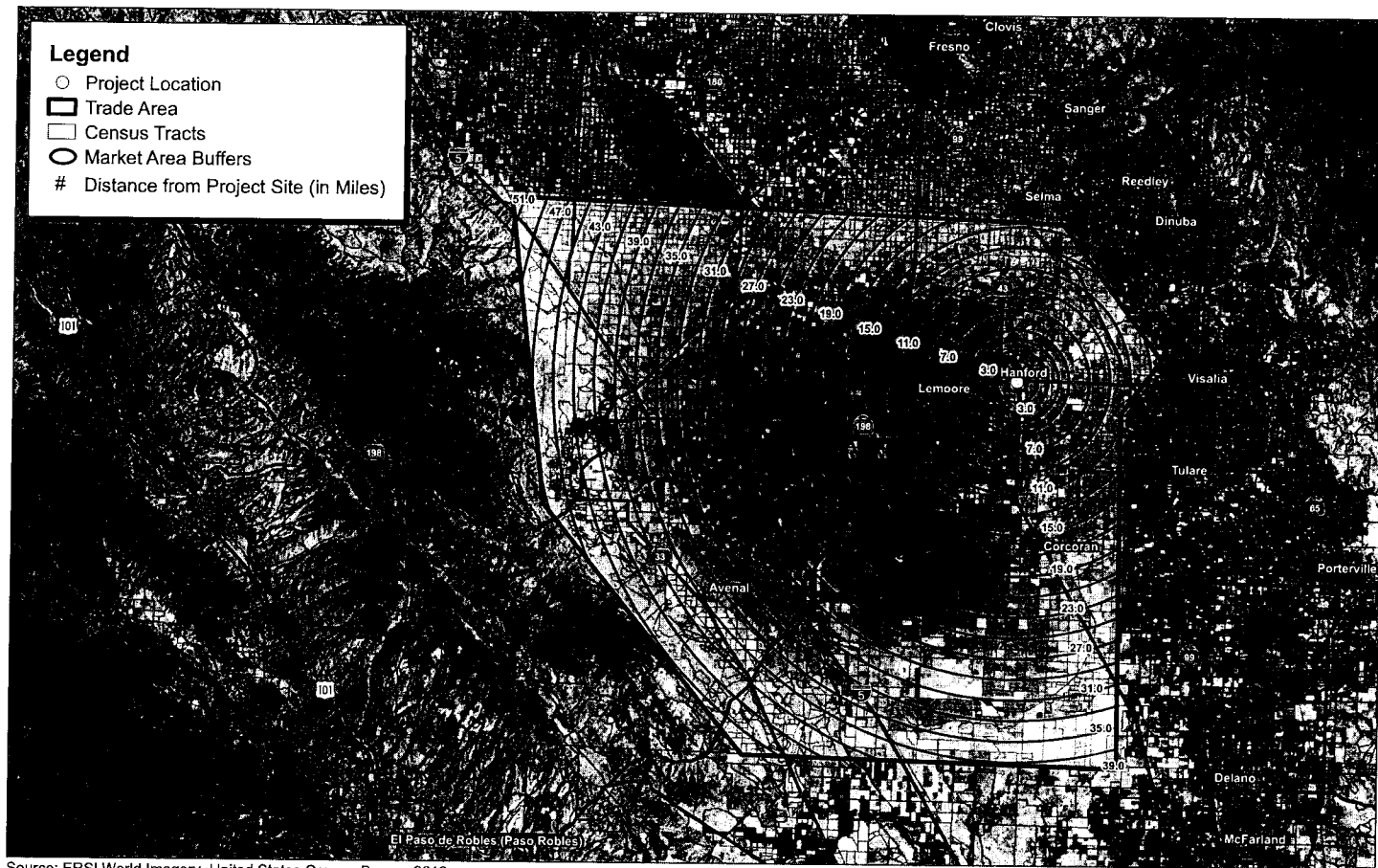
http://www.csun.edu/~sg4002/courses/340/340_lab_gravity_model.html

Reilly's Law of Retail Gravitation

Another more common formula used by retail geographers is Reilly's law of retail gravitation. It also can help retailers and advertisers determine the *trade area* of their city or their particular business.

Retail Gravitation

$R_i = \frac{P_i}{D_i^2}$	$R_a = \frac{P_a}{D_a^2}$
Where:	Where:
R _i = Retail gravitation of place i	R _a = Retail gravitation of City A upon City B
P _i = population of place i	P _a = Population of City A
D _i = distance to place i	D _{ab} = Distance to City A from City B



Trade Area Population for the Hanford Marketplace

4593.0001 • 12/2014 | working_populations.mxd

HANFORD MARKETPLACE PROJECT
TRIP ANALYSIS MEMO

Trip Length Analysis Other Retail Portion of Shopping Center

Buffer Ring (in miles)	Population within Circle Area	Population within Buffer Ring	Retail Gravitation (population/distance squared)	Percent of Total Population	Weighted Distance
1.0	664	664	664	23.27%	0.23
2.0	6,009	5,345	1336	46.82%	0.94
3.0	12,006	5,997	666	23.35%	0.70
4.0	13,026	1,020	64	2.23%	0.09
5.0	13,357	331	13	0.46%	0.02
6.0	13,582	225	6	0.22%	0.01
7.0	13,909	327	7	0.23%	0.02
8.0	14,190	281	4	0.15%	0.01
9.0	14,626	436	5	0.19%	0.02
10.0	14,721	95	1	0.03%	0.00
11.0	14,690	169	1	0.05%	0.01
12.0	14,922	32	0	0.01%	0.00
13.0	14,998	76	0	0.02%	0.00
14.0	15,182	184	1	0.03%	0.00
15.0	15,729	547	2	0.09%	0.01
16.0	22,577	5,948	27	0.95%	0.15
17.0	28,848	6,171	21	0.75%	0.13
18.0	29,145	297	1	0.03%	0.01
19.0	34,451	5,306	15	0.51%	0.10
20.0	41,280	6,829	17	0.60%	0.12
Total Population Double Check 41,280		41,280	2,854	99.99%	2.57

Gravitation factor is from Reilly's Law of Retail Attraction, CSU Northridge lecture presentation.

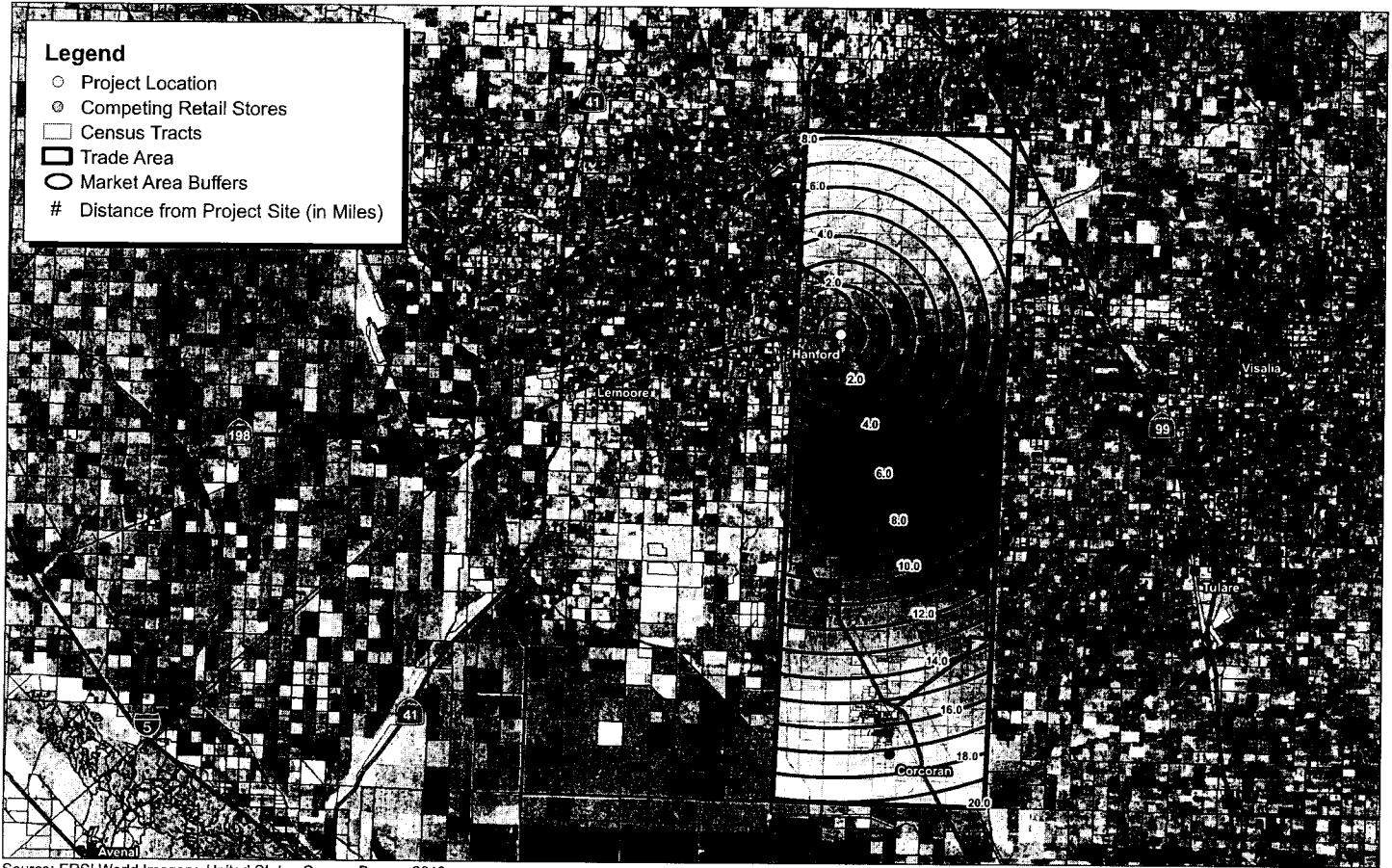
http://www.csun.edu/~sg4002/courses/340/340_lab_gravity_model.html

Reilly's Law of Retail Gravitation

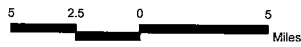
Another more common formula used by retail geographers is Reilly's law of retail gravitation. It also can help retailers and advertisers determine the *trade area* of their city or their particular business.

Retail Gravitation

$R_i = \frac{P_i}{D_i^2}$	$R_a = \frac{P_a}{D_{ab}}$
Where: R _i = Retail gravitation of place <i>i</i> P _i = population of place <i>i</i> D _i = distance to place <i>i</i>	Where: R _a = Retail gravitation of City A upon City B P _a = Population of City A D _{ab} = Distance to City A from City B



Source: ERSI World Imagery, United States Census Bureau 2013.



Adjusted Trade Area Population for the Hanford Marketplace

b2e urban economics

FINAL MEMORANDUM

To: Thomas Skinner, Valley Planning Consultants
From: Matt Kowta, Principal
Nina Bennett, Associate
Date: October 26, 2012
Re: Retail Market Assessment for the Highway 43/198 Commercial Center Project

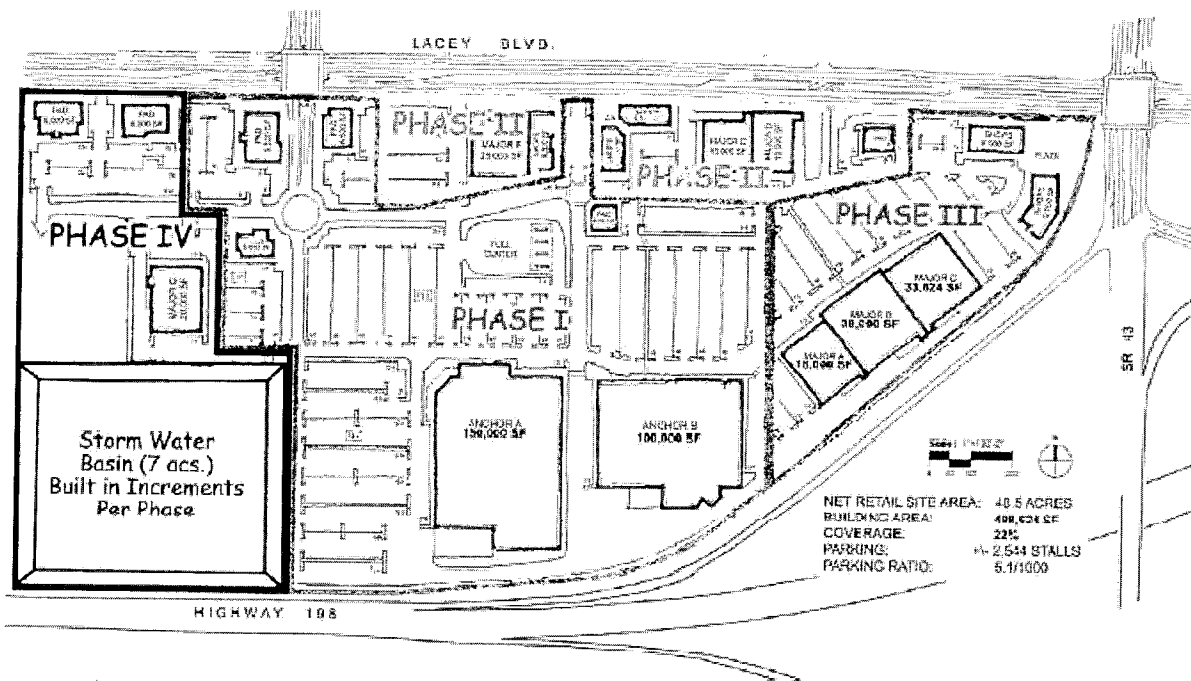
This memorandum evaluates the potential market support for an approximately 50-acre retail development proposed for the southwest corner of Lacey Boulevard and State Route 43, near the State Route 198/State Route 43 interchange, in Hanford CA. The proposed project would also include about eight acres for multifamily residential development, which is not evaluated in this study.

Project Description

The project site consists of a total of approximately 58 acres, currently in agricultural use. The site is located on the eastern edge of the City of Hanford, at the northwest corner of the intersection of Highways 198 and 43. As proposed, the project would be a Planned Unit Development, including a shopping center with 498,624 square feet of commercial space and up to 200 apartment units. The commercial buildings will consist of two anchors, one of which is assumed to be a 130,000 to 150,000 square foot national discount club, seven mid-box retail tenants ranging in size from 15,000 to 25,000 square feet, and several shops/pads to accommodate smaller retailers, fast food, and sit-down restaurants. The proposed site composition and phasing plan is summarized in Figure 1, below. Though market demand will ultimately determine the timing of the phases, the applicant anticipates that the proposed project may take ten years to build-out.

Figure 1: Proposed Project Phasing Plan and Site Plan

Phase I		Phase II		Phase III		Phase IV	
Land Use	Square Feet	Land Use	Square Feet	Land Use	Square Feet	Land Use	Square Feet
Anchor A	130,000 to 150,000	Major F	25,000	Major A	18,000	Major G	20,000
Anchor B	Maximum 100,000	Major E	15,000	Major B	38,000	Pad	8,000
Pad	6,500	Major D	15,000	Major C	33,624	Pad	8,000
Pad	5,000	Shops	5,500	Shops	9,000	Apts.	(200) maximum
Pad	9,500	Shops	6,000	Shops	8,000	Subtotal	36,000
Pad	4,000	Shops	9,500	Subtotal	106,624		
Fuel Center		Pad	5,000				
Subtotal	275,000	Subtotal	81,000			Max.Total	498,624



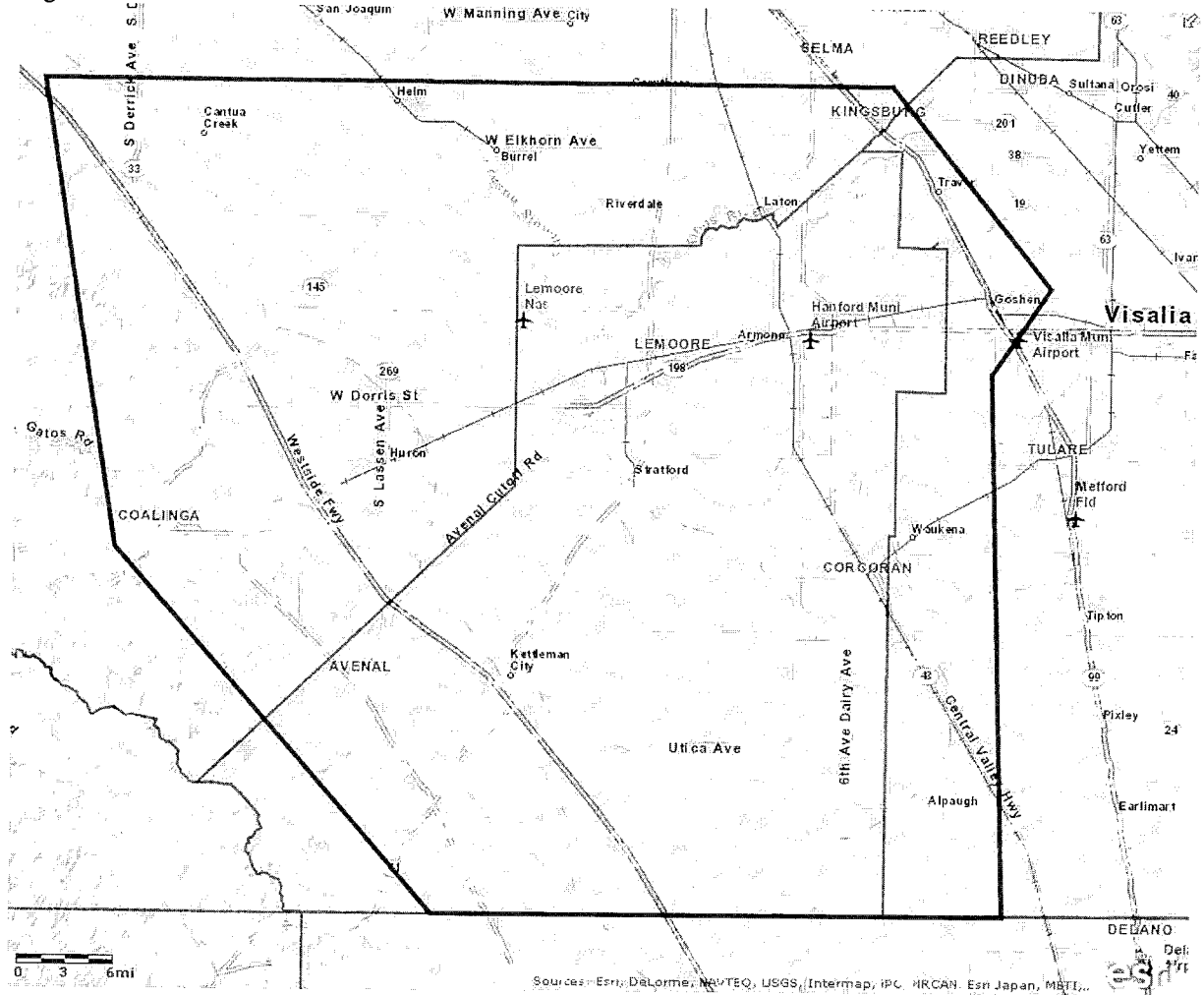
Trade Area Definition and Overview

Boundary Definition

The trade area is the geographic vicinity from which the proposed project can be expected to draw the majority of its customers. For a retail center, the trade area is largely determined by the drawing power of the center's anchor tenants, which in this case will be big-box destination retail tenants. Figure 2 depicts the boundaries of the Trade Area from which the Highway 43/198 Commercial Center project can expect to draw retail market demand. These boundaries were defined in conjunction with Valley Planning Consultants staff, taking into account input from the Kings County Economic Development Corporation (Kings EDC) and interviews with area retail real estate brokers. The Trade Area's western boundary is defined by the base of the Diablo Mountains; its north and south boundaries coincide with the northern and southern boundaries of Kings County; and its eastern boundary skirts State Route 99. Because the Cities of Tulare, Visalia, and Fresno include regional shopping center offerings, the Trade Area's eastern boundary includes only those communities for which the Highway 43/198 intersection is likely to be more accessible in terms of total travel time relative to comparable retail destinations in Tulare, Visalia,

or Fresno. As a result, the Trade Area includes the City of Kingsburg and the community of Goshen but not the City of Selma.

Figure 2: Trade Area



Demographic and Economic Overview

The Trade Area encompasses approximately 2,775 square miles. This large area is due to the predominantly rural area surrounding Hanford and the relative lack of other shopping options within the area. Claritas, Inc., a private demographic data vendor, estimates that approximately 255,000 people live in 68,500 households within the Trade Area. The area demographics are skewed somewhat, due to the presence of several large correctional facilities within the area. For example, the California Department of Corrections operates three facilities in Kings County and, as of 2010, the U.S. Census Bureau reported that approximately 12.5 percent of the Kings County population was living in institutionalized group quarters. As summarized in Table 1, the average household size for persons not living in group quarters, is 3.31 persons and over 50 percent of households include children under the age of 18. The population is relatively young, with a median age of 31.6. This demographic profile indicates that retail ventures targeting large families and young families might be particularly successful.

Since 2000, a slight shift has occurred in the composition of local households. The number of households that consist of individuals who are not related to each other (such as roommates and non-married couples), and single persons living alone grew from almost 12,000 in 2000 to 14,500 in 2012. At present, these “non-family” households account for 20 percent of the Trade Area’s total households.

Approximately 54 percent of the Trade Area’s households own the home in which they reside, a relatively low number for rural and suburban settings. Between 2000 and 2012, the number of households who rent grew by 22 percent, outpacing both the number of households who own their home (13 percent growth) and the total population growth (17 percent). The strong presence of renters is likely related to the Naval Air Station in Lemoore, as the base provides a sizable quantity of housing to service members, and many of its employees are present on temporary assignments. As a result, there may be weaker demand for household goods and building materials and home improvement stores in the Trade Area compared to communities with higher proportions of owner-occupied housing.

Table 1: Trade Area Population and Household Characteristics

	2000	2012 (a)	Annual Average Change 2000-2012	2017 (a)	Annual Average Change 2012-2017
Population	218,923	255,094	1.3%	262,032	0.5%
Group Quarters Population (b)	26,936	28,522	0.5%	28,601	0.1%
Households	58,437	68,445	1.3%	70,462	0.6%
Avg. Household Size	3.29	3.31		3.31	
Housing Units	62,102	73,217	1.4%	75,359	0.6%
Household Type					
Non-Families	11,998	14,525	1.6%	14,881	0.5%
Family	46,439	53,920	1.3%	55,581	0.6%
Households with Children Under 18	30,102	34,857	1.2%	35,834	0.6%
% of Total Households	51.5%	50.9%		50.9%	
Median Age (years)	29.8	31.6		32.4	
Household Tenure					
Renter	25,666	31,432	1.7%	32,298	0.5%
% of Total Households	43.9%	45.9%		45.8%	
Owner	32,771	37,014	1.0%	38,164	0.6%
% of Total Households	56.1%	54.1%		54.2%	

Notes:

(a) Claritas provides estimates for 2000 and 2012, as well as projections for 2017.

(b) Includes prison inmates. Group Quarters Population are not included in Household counts.

Sources: Claritas, 2012; BAE, 2012.

As noted in Table 2, the median income for households in the Trade Area is \$44,800 annually. Approximately 75 percent of local households have incomes of less than \$75,000 per year, and 26 percent have incomes of less than \$25,000 per year. The unemployment rate is currently 12.3 percent, a slight drop from a 13.5 percent unemployment rate in 2000. Approximately 5,000 residents work for the armed forces. Given the income profile of Trade Area residents, stores with practical and affordable merchandise lines will likely be a better fit than those that specialize in premium goods.

Table 2: Trade Area Select Economic Characteristics

Annual Household Income	2000		2012		2017	
	Number	%	Number	%	Number	%
Less than \$14,999	10,262	17.6%	8,932	13.0%	8,809	12.5%
\$15,000 to \$24,999	9,887	16.9%	9,410	13.7%	9,283	13.2%
\$25,000 to \$34,999	8,975	15.4%	8,872	13.0%	9,006	12.8%
\$35,000 to \$49,999	10,374	17.8%	10,689	15.6%	10,871	15.4%
\$50,000 to \$74,999	10,269	17.6%	13,242	19.3%	13,400	19.0%
\$75,000 to \$99,999	4,551	7.8%	6,431	9.4%	7,019	10.0%
\$100,000 to \$149,999	2,691	4.6%	7,131	10.4%	7,684	10.9%
\$150,000 and above	1,443	2.5%	3,740	5.5%	4,390	6.2%
Total Households	58,437	100.0%	68,445	100.0%	70,462	100.0%
Median Household Income	\$35,147		\$44,836		\$46,222	
Employment for Pop 16+yrs		%		%		%
Employed - Civilian	69,777	82.5%	90,054	83.1%	93,149	83.1%
Employed - Armed Forces	3,415	4.0%	4,967	4.6%	5,076	4.5%
Unemployed	11,400	13.5%	13,388	12.3%	13,866	12.4%
Total Labor Force	84,592	100.0%	108,409	100.0%	112,091	100.0%

Sources: Claritas, Inc, 2012; BAE, 2012

Current Balance of Retail Supply and Demand

Taxable Sales

According to the State Board of Equalization, \$1.04 billion dollars in taxable sales took place in the Trade Area in 2010.¹ Of this, over 60 percent of the taxable sales took place in the City of Hanford and another 13 percent occurred in the City of Lemoore. As noted in Table 3, General Merchandise stores accounted \$136 million dollars, or 13 percent of all taxable transactions, followed by Food Services and Drinking Places (\$122 million), Motor Vehicles and Parts (\$121 million), and Other Retail (\$120 million). Relatively few sales occurred in Home Furnishings and Appliance stores (\$14 million), Clothing and Clothing Accessory stores (\$47 million), or Building and Garden Equipment (\$60 million). The City of Hanford accounted for a disproportionate quantity of sales in all comparison shopping categories (Home Furnishings, Building & Garden Supplies, Clothing, and General Merchandise), implying the City has solid standing as a comparison shopping destination within the Trade Area. Any future retail development which locates in a regionally-accessible location within the City of Hanford would likely benefit from these existing regional shopping patterns upon opening.

¹ Note that this figure does not include tax exempt sales (such as groceries and prescription medicine), nor does it include any taxable transactions that took place in the parts of the Trade Area that are unincorporated.

Table 3: Taxable Sales, 2010 (\$1,000s)

	Hanford		Lemoore		Kingsburg		Other Cities in the Trade Area (a)		Total Incorporated Trade Area		
	Permits	Taxable Transactions	Permits	Taxable Transactions	Permits	Taxable Transactions	Permits	Taxable Transactions	Permits	Taxable Transactions	%
Retail and Food Services											
Motor Vehicle & Parts Dealers	46	87,526	13	8,126	8	3,103	32	22,351	99	121,106	11.6%
Home Furnishings & Appliance	42	12,796	7	1,209	10	778	11	0	70	14,783	1.4%
Bldg. Maint, Garden Equip, Supplies	21	55,517	7	2,941	3	0	13	1,667	44	60,125	5.8%
Food & Beverage Stores	40	38,950	19	13,602	9	7,628	46	29,345	114	89,525	8.6%
Gasoline Stations	17	56,253	9	27,481	6	17,115	12	11,333	44	112,182	10.8%
Clothing & Clothing Accessories	98	45,353	17	842	8	0	28	1,252	151	47,447	4.6%
General Merchandise Stores	19	135,884	3	0	2	0	11	391	35	136,275	13.1%
Food Services & Drinking Places	142	71,947	44	19,182	38	13,627	78	17,419	302	122,175	11.7%
Other Retail	341	48,080	65	22,407	60	16,315	85	33,837	551	120,639	11.6%
Total	766	552,307	184	95,790	144	58,565	316	117,597	1,410	824,259	79.2%
All Other Outlets	314	89,168	84	41,302	79	21,098	152	64,496	629	216,064	20.8%
Total All Outlets	1,080	641,474	268	137,092	223	79,663	468	182,093	2,039	1,040,322	100%

Notes:

Columns may not sum to equal totals due to rounding.

Taxable transactions represent sales subject to local sales tax. Tax exempt sales (food for off-premises consumption, prescription medicines, etc.) are not included in this table. Sales totals for some classes of retail businesses may not be shown in this table because their publication would result in the disclosure of confidential information. These totals are included in the "Other Retail Stores" category.

(a) Other incorporated cities in the Trade Area: Avenal, Coalinga, Corcoran, and Huron.

Source: CA Board of Equalization, Research & Statistics Section, September 2012; BAE, 2012.

Table 4: Currently Leasing Retail Properties, September 2012 (1/5)

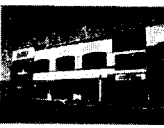
Name/Address Year Built	Total Size (rsf) Space for Lease (rsf) Vacancy Rate	Min Divisible Max Contiguous	Lease Terms	Details
HANFORD				
	The Gables 729 Lacey Blvd Built 1985 Unit 5: 700 SF Unit 3: 680 SF Unit 6A: 560 SF 25% vacant	560 SF 2,500 SF	Modified Gross	Strip center anchored by Pizza Hut. Spaces can be combined. Specializes in smaller retail spaces. Across the street from Hanford Towne Center.
	Northwood Plaza 2425-2483 N 10th Built 2004 Suite 10: 1,070 SF Suite 11: 1,720 SF Suite 7: 1,850 SF Suite 9: 1,250 SF 23% vacant	1,070 SF 3,100 SF	NNN plus CAM: \$0.32/sqft	Neighborhood Shopping Center anchored by Chevron Mini Mart, Me N Ed's Pizza and 14 total tenants. Also for sale. Suitable for bicycle shop, florist, gift shop, health & nutrition, craft, framing, video store. Located in residential northwest Hanford.
	Centennial Plaza 1750 W Lacey Built 1991 Suite 1802: 3,000 SF Suite 1822: 2,100 SF Suite 1826: 2,280 SF Suite 1830: 1,100 SF Suite 1846: 1,200 SF Suite 1848: 1,520 SF Suite 1862: 1,200 SF Suite 1842: 15,980 SF Suite 1750: 125,999 SF 58% vacant	1,100 SF 15,980 SF		Anchor space available, formerly a Wal Mart. Shares intersection with Hanford Mall. Current tenants include: Pep Boys, Dollar Tree, FoodsCo, City has agreed that no discretionary approvals are necessary to redevelop anchor space. Ancor space also for sale for \$3.35 million, or \$26.62/SF. Former tenants include Wal-Mart, Jo-Ann Fabrics, Subway, and Taco Bell.
	FAST Plaza 312 W. 7th Street Built 2009 Floor 1: 8,410 SF Suite 2: 12,440 SF 41% vacant	8,410 SF 12,440 SF	NNN	Downtown location. Ground floor retail or office, upper s tory office. A local credit union occupies half of the ground floor. TI = \$40/sqft. Newly constructed.

Table 4: Currently Leasing Retail Properties, September 2012 (2/5)

Name/Address Year Built	Total Size (rsf) Space for Lease (rsf) Vacancy Rate	Min Divisible Max Contiguous	Lease Terms	Details
HANFORD				
	The Marketplace 284 N. 12th Ave 509,993 SF 10,469 SF Suite 9: 3,019 SF Suite 11: 1,200 SF Suite 20: 1,600 SF Suite 22: 1,500 SF Suite 30: 2,150 SF Suite 33: 1,000 SF 2% vacant	1,000 SF 2,1250 SF	NNN	Major tenants include Target, Michaels, Lowe's, Marshall's, and Old Navy. In addition to the leasable space, two spaces near the Lowe's are waiting for tenants before starting construction. 8,000 sqft and 16,000 sqft. Prior Tenants include a board shop, cingular wireless, floors to go, urban chic, and McDonalds.
	Hanford Mall 1675 W. Lacey Blvd Built 1993 489,177 SF 28,871 SF Suite H8: 817 SF Suite H6: 3,149 SF Suite B5A: 2,680 SF Suite G10: 2,500 SF Suite C2: 2,500 SF Suite C5: 1,845 SF Suite F9: 3,473 SF Suite F4: 1,175 SF Suite F1: 4,232 SF Suite D4: 2,959 Suite D6: 1,990 SF Suite VC02: 723 SF Suite VC04: 708 SF Suite 3501: 120 SF 6% vacant	120 SF 4,232 SF	NNN	Tenants include Sears, Kohl's, JC Penney, Forever 21, and Cinemark Movies. Site is 33.71 acres with 2,179 parking spaces and 70 stores. One story only.
	240 N Irwin St Built 1970 4,970 SF 4,970 SF 100% vacant		NNN	Freestanding corner building in downtown Hanford. Appropriate for general office uses or another financial institution. Previous tenant was a credit union. Also for sale for \$550,000 (\$110/sqft), or lease with option to purchase.

Table 4: Currently Leasing Retail Properties, September 2012 (3/5)

Name/Address Year Built	Total Size (rsf) Space for Lease (rsf) Vacancy Rate	Min Divisible Max Contiguous	Lease Terms	Details
HANFORD				
	Fargo Crossing 2539 N. 11th St 50,000 SF 10,500 SF Space 1: 1,500 SF Space 2: 4,000 SF Space 3: 5,000 SF 21% vacant	1,500 SF 5,000 SF	NNN	Neighborhood shopping center anchored by CVS in northwest Hanford.
	Hanford Towne Center NWC 11th & Lacey Built 1987 223,035 SF 35,262 SF 16% vacant			Sublease on anchor space. Adjacent to downtown Hanford. Other tenants include Staples, 99c Only Store, Orchard Supply Hardware. Previously a 99c Only Store.
LEMOORE				
	The Oddfellows Bldg 246 Heinlen Built 1904 140,000 SF 3,500 SF 3% vacant			Located in Downtown Lemoore. Special: 3mo free rent and TI. allowance for qualified tenants. Previously a pharmacy.
	Gateway Plaza 1104-1290 Lemoore Ave 102,745 SF 54,499 SF Space 1108: 1,250 SF Space 1114: 1,050 SF Space 1164: 15,000 SF Space 1180: 1,750 SF Space 1202: 1,075 SF Space 1204: 1,264 SF Space 1216: 1,750 SF Space 1238: 1,050 SF Space 1242: 1,750 SF Space 1260: 1,750 SF Space 1172: 1,750 SF Space 1160: 23,700 SF Space 1270: 1,360 SF 53% vacant	1,050 SF 23,700 SF		Anchor, Junior Anchor, and inline spaces available. Located near intersection of Lemoore Ave and Hanford-Armona Rd in north Lemoore. A 16,500 SF Family Dollar store recently opened. Other tenants include a health club and several restaurants.

Table 4: Currently Leasing Retail Properties, September 2012 (4/5)

Name/Address Year Built	Total Size (rsf) Space for Lease (rsf) Vacancy Rate	Min Divisible Max Contiguous	Lease Terms	Details
LEMOORE				
 1356 W Iona Built 1988	15,060 SF 15,060 SF 100% vacant		NNN 5yr term sublease	2+ acre paved perimeter and 1.5 acre vacant lot for future expansion. Highway Commercial Zoning, in Enterprise Tax Benefit Zone.
KETTLEMAN CITY				
 33225 Hubert Way	4,000 SF 4,000 SF 100% vacant		NNN	Ideal tenant: restaurant. Located at intersection of I-5 and Hwy 41, amidst other highway commercial
27675 Bernard Dr. Built 1988	3,332 SF 3,332 SF 100% vacant		NNN	Zoned for Highway Commercial Standalone built off the I-5 and Hwy 41 intersection. Includes drive-through.
COALINGA				
 625 E. Elm Street Built 1966	11,340 SF 11,340 SF 100% vacant		for sale	Asking price: \$44/sqft. 100 surface spaces available.
 285 N 5th St Built 1985	10,277 SF 10,277 SF 100% vacant		for sale	Located in Downtown Coalinga. Asking price: \$58.38/sqft
 171 West Elm Ave Built 1990	3,381 SF 3,381 SF 100% vacant		for sale	Located in downtown Coalinga. Asking price: \$60.63/sqft
 125 E. Polk St	8,230 SF 8,230 SF 100% vacant	1,200 SF 8,230 SF		Retail bldg pad located adjacent to existing SaveMart Supermarket and across the street from Big K-Mart and Walgreens.

Table 4: Currently Leasing Retail Properties, September 2012 (5/5)

Name/Address Year Built	Total Size (rsf) Space for Lease (rsf) Vacancy Rate	Min Divisible Max Contiguous	Lease Terms	Details
COALINGA				
	Coalinga Shopping Center 51 W Polk St 87,120 SF 7,700 SF Space 1: 2,700 SF Space 2: 5,000 SF 9% vacant	2,700 SF 5,000 SF	NNN	Major tenants include Rite-Aid, Sav-A-Lot, Dollar Tree, Big 5 Sporting Goods, Starbucks, and Perkos.
KINGSBURG				
	1700 Draper St Built 2009 8,000 SF 6,000 SF 75% vacant	1,000 SF 6,000 SF	Modified Gross	Anchored by Valero gas and minimart. Ideal tenant: sandwich shop. Downtown location.

Source: Respective Owners, Property Managers, BAE, 2012

Competitive Retail Nodes

BAE performed a windshield survey to identify the existing major competing retail nodes within the Trade Area, and to note vacant retail properties and buildings listed for sale or lease. Subsequently, BAE conducted real estate broker and developer interviews to obtain property information for each listing and more broadly to discern the existing retail market's potential to compete with the proposed project for a share for future market demand. Table 4 summarizes BAE's findings regarding currently leasing properties, with notes on tenant mixes, locational attributes, and other competitive factors. In general, commercial lease rates in Hanford are similar to other rural and suburban areas within the San Joaquin Valley.

Though the Trade Area covers seven incorporated cities and over two thousand square miles, there are a limited number of retail nodes comparable to the proposed project in terms of size and market orientation, none of which include a 130,000 to 150,000 square foot national discount club which could compete with the prospective Highway 43/198 project anchor. The City of Hanford, which is both a County seat and the largest population base in the Trade Area, serves as the region's destination retail hub. The eastern edge of the city includes the 12th & Lacey Planned Commercial area, which is easily accessible to Highway 198 travelers and offers the majority of the Trade Area's comparison shopping stores. Major anchors include Target, Walmart Supercenter, Lowe's, Home Depot, and the Hanford Mall's JC Penney, Forever 21, and Big 5 Sporting Goods. According to Kings EDC, the Hanford Mall is one of the top 20 Kings County taxpayers, accounting for \$443,737 in taxes in 2011-2012. This retail node is largely built out with only two vacant lots remaining, both of which are being actively marketed to prospective built-to-suit tenants. Vacancy rates are low, despite the struggling national economy. BAE identified only 193,700 square feet of vacant space, 80 percent of which was located in the struggling Centennial Plaza shopping center, which is located on the northern edge of the area, the furthest from the highway, and is missing an anchor tenant. According to area brokers, the 12th & Lacey retail hub attracts destination shoppers from throughout the Trade Area, and complete build out is expected in the near to mid-term depending on the economic recovery.

In addition to the regional retail hub at 12th and Lacey in Hanford, there are several community shopping centers located in the Trade Area's larger cities, including the Hanford Town Center in central Hanford, the Hanford Armona Road/Lemoore Avenue retail node in north Lemoore, the retail node at the Sierra Street exit from Highway 99 in Kingsburg, and the retail node near the Polk Street/Highway 198 intersection in Coalinga. These centers are generally older than the 12th & Lacey commercial buildings, and are commonly anchored by a discount grocery store or a discount general merchandise store, such as Save-Mart and K-mart, respectively. Other typical tenants include 99 Cents Only stores, Dollar Stores, fast food, and pharmacies. These shopping centers provide for the regular convenience retail needs of local residents and nearby small residential communities, but do not draw shoppers from other parts of the Trade Area. Vacancy rates are higher and asking rents are lower than at the 12th & Lacey retail node, but the relative lack of alternative neighborhood retail in the Trade Area has allowed these centers to remain relatively vibrant despite the centers' age and the weaker economy. These community centers are unlikely to compete with the proposed Highway 198/Highway 43 center in terms of comparison retail. It is possible, however, that Hanford residents' everyday neighborhood retail needs are currently being met by the retail options in central and northern Hanford, and that the more isolated Highway 198/Highway 43 location is unlikely to capture convenience shoppers until planned residential developments on the

eastern edge of the City are built out. For this reason, the center's ability to secure a destination anchor tenant is paramount to the center's viability.

Lastly, the cities of Hanford, Lemoore, Kingsburg, and Coalinga include historic downtown districts, with pedestrian friendly environments, small-scale retail, and on street parking. Some of these downtowns are vibrant public gathering spaces, with independent bookstores, locally-owned restaurants, banks, and service-oriented offices. Downtown Coalinga is struggling more than the other four downtown districts, with less foot traffic, a larger number of vacancies, and a greater number of retail spaces occupied by office tenants. Given the small size of the available tenant spaces and the overall layout, these downtown districts are unlikely to compete with the proposed Highway 198/Highway 43 shopping center for national retail tenants.

Overall, BAE located approximately 400,450 square feet of existing retail space for lease within the Trade Area. At 9.3 percent, the Kings/Tulare County vacancy rate is among the lowest in the Central Valley, where the average vacancy is 10.3 percent according to Terranomics' *Shopping Centers Report, Central Valley, Second Quarter 2012*. The same market study indicates that Central Valley power and regional centers experience an even lower vacancy rate of 8.7 percent. Overall, these vacancy rates are within the range considered indicative of a retail real estate market where there is a fairly healthy balance of supply and demand. Many areas that experienced rapid retail development during the boom leading up to the recession in 2008 have suffered with vacancy rates close to 20 percent. Thus, the current situation in the larger market area is indicative of a fairly stable market that will be able to support new retail construction relatively soon after the economic recovery fully takes hold.

Retail Leakage

Table 5 offers an analysis of retail sales leakage in the Trade Area to help identify market opportunities. Leakage occurs when sales in Trade Area establishments are below the sales that would be expected, given the local resident demand potential, and indicates opportunities to attract new businesses to capture some of the unmet demand. Note that Table 5 does not reflect retail leakage for the entire Trade Area – due to the limited geographic units for which Claritas, Inc. makes its data available, Table 5 does not include the City of Kingsburg or the community of Goshen, but does include rural areas north and south of the Trade Area boundaries defined previously. Appendix 1 includes a map of the area used to compute the leakage data.

According to Claritas, Inc., the Trade Area has a current retail leakage of approximately \$311 million dollars, much of which occurs in comparison shopping categories. Indeed, the Trade Area has the potential to capture an additional \$184 million in motor vehicle and parts sales; \$42 million in clothing and clothing accessories; \$25 million in furniture and home furnishings; \$21 million in electronics and appliances, \$26 million in sporting goods, hobby, and bookstores, and \$12 million in General Merchandise sales. Assuming that sales productivity in quality new commercial space will average \$400 in annual sales per square foot, which is in line with BAE's experience for strong-performing neighborhood and community shopping centers, and setting aside the auto dealership category (since the Hanford General Plan does not allow for auto dealerships in Planned Commercial shopping centers), the existing leakage in comparison shopping categories could support about 330,000 square feet of new retail space. In addition, a number of specialty goods categories fall within the "All Other Retail" category,

which shows an estimated \$162 million leakage at present. A significant portion of the leakage in this category could also provide market support for the proposed project.

Table 5: Trade Area Retail Leakage Analysis

Selected Retail Categories	2012 Consumer Expenditures	2012 Retail Sales	Opportunity Gap/ Surplus (a)	Estimated Supportable Sq. Ft. (b)
Motor Vehicle and Parts Dealers	\$344,511,824	\$159,605,020	\$184,906,804	-
Furniture and Home Furnishings	\$36,598,716	\$11,521,986	\$25,076,730	62,692
Electronics and Appliance Stores	\$43,704,656	\$22,638,529	\$21,066,127	52,665
Building Material, Garden Equip	\$161,196,586	\$162,303,553	(\$1,106,967)	-
Grocery Stores	\$274,214,763	\$346,088,034	(\$71,873,271)	-
Other Food and Beverage Stores	\$25,248,217	\$19,200,404	\$6,047,813	15,120
Health and Personal Care Stores	\$106,533,247	\$114,933,232	(\$8,399,985)	-
Gasoline Stations	\$199,064,007	\$363,162,205	(\$164,098,198)	-
Clothing and Clothing Accessories	\$101,965,389	\$59,400,620	\$42,564,769	106,412
Sporting Goods, Hobby, Book stores	\$40,839,692	\$14,839,590	\$26,000,102	65,000
General Merchandise stores	\$286,626,634	\$274,713,802	\$11,912,832	29,782
Foodservice and Drinking Places	\$215,213,739	\$137,784,951	\$77,428,788	193,572
All Other Retail	\$198,191,928	\$36,399,345	\$161,792,583	404,481
TOTAL RETAIL SALES	\$2,033,909,398	\$1,722,591,271	\$311,318,127	929,724
Estimated Supportable Square Feet of Service Establishments (d)				164,069
Total Supportable Square Feet of Commercial Space				1,093,793

Notes:

(a) A positive number means that there existing consumer expenditures that might be capturable by new stores within the study area. A negative number means that existing stores already capture sales that exceed expected study area expenditures.

(b) Maximum square feet of new store space supportable if all of estimated gap is captured. It will not always be practical to capture 100% of gap in all categories. Note that an average of \$400 in average sales per square foot is assumed for new stores. Note also that the estimated supportable motor vehicle dealership square footage is not included, since the Hanford General Plan excludes this use from its Planned Commercial shopping centers.

(d) Assumes that sales in services establishments may support approximately 15% of the total supportable commercial square footage.

Sources: Claritas, Inc; BAE, 2012

At present, the Trade Area experiences a small surplus in several convenience shopping categories, indicating that there is likely relatively little potential for sales growth in excess of population growth unless market demand from travelers and other non-Trade Area residents can be captured. Table 5 indicates that there is a \$71 million surplus in Grocery sales, \$8.3 million surplus in pharmacies and other health stores, and \$1.1 million surplus in building material and garden equipment sales. However, a destination retail shopping center could likely capture some of the \$77 million in retail leakage for restaurants and other eating places. Additionally, demand for convenience retail at the Highway 198/43 location may increase as the planned residential developments on the eastern side of Hanford are built out.

It is worth noting that the Claritas, Inc. retail leakage report analyzes only broad categories of goods, and does not pinpoint the potential demand for certain store formats, such as the discount club tenant planned for the proposed shopping center. Given the range of goods sold within stores of this type, the proposed

anchor tenant would likely capture consumer demand from across a wide range of shopping categories. This would include a large fraction of the \$11.9 million in existing General Merchandise retail leakage, as well as retail leakages associated with the other comparison shopping categories, as well as certain sales from the “All Other Retail” category.

Future Balance of Retail Supply and Demand

In order to evaluate the potential balance of retail supply and demand in the future, BAE also considered population growth projections from a variety of forecasting sources as well as information about other planned and proposed competitive retail developments.

Growth Projections

According to Claritas, Inc., the demographic and economic profile of Trade Area residents is not likely to change significantly in the short term. Table 1 indicates that growth is likely to be limited to 7,000 persons and 2,100 housing units over the next five years. Over that time period, both the unemployment rate and the Trade Area’s median income are projected to remain at roughly current levels.

Table 6 depicts various long-term demographic projections for Kings County, since the public forecasting sources used do not release projections on a sub-county level. According to these projections, Kings County is expected to grow by approximately 56,500 people and 26,500 housing units between 2010 and 2030. According to the Kings County Association of Governments, the local economy is projected to grow by 25,700 net new jobs over the same time period, with 4,000 new jobs in retail.

The real per capita income is expected to increase by an annual average of 1.0 percent, indicating that local residents’ disposable income is not likely to change significantly over the next twenty years. However, taxable sales are projected to increase by an annual average of 5.6 percent, which could indicate that Kings County may become a more significant retail destination within the Central Valley. Another explanation could be that over the next twenty years Kings County residents are expected to spend an increasing proportion of their income locally, as new retail establishments help to reduce the retail leakage and eliminate local residents’ need to travel to Visalia, Tulare or Fresno for their retail needs.

Planned and Proposed Projects

In order to better understand short term retail development trends across the Trade Area and the potential for new retail centers proposed in other parts of the Trade Area to capture a portion of unmet retail demand, BAE interviewed planning or economic development staff employed in all seven Trade Area cities, as well as staff employed by Fresno County, Kings County, and the Kings County Economic Development Corporation (Kings EDC). Based on these conversations, it appears that the commercial real estate market is beginning to recover from the recent national economic downturn, albeit slowly. Smaller communities within the Trade Area are unlikely to have any proposed new commercial projects in the planning pipeline. The planning activity that does exist is small scale, such as a beauty store expansion in Armona, the establishment of a mobile fruit stand in Kettleman City, or the establishment of a 400-square foot deli in Armona. More significant commercial projects include new Family Dollar stores currently under construction in Corcoran and Avenal, a recently constructed Riley’s Autopark in Kingsburg, a Dollar General store currently undergoing plan review in Corcoran, and a proposed firearms dealership outside of Hanford. These retail projects are relatively small-scale and community-oriented,

and will not compete with a large-scale destination shopping center.

Some staff noted the existence of projects that are currently in the preliminary planning stages, but for which no documentation has been formally submitted. These include a community shopping center in west Lemoore that is expected to be anchored by a Wal-Mart, a 140,000 square foot shopping center across the street from the Hanford Mall, a 9,000 square foot building in downtown Lemoore, and an 8,000 square foot retail building adjacent to a Save-Mart in Coalinga. In several cases, developers are waiting to secure tenants before beginning construction. The expected shopping centers in west Lemoore and west Hanford may both capture some of the shoppers who might otherwise have frequented a shopping center at the Highway 43/198 intersection. The Lemoore center will likely capture some of that city's retail leakage and will be more accessible to individuals traveling along north/south along Highway 41 or east along Highway 198. The west Hanford center will benefit from the regional shopping hub around the Hanford Mall. However, it should be noted that both centers are smaller than the proposed Highway 43/198 shopping center and neither enjoys good accessibility to the eastern part of the Trade Area. Ultimately, the tenant composition of the proposed Highway 43/198 center will play a significant role in determining the center's attractiveness as a regional shopping destination. Given the prevalence of general merchandise anchors (Wal-Mart, K-mart, etc.) in existing and proposed Hanford and Lemoore shopping centers, the anchors in the Highway 43/198 center would need to occupy a different niche in order to successfully draw shoppers from throughout the region.

Land Use and Zoning Considerations

At present, the site of the proposed shopping center is zoned for Service Commercial (SC) and Planned Highway Development (PHD), though it is currently used for cotton production. The City of Hanford considers the site an infill parcel, as it is surrounded by land developed to an urban scale on three sides, with the fourth side being Highway 198. Indeed, east of the site are a service station with a mini-mart and an agricultural sales yard; to the north are industrial land uses and an animal shelter; to the west are single-family residential uses in an older subdivision. By changing the existing land use from agricultural to commercial uses, the proposed shopping center would be bringing the site's use into alignment with the Hanford General Plan.

The developer proposes changing the site's zoning to Planned Commercial (PC) Development. The PC zone is meant for unified shopping center complexes, with several major anchor tenants and supporting uses. By contrast, the Planned Highway Development (PHD) zone restricts businesses to highway-oriented services; no major retail sales are allowed within the zone. In other words, the construction of a regional-serving shopping center at the intersection of Highway 198 and Highway 43 would require the change in zoning.

There are two Planned Commercial locations in the City: one at 12th and Lacey Boulevard near the Hanford Mall on the City's western edge; and the other at Highway 43 and Grangeville Road, north of the project site. The Planned Commercial designation at 12th and Lacey is almost built out with several smaller parcels remaining undeveloped. As noted previously, the 12th and Lacey retail hub is currently healthy, attracting comparison-shoppers from throughout the region. A new shopping center at Highway 43/198 is unlikely to threaten the economic viability of the 12th and Lacey retail node. The proposed project is also unlikely to encroach on the downtown Hanford market, as the city's General Plan has

sought to protect the downtown by specifically excluding financial uses, furniture stores, theaters, auto dealerships, professional offices and professional service uses, commercial offices and commercial service uses from Planned Commercial sites.²

However, it is possible that rezoning the proposed Highway 43/198 site to PC would pre-empt the Grangeville Road/Highway 43 site as a Planned Commercial center. First, the intersection of Highway 43 and Highway 198 is potentially a stronger location for a regional shopping center, because it is more visible and immediately accessible to east-west travelers along Highway 198 and connected to the City of Hanford via Lacey Boulevard, a main traffic corridor. The Grangeville/43 site is currently isolated from the rest of Hanford's urban fabric, surrounded by agricultural land uses and with no available infrastructure. Major infrastructure development and extensions would be necessary to develop the location as well as the planned residential and other urban development on the east side of the city. Once the planned residential development on the east side of the City is built out, the Grangeville/43 location might be appropriate for neighborhood-serving retail uses; however, it is too far from the Highway 43/198 site to create a joint regional commercial hub. There is unlikely to be sufficient market support for two independent region-serving shopping centers along Hanford's eastern edge.

Conclusion

The existing retail environment and projected future conditions indicate that there is market support for a new destination retail shopping center within the Trade Area. The leakage analysis indicates that there is currently over \$126 million in unmet demand for identified comparison shopping goods categories (excluding motor vehicle and parts dealers). Opportunities exist in clothing and clothing accessories; furniture and home furnishings; electronics and appliances, general merchandise, hobby stores, and niches within the "All Other Retail" grouping. Further, demand across all categories can be expected to grow in the coming years as the trade area population increases. Based on current demographic and economic trends, stores that target young families and households with practical and affordable merchandise lines are likely to be particularly attractive. Within this context, a discount club store in the first phase of the project is likely to be a good fit for the Trade Area market, and other ancillary retail tenants will naturally be attracted to the site in order to take advantage of the shopper traffic that the anchor tenants will draw. Full buildout of the proposed retail project will most likely depend upon realization of the projected future growth of the trade area population; thus, the phased project approach is appropriate, and flexibility with regard to timing of construction for later phases of the project will be important.

The proposed site is a strong location for a destination shopping center. The site is easily accessible and highly visible to Highway 198 and Highway 43, the two main traffic corridors which bring travelers to Hanford. Taxable sales data indicate that the City of Hanford already has solid standing as a comparison shopping destination within the Trade Area, a shopping pattern which will benefit future retail developments. Though the 12th & Lacey retail node on the city's western edge is already well established and relatively healthy, distributing some of the city's retail to the east side may be beneficial from a traffic congestion standpoint. In addition, the Highway 43/198 site would be well positioned to serve future residential neighborhoods planned for Hanford's eastern side.

² See Land Use Policy 10.1.2

The existing and planned retail nodes within the Trade Area do not represent undue competition for the proposed retail center. The 12th & Lacey area is relatively built out and enjoys strong occupancy rates, with only one vacant anchor space and two vacant commercial parcels of land. Other retail nodes within Hanford are positioned as neighborhood or community centers, and are not likely to be directly competitive with a destination center. Outside of Hanford, there appears to be very little in the way of retail centers, existing or proposed, that will compete with the proposed project for destination retail customers.

Although the undeveloped Highway 43/Grangeville retail site might also compete for some of the same tenants that the proposed project would target, its location as a destination retail center is much weaker, due to being located to the north of the major east-west corridor that would bring shoppers from outside of Hanford to the city to shop. If the City decides to move forward with the proposed project, the City could consider re-designating the Highway 43/Grangeville site for neighborhood and community retail development, which would eventually serve residential uses on the City's east side.

Memorandum

Date: March 6, 2015

To: San Joaquin Valley Air Pollution Control District
Attn: Patia Siong

From: Dave Mitchell

Subject: **Costco Clean Truck Fleet Methodology**

Costco operates a fleet of about 73 heavy-duty diesel trucks that service this region from its Distribution Depot in Tracy. Costco operates a modern fleet with all vehicles 4 years old and newer (2011 model year and later). The trucks are all equipped with selected catalytic reduction (SCR) exhaust after-treatment that results in very low oxides of nitrogen (NOx) and PM10 emissions compared to the statewide average. The Costco Tracy depot diesel-fueled heavy-heavy duty truck fleet is a clean fleet, complying with California and U.S. Environmental Protection Agency 2010 heavy-duty compression ignition standards of:

- 0.20 grams NOx/brake horsepower-hour (reduced 95% from the 1998 standard of 4.0 grams NOx/horsepower-hour), and
- 0.01 grams PM/brake horsepower-hour (reduced 90% from 1998 and 2004 standards of 0.01 grams PM/horsepower-hour).
- These trucks use DEF (diesel exhaust fluid), a reductant required for proper operation of SCR systems.

Methodology:

1. Fleet Emission Estimates

Per SJVAPCD guidance, FCS used CalEEMod emission model with default emission factors to generate unmitigated baseline emissions for the Costco fleet. The model run year used was 2015 to match the project operation year. Since all of Costco's trucks meet the 2011 and later emission standards, gram per mile emission factors were assumed to be the same for all trucks in the fleet in the analysis. ARB's Methods to Find Cost-Effectiveness of Funding Air Quality Projects released in May 2013 includes emission factor tables that were used to obtain clean fleet emission factors for NOx and PM10. Table 5-D of the document provides emission factors of 1.27 g/mile for NOx and 0.03 g/mile for PM10 for vehicles 2010 and later. These emission factors were used to calculate the mitigated emissions from the Costco Fleet with CalEEMod. All other modeling assumptions from the unmitigated baseline run remain unchanged.

2. Costco Fleet and Other Vendor Fleet Estimates

Costco provided a breakdown of truck deliveries that was used to determine the average daily truck trips for the Costco fleet and the fleets operated by the various vendors. Costco expects 18 weekly deliveries from the Costco Depot and 28 weekly deliveries direct from the vendors. All Costco Depot trips were assumed to have a trip length of 164 miles. Approximately half of the direct deliveries (14) will be made by medium heavy duty trucks by services such as Fedex and UPS. These trucks operate on a delivery route and are included in the operational modeling run. The other Direct trips are made by heavy-heavy duty trucks operated by suppliers for items such as produce, beverages, bread, etc and are expected to serve central Valley Costco stores in Visalia, Fresno, and Clovis. The weighted average trip length for the vendor trips with an average of four stops is 8.125 miles. A

March 6, 2015

Page 2

separate CalEEMod run was prepared for the direct from vendor trips. A breakdown of the trips and trip length estimates is attached to this report.

3. Calculate Project Truck Emissions

The modeling results for the Costco Depot trucks, the vendor trucks and the package delivery trucks are added to the other Costco emissions to determine the unmitigated baseline and mitigated emissions for entry into the Fee Estimator Spreadsheet.

If you have any questions or concerns regarding this application, please call me at 559.246.3732 or email dmitchell@fcs-intl.com. FCS will expedite any request for additional information or clarification and is available to meet at any time to quickly resolve issues if they arise.

Table 5-C
Medium Heavy-Duty Vehicles
Emission Factors for Mileage Based Calculations (g/mile)^(a)

Model Year	Diesel ^(b)		
	NOx	ROG ^(c)	PM2.5
Pre-1987	14.52	0.75	0.64
1987-1990	14.31	0.59	0.69
1991-1993	10.70	0.26	0.38
1994-1997	10.51	0.20	0.21
1998-2002	10.33	0.20	0.23
2003-2006	6.84	0.13	0.14
2007-2009	4.01	0.11	0.02
2007-2009 (0.5 g/bhp-hr NOx or Cleaner) ^(d)	1.73 ^(d)	0.10 ^(d)	0.02 ^(d)
2010+	0.74	0.09	0.02

Table 5-D
Heavy Heavy-Duty Vehicles
Emission Factors for Mileage Based Calculations (g/mile)^(a)

Model Year	Diesel ^(b)		
	NOx	ROG ^(c)	PM2.5
Pre-1987	21.37	1.09	1.15
1987-1990	21.07	0.86	1.25
1991-1993	18.24	0.56	0.52
1994-1997	17.92	0.42	0.34
1998-2002	89	0.43	0.37
2003-2006	11.64	0.27	0.23
2007-2009	6.62	0.23	0.03
2007-2009 (0.5 g/bhp-hr NOx or Cleaner)	2.88 ^(d)	0.20 ^(d)	0.03 ^(d)
2010+	1.27	0.19	0.03

a - EMFAC 2011 Zero-Mile Based Emission Factors.

b - Emission factors incorporate the ultra low-sulfur diesel fuel correction factors listed in Table D-26 of the Moyer guidelines.

c - ROG = HC * 1.26639.

d - These values are interpolated between 1.2 g/bhp-hr NOx standard for 2007-2009 model years and 0.2 g/bhp-hr NOx standard for 2010+ model years.

Hanford Costco Truck Trip Rates

	Depot	Direct	Total
Weekly Deliveries	18	28	46
Average Day	2.57142857	4.00	6.57
Two Way Trips/Day	5.14285714	8	13.1428571

	Size x1,000 sf	Trips/1,000 SF
CalEEMod Trip Rate (Costco Depot)	150	0.03428571

	Length (Mi)
Depot Trip Length	164

Direct Trips Assumptions

		Deliveries/Week	Trips/Week	Trips/day
Fedex/UPS Step Vans	MHD	14.00	28.00	4.00
Vendor Box Trucks	HHD	14.00	28.00	4.00

Fedex/UPS are on a local delivery route that is addressed in the customer CalEEMod run
Vendor Box Trucks are run separately to account for the longer trip length on their routes.

Direct Trip Rate for CalEEMod

	Size x1,000 sf	Trips/1,000 SF
Vendor Trips	150	0.02666667

Direct Vendor Trip Length Estimate

Trip Source	Percent	Distance (Miles)	Weighted Distance (miles)
Visalia	25	18	4.5
Fresno	50	35	17.5
Clovis	25	42	10.5
Average Trip Distance			32.5
Weighted Trip Distance (average 4 stops/trip)			8.125
Direct Trip Length		8.125	

Direct from supplier trips are from local and regional suppliers for items like produce, beverages, bread
Estimated source percentages provided by Costco
Truck delivery rates provided by Costco

Revised Mitigation Measures

To Be Included in Adopted Mitigation, Monitoring and Reporting Program

Highway 43/198 Commercial Center Project Mitigation Implementation and Monitoring Program

Mitigation No.	Mitigation Measure	Party Responsible for Implementation	Party Responsible for Monitoring / Reporting	Monitoring & Reporting Schedule	Date & Signature of Party Responsible for Verification of Compliance
4.10.2.b (1)	East Lacey Boulevard and SR 43 intersection shall be relocated to the north of its current location to provide adequate storage distance between East Lacey Boulevard and the SR 198 westbound ramps. The intersection shall be a roundabout consisting of a single lane with free bypass lanes on all approaches, with the exception that the northbound approach includes two lanes, the inside lane of which is left-turn/U-turn only. This improvement shall be completed within 24 months of opening day for Phase I. Plan lines and amendments to existing plans will be developed as required to accommodate the realignment of East Lacey Boulevard. Note on Mitigation: The mitigation is required on opening day of Phase I of the Proposed Project and improvement shall be completed within 24 months of opening day for Phase I requiring the Proposed Project to be 100% responsible for the construction of the relocated intersection (including the lane connection from the existing East Lacey Blvd. alignment to the relocated intersection between the Proposed Project and the intersection). Construction of the intersection will include improvements to SR 43 between the SR 198 ramps and the relocated intersection meeting Caltrans specifications. The Proposed Project shall be responsible for payment of the updated City of Hanford Traffic Impact Fee at the time of construction of each building in the full build-out of the Proposed Project. The City updated the Traffic Impact Fee Program at the time the City Council approved the Proposed Project. This mitigation measure does not eliminate the possibility that the opening day of the Proposed Project may occur prior to the completion of the relocated intersection at East Lacey Blvd. and SR 43. <u>If the City allows a Certificate of Occupancy for any Project related use prior to the completion of the required intersection improvements at East Lacey Blvd. and SR 43, the statement of overriding considerations previously adopted by the City Council will apply as the impact would be significant and unavoidable.</u>	Project Applicant, Developer and / or Successors in-Interest.	Hanford Community Development Dept. and Public Works Department shall verify prior to opening day of Phase I of the Proposed Project and improvement shall be completed within 24 months of opening day for Phase I.	Verify prior to issuance of applicable building permit. Progress report prior to occupancy of first building. Progress report at 24 months.	

Highway 43/198 Commercial Center Project Mitigation Implementation and Monitoring Program					
Mitigation No.	Mitigation Measure	Party Responsible for Implementation	Party Responsible for Monitoring / Reporting	Monitoring & Reporting Schedule	Date & Signature of Party Responsible for Verification of Compliance
4.2.2.b (13)	The applicant shall comply with the SJVAPCD Rule 9510-Indirect Source Review prior to obtaining a Building Permit for any building or structure located on the Proposed Project Site. The applicant shall include proof of such compliance with the SJVAPCD ISR with each Building Permit Application to the City. a) The City expects that the SJVAPCD will institute additional Project Types for the expenditure of ISR funds collected in the City of Hanford that will directly benefit the air quality improvements in the City including the following project types: 1. Funding of clean air public transportation vehicles or adding to the fleet of clean air public transit vehicles that will serve the project. 2. Providing viable and meaningful incentives to the public for the replacement of personal vehicles that do not meet current clean air standards (alternative fuel or electric). 3. Improved bicycle and pedestrian facilities near the proposed project. 4. Or other project types acceptable to the City of Hanford.	Project Applicant, Developer and / or Successors	Hanford Community Development Department requires mitigation measure 4.2.2.b(13) to be part of the Project Design Guidelines document.	Prior to issuance of building permits, a Project Design Guideline document shall be drafted and made available to parties responsible to development of the Project.	



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. G.

SUBJECT:

Public Works: Approve a Notice of Completion for the Hidden Valley Park Pedestrian Bridge Replacement Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

RECOMMENDATION:

That the City Council, by motion, approve a Notice of Completion for the Hidden Valley Park Pedestrian Bridge Replacement Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

BACKGROUND:

On April 15, 2014, Council authorized Public Works to purchase a pre-fabricated weathered steel bridge from Excel Bridge Manufacturing Company for \$74,175.00.

On January 6, 2015, Council awarded the Hidden Valley Park Pedestrian Bridge Replacement Project to Agee Construction Corporation, of Clovis, CA, for \$94,365.00. The Project, which consisted of pouring abutments, placing the City-purchased steel bridge, and constructing hardscape on site, was completed on May 13, 2015.

There was one change order, CCO#1, which included a balance of quantities for site sidewalk and for decomposed granite surfacing. The total increase for CCO#1 was \$1,501.00.

FISCAL IMPACT:

The FY 13/14 Capital Improvement Budget provided \$165,000 for construction, including contingencies, and Accumulated Capital Outlay Reserves provided \$12,940 for construction, including contingencies; a funding total of \$177,940. The total cost to complete the Project was \$170,041.00. Attached for council review is a Final Project Construction and Finance Summary.

ATTACHMENTS:

Description

- ❑ NOC and Finance Summary - HVP Bridge

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 – Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Hidden Valley Park, near the intersection of 11th Avenue and Cortner Street in Hanford, CA.
2. The Improvement is particularly described as: Hidden Valley Park Pedestrian Bridge Replacement Project.
3. The date of completion of the work of Improvement: May 13, 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: Agee Construction Corporation of Clovis, CA.
7. The surety for the work of Improvement: Liberty Mutual Insurance Company.
8. Accepted by minute action of the City Council of the City of Hanford on: June 16, 2015

I certify under penalty of perjury that the foregoing is true and correct. Dated this 16th day of June, 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

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Hidden Valley Park Pedestrian Bridge Replacement Project

CONTRACTOR: Agee Construction Corporation
P.O. Box 629
Clovis, CA 93613

CONTRACT DATES:	Bid Date	December 18, 2014
	Council Award	January 6, 2015
	Contractor Started Work	February 23, 2015
	Contract Time of Completion	May 24, 2015
	Contractor Completed Work	May 13, 2015

CONTRACT CHANGE ORDERS:

Contract Change Order No. 1:

The balance of quantities for the 4" concrete sidewalk portion of the work came in 47 square feet over the bid quantity, and the 4" decomposed granite surface portion of the work came in 35 square feet over the bid quantity. Because of these adjustments, a total of \$1,501.00 was assessed to the contract for the balance of quantities.

For a total fee of \$1,501.00

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 13/14 Capital Improvement Program Budget	\$ 165,000.00
Accumulated Capital Outlay Reserves	\$ 12,940.00
Total Budget Funding	<u>\$ 177,940.00</u>

CONSTRUCTION COSTS

Contract – Total Bid Award	\$ 94,365.00
Purchase of Steel Bridge by City of Hanford	\$ 74,175.00
CCO#1	\$ 1,501.00
Total Construction Cost	<u>\$ 170,041.00</u>
Fund Balance	<u>\$ 7,899.00</u>



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. H.

SUBJECT:

Public Works: Approve a Notice of Completion for the Fargo Avenue / Fitzgerald Lane Left Turn Lane Installation Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

RECOMMENDATION:

That the Council, by motion, approve a Notice of Completion for the Fargo Avenue / Fitzgerald Lane Left Turn Lane Installation Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

BACKGROUND:

On December 2, 2014, Council awarded the Fargo Avenue /Fitzgerald Lane Left Turn Lane Installation Project to R.J. Berry Jr., Inc., of Selma, CA, for \$65,250.00. The Project, which consisted of widening Fargo Avenue near Fitzgerald Lane to allow for a left turn pocket from Fargo to Fitzgerald, was completed on April 30, 2015.

There was one change order, CCO#1, which included a balance of quantities for Class II base rock and for Type "B" asphalt concrete. The total increase for CCO#1 was \$5,361.00.

FISCAL IMPACT:

The FY 11/12 Capital Improvement Budget provided \$134,200.00 for construction, including contingencies. The total cost to complete the Project was \$70,611.00. Attached for council review is a Final Project Construction and Finance Summary.

ATTACHMENTS:

Description

- ▣ NOC and Finance Summary - Fargo-Fitzgerald

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Fargo Avenue and Fitzgerald Lane, Hanford, CA.
2. The Improvement is particularly described as: Fargo Avenue Left-Hand Turn Pocket Installation Project.
3. The date of completion of the work of Improvement: April 30, 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: R.J. Berry Jr., Inc. of Selma, CA.
7. The surety for the work of Improvement: The Ohio Casualty Insurance Company.
8. Accepted by minute action of the City Council of the City of Hanford on: June 16, 2015.

I certify under penalty of perjury that the foregoing is true and correct. Dated this 16th day of June, 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

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Fargo Avenue Left-Hand Turn Pocket Installation

CONTRACTOR: R.J. Berry Jr., Inc.
2020 High Street, Suite B
Selma, CA 93662

CONTRACT DATES:	Bid Date	November 13, 2014
	Council Award	December 2, 2014
	Contractor Started Work	April 6, 2015
	Contract Time of Completion	May 6, 2015
	Contractor Completed Work	April 30, 2015

CONTRACT CHANGE ORDERS:

Contract Change Order No. 1:

The balance of quantities for the 4-1/2" Asphalt Concrete, Type "B" portion of the work came in 15.74 tons over the bid quantity, and the 9" Class II Base Rock portion of the work came in 75 tons over the bid quantity. Because of these adjustments, a total of \$5,361.00 was assessed to the contract for the balance of quantities.

For a total fee of \$5,361.00

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 11/12 Capital Improvement Program Budget	\$ 134,200.00
Total Budget Funding	<u>\$ 134,200.00</u>

CONSTRUCTION COSTS

Contract – Total Bid Award	\$ 65,250.00
CCO#1	\$ 5,361.00
Total Construction Cost	<u>\$ 70,611.00</u>
Fund Balance	<u>\$ 63,589.00</u>



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5.1.

SUBJECT:

Police: Approval of the purchase of the property at 422 N. Douty Street in the amount of \$420,000.00 and of the lease agreement for the same property.

RECOMMENDATION:

That the City council by motion approve the purchase of the property located at 422 North Douty street, Hanford, California (APN 010-234-020) in the amount of Four Hundred Twenty Thousand and No/100 Dollars (\$420,000.00).

That the City Council by motion approve the lease agreement for office space at 422 North Douty Street, Hanford, California with Anne Fadenrecht, Successor Trustee of Daniel M. Fadenrecht and Betty Fedenrecht Trust of 12/15/1963.

BACKGROUND:

The Hanford Police Department has identified property that is necessary in order for it to continue to grow. The property is located at 422 North Douty Street (APN 010-234-020) and is essential to this effort. By obtaining this property we will be able to add additional office and parking space to supplement our current facilities. After obtaining appraisals on the property and negotiating with the current property owner, a fair market value price was settled on in the amount of \$420,000.00.

As part of the purchase agreement the City of Hanford will have to finish out the leases of the existing tenant/businesses which will complete no later than July 31, 2016. This is necessary in order for the current tenant/businesses to find new locations.

The agreement also contains an agreement to lease, rent free one office space to the current owner/trustee Anne Fadenrecht until January 1, 2016. Anne Fadenrecht will be responsible for her own utilities. The City used their standard lease agreement for this contract.

FISCAL IMPACT:

The City will need to allocate \$420,000.00 from police impact fees to pay for the purchase of the building. The City will receive revenue from current tenants until their leases are complete or until July 31, 2016 when they are required to find new accommodations. The City will also be responsible for the maintenance and upkeep on this new building.

ATTACHMENTS:

Description

- ☐ Lease Agreement
- ☐ Lease Addendum
- ☐ Purchase & Sale Agreement

LEASE AGREEMENT

This Lease Agreement ("Lease") is made effective on the ____ day of _____, 2015 ("**Effective Date**") by and between the CITY OF HANFORD, a municipal corporation ("**Landlord**"), and ANNE FADENRECHT, Successor Trustee of the Daniel M. Fadenrecht and Betty Fadenrecht Trust of 12/15/1963 ("**Tenant**").

Landlord and Tenant agree as follows:

1. **PREMISES**

Landlord leases to Tenant the premises identified as 422 N. Douty, St., Suite ____, Hanford, California ("**Premises**").

2. **TERM OF LEASE**

The term of this Lease shall start at 12:00 a.m., _____, 20__ and will end at 12:00 a.m., January 1, 2016 ("**Expiration Date**").

3. **RENT AND PAYMENTS**

Monthly Rent. Tenant may utilize the Premises rent-free during the term of this Lease.

4. **CONDITION OF PREMISES**

A. Tenant has inspected the Premises and finds the Premises to be in good and acceptable condition. Landlord will not be required to repair or improve the Premises at the commencement of this Lease.

B. At the termination of this Lease, Tenant will vacate the Premises by removing all of Tenant's personal property and other items (collectively "**Tenant's Possessions**") and will leave the Premises in good and clean condition.

C. If Tenant's Possessions are left at the Premises following termination of this Lease, Landlord may retain or dispose of Tenant's Possessions in any manner by giving at least ten (10) calendar days notice to Tenant. Tenant waives all claims against Landlord if Landlord retains or disposes of Tenant's Possessions pursuant to this section. Tenant shall promptly reimburse Landlord for the cost of storing, removing, and disposing of Tenant's Possessions. Landlord may dispose of Tenant's Possessions in any manner, including, without limitation, public or private sale.

5. TAXES AND ASSESSMENTS

A. Property Taxes, Fees, and Charges. Tenant will promptly pay all taxes, assessments, license fees, and other charges that that may be assessed against Tenant's Possessions and are payable during the Lease's term.

B. Possessory Interest Taxes. Kings County may assess taxes against Tenant as a result of Tenant renting the Premises. Tenant will pay such taxes in a timely manner.

6. USE OF PREMISES

A. Permitted Use. Tenant shall use the Premises for professional office purposes. Tenant will follow all laws, ordinances, rules, and regulations when occupying and utilizing the Premises.

B. Prohibited Use.

(1) Tenant will not use or allow the Premises to be used for any improper, immoral, unlawful, or objectionable purpose, nor will Tenant cause or allow any nuisance to occur at the Premises.

(2) Tenant shall not do anything on the Premises that will cause damage to the Premises.

7. IMPROVEMENTS AND ALTERATIONS

A. Tenant may alter or improve the Premises at Tenant's sole cost, but Tenant must first obtain Landlord's written consent before any work occurs. Landlord may require Tenant to provide design plans and/or specifications for Tenant's alterations and/or improvements before Landlord gives its consent.

B. Tenant and Tenant's contractor will follow all laws, ordinances, rules, and regulations when altering or improving the Premises.

C. Tenant will promptly pay its contractors and suppliers and will keep the Premises free from liens.

D. All alterations and improvements made to the Premises by Tenant shall, unless Landlord decides otherwise, become the property of Landlord and will remain with the Premises at the end of this Lease. Landlord may, by written notice given to Tenant no later than thirty (30) calendar days after the end of this Lease, require Tenant to remove, at Tenant's sole cost, all alterations and improvements installed by Tenant, and Tenant will immediately repair any damage to the Premises caused by the removal of Tenant's alterations and improvements.

8. MAINTENANCE

A. Tenant will, at Tenant's sole cost, maintain in good condition all portions of the Premises.

B. Except as otherwise provided in this Lease, Landlord shall have no obligation to maintain, alter, remodel, improve, repair, decorate, or paint the Premises.

9. COMMON AREAS.

A. The term "**common areas**" means all areas shared use by tenants at 422 N. Douty Street, Hanford, California.

B. Landlord will maintain the common areas in good condition at all times. Landlord shall have the right to:

(1) Establish and enforce reasonable rules and regulations applicable to all tenants concerning the common areas;

(2) Close temporarily any of the common areas for maintenance and purposes; and

(3) Make changes to the common areas.

10. UTILITIES AND SERVICES. Tenant will be solely responsible for paying all fees and charges associated with utility services that Tenant utilizes at the Premises.

11. INSURANCE

A. Per the requirements of Landlord's insurer, Tenant will, during the term of this Lease, maintain insurance coverage which shall be at least as broad as:

- (1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence, FOUR MILLION and NO/100 DOLLARS (\$4,000,000) aggregate. Alternatively, Tenant may satisfy the CGL coverage requirement by having a CGL insurance policy and an umbrella or excess insurance policy that is as broad as Tenant's CGL policy and the total coverage provided by the two (2) policies is TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence, FOUR MILLION and NO/100 DOLLARS (\$4,000,000) aggregate

- (2) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

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

B. Tenant's deductible amounts must be approved by Landlord. Landlord may require Tenant to purchase coverage with a lower deductible.

C. Tenant's insurance policies are to contain, or be endorsed to contain, the following provisions:

- (1) Landlord and its officers, officials, employees, and volunteers are to be named as additional insureds on the CGL policy. General liability coverage can be provided in the form of an endorsement to Tenant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to Landlord and its officers, officials, employees or volunteers.
- (2) For any claims related to this Lease, Tenant's insurance coverage shall be the primary insurance with respect to Landlord and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Landlord and/or its officers, officials, employees, or volunteers shall be in excess of Tenant's insurance and shall be non-contributory.
- (3) Each insurance policy required above shall provide that coverage shall not be canceled, except with written notice to the City.

D. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

E. Tenant shall furnish Landlord with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. All certificates and endorsements must be received and approved by Landlord before Tenant takes possession of the Premises. However, failure to obtain the required documents prior to Tenant taking possession of the Premises shall not waive Tenant's obligation to provide them. Landlord reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by this section, at any time.

F. Tenant grants to Landlord and its officers, officials, employees, and volunteers a waiver of any right to subrogation that any insurer of Tenant may acquire against Landlord and/or its officers, officials, employees, and volunteers as a result of the payment of any loss under such insurance. Tenant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not Landlord has received a waiver of subrogation endorsement from the insurer.

G. Tenant shall obtain, at Tenant's sole cost, insurance coverage on Tenant's property and improvements at their full replacement value. Landlord will not be responsible for obtaining insurance on Tenant's property.

12. DAMAGE AND DESTRUCTION

A. No Duty on Landlord to Repair or Restore.

(1) If the Premises are damaged or destroyed due to no fault of Landlord or Tenant and the Premises become unusable by Tenant, Landlord will have no obligation to repair, restore, or improve the Premises and either party may terminate this Lease.

(2) The provisions of Section 1932, Subdivision 2, and Section 1933, Subdivision 4, of the Civil Code of the State of California are hereby waived by Tenant.

B. Tenant's Duty to Repair and Restore. If Landlord or Tenant causes any damage to or the destruction of the Premises, the party at fault shall have thirty (30) calendar days (or a longer period if repairs cannot feasibly be completed within thirty (30) calendar days) from the date that damage or destruction occurs to make the necessary repairs to fully restore the Premises; provided however, the parties may mutually agree to terminate this Lease in lieu of repair of the Premises.

13. LIABILITY

A. No Liability of Landlord. Landlord shall not be liable to Tenant for any injury, damage, or loss that may be caused by the Premises or the common area; provided however, such release from liability shall not apply to any condition caused by Landlord's gross negligence or intentional misconduct.

B. Protection of Landlord. Tenant shall indemnify, defend (by legal counsel of Landlord's choice), and hold Landlord and its officers, officials, employees, and volunteers harmless against and from any and all claims, liabilities, losses, damages, injuries, and costs (including attorneys' fees) arising from: (1) Tenant's use of the Premises; (2) Tenant's breach of this Lease, (3) the condition of the Premises and the common area; or (4) the negligence or intentional misconduct of Tenant and Tenant's employees and agents. This duty to indemnify, defend, and hold Landlord harmless shall not apply to any condition caused by Landlord's gross negligence or intentional misconduct.

C. Assumption of Risk. Tenant assumes all risk of damage to property and injury to persons in, upon, or about the Premises from any cause whatsoever; provided however, Tenant's assumption of risk will not apply to any condition caused by Landlord's gross negligence or intentional misconduct.

D. Damage to Tenant's Property. Landlord and its officers, officials, employees, and volunteers shall not be liable for loss of or damage to any of Tenant's property by reason of fire, theft, vandalism, the condition of the Premises and the common area, or any other cause; provided however, this release from liability shall not apply to Landlord's gross negligence or intentional misconduct.

E. Survival of Obligations. The provisions of this Section 13 shall survive the termination of this Lease.

14. ASSIGNMENT

A. Tenant may not voluntarily assign the Lease or sublease the Premises to any third party without Landlord's consent; provided however, no provision contained herein shall be interpreted to prohibit Tenant's agents and employees from occupying and utilizing the Premises. The consent to any assignment or sublease by Landlord shall not serve as a waiver for the need to obtain Landlord's consent to any subsequent assignment or sublease.

B. Tenant's interest in this Lease shall not be involuntarily assigned without the consent of Landlord.

15. ENTRY BY LANDLORD. Landlord and its authorized representatives will have the right to use any and all means which Landlord may deem proper to enter the Premises in case of emergency. Landlord's right to enter the Premises does not establish any obligation on Landlord to maintain, repair, or improve the Premises.

16. DEFAULT AND REMEDIES

A. Default. The failure by Tenant to satisfy any obligation under this Lease, where such failure continues for a period of ten (10) calendar days after written notice from Landlord to Tenant of Tenant's non-performance shall constitute a default. Such notice shall be in lieu of, and not in addition to, any notice required under California Code of Civil Procedure Section 1161;

B. Remedies. If Tenant commits a default, Landlord may, but will not be required to, terminate this Lease. In addition to termination of this Lease, Landlord may also pursue other remedies allowed by law in the event of Tenant's default.

C. Waiver of Damages. Tenant hereby waives all claims for damages that may be caused by Landlord re-entering and taking possession of the Premises or removing and storing Tenant's Possessions, and no re-entry by Landlord shall be a forcible entry as defined in the Code of Civil Procedure of the State of California.

17. SIGNS, ADVERTISING

A. Tenant must obtain Landlord's consent before placing on the Premises any signs or advertisement media. All advertising signs and other media must be removed by Tenant at the end of this Lease.

B. All of Tenant's signs and advertising media must comply with the Hanford Municipal Code and all other applicable legal authority.

C. Landlord may remove, at Tenant's expense, any item that does not comply with the provisions of this section.

18. NOTICE. Except as otherwise expressly provided in this Lease, any notice, consent, authorization, or other communication shall be in writing and shall be deemed duly given and received when delivered personally, one (1) business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three (3) business day after being mailed by registered mail, with return receipt requested, charges and postage prepaid, properly addressed to the party as follows:

In the case of Landlord:

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

In the case of Tenant:

Anne Fadenrecht, Successor Trustee
Daniel M. Fadenrecht and Betty Fadenrecht Trust of 12/15/1963
422 N. Douty
Hanford, CA 93230

19. WAIVER OF BREACH

A. A waiver of a particular breach or default shall not be deemed to be a waiver of the same or similar breach or default occurring in the future.

B. The receipt and acceptance by Landlord of delinquent rent shall not constitute a waiver of any default.

C. Only a written notice from Landlord to Tenant will terminate this Lease. No other act or conduct of Landlord, including without limitation, the acceptance of the keys to the Premises, will terminate this Lease.

D. Landlord's consent to or approval of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or make unnecessary Landlord's consent to or approval of any subsequent act by Tenant.

E. Any waiver by Landlord of any default must be in writing.

20. ATTORNEYS' FEES. Should either party pursue a lawsuit to enforce this Lease, the prevailing party will be entitled to its reasonable attorneys' fees and expenses, which will be paid by the losing party.

21. RELATIONSHIP OF PARTIES. This Lease does not create the relationship of principal and agent, partnership, joint venture, or any other association other than landlord and tenant.

22. TIME OF ESSENCE. Time is of the essence in the performance of each provision of this Lease.

23. SUCCESSORS. Subject to the assignment and sublease provisions above, this Lease shall be binding upon the successors and assigns of the parties hereto.

24. INVALIDITY. If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date first set forth above.

"LANDLORD"

City of Hanford

By: _____
DARREL PYLE
City Manager

"TENANT"

**Daniel M. Fadenrecht and Betty Fadenrecht
Trust of 12/15/1963**

By: 
ANNE FADENRECHT
Successor Trustee

ADDENDUM TO LEASE AGREEMENT

This Addendum ("Addendum") is made to the Lease Agreement dated June ____, 2015, between the CITY OF HANFORD, **Landlord**, and ANNE FADENRECHT, Successor Trustee of the Daniel M. Fadenrecht and Betty Fadenrecht Trust of 12/15/1963, **Tenant**, both referred to jointly as the "**Parties**."

Whereas, limited provisions and terms of the Lease Agreement referred to herein require clarification, and the Parties intend to modify the Lease Agreement and incorporate this Addendum into such Lease Agreement.

NOW, THEREFORE, Landlord and Tenant agree as follows, and the Parties make the following substitutions of language to modify the Lease Agreement:

As to Section 1 entitled "PREMISES" of the Lease Agreement on Page 1:

" 1. PREMISES. Landlord leases to Tenant the premises identified as 422 N. Douty Street, Suite J, currently upstairs, and/or the downstairs conference room suite (no assigned letter or number) in the north building that is currently also used by the Tenant for storage of files. Tenant will advise Landlord in writing within ten days (10) of any changes or vacancies in the use of either office space by Tenant. Currently, the conference room in the downstairs suite is shared by the Tenant and other tenants, and the adjoining room in the downstairs suite is utilized solely by the Tenant for storage of files.

As to Section 10 entitled "UTILITIES AND SERVICES" of the Lease Agreement on Page 3:

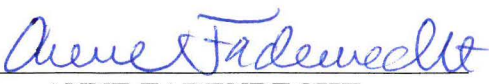
" 10. UTILITIES AND SERVICES. Tenant will be solely responsible for paying all fees and charges associated with telephone and internet services that Tenant utilizes at the Premises. Landlord, as owner of the Premises, will remain responsible for payment of the monthly City utilities bill, including water, sewer and refuse collection, and the monthly P.G. & E. utilities bill, including gas and electric utilities, which services are utilized by all tenants at 422 N. Douty Street, Hanford, California in the combined office space and common areas at the Premises. "

All other terms and provisions of the Lease Agreement are confirmed and approved by the Parties as set out in the original Lease Agreement.

LANDLORD
City of Hanford

By: _____
DARREL PYLE
City Manager

TENANT
Daniel M. Fadenrecht and Betty
Fadenrecht Trust of 12/15/1963

By: 
ANNE FADENRECHT
Successor Trustee

HD

41.26

RECEIVED

JUN 03 2015

GRISWOLD, La SALLE,
COBB, DOWD & GIN

June 8, 2015

Ty -

Re: Addendum

I still have furniture and boxes of files in the downstairs suite. If necessary, I can give up either suite, but I will maybe need more time past the possible July closing of escrow.

Belatedly, I realized that if I inserted "J" in item 1 of the Lease, I would be excluding the space I am using downstairs, in addition to my upstairs suite.

Call or email me if there is any problem.

Deane

HD

41.26

RECEIVED

JUN 03 2015

GRISWOLD, La SALLE,
COBB, DOWD & GIN

PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

This PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS ("**Agreement**") is made and entered into this ____ day of June, 2015 ("**Effective Date**"), by and between ANNE FADENRECHT, Successor Trustee of the Daniel M. Fadenrecht and Betty Fadenrecht Trust of 12/15/1963 ("**Seller**"), and the CITY OF HANFORD, a municipal corporation ("**Buyer**"). Seller and Buyer are sometimes collectively referred to herein as the "**Parties**" and singularly as a "**Party**." This Agreement is made with reference to the following facts:

RECITALS

A. Seller owns that real property ("**the Property**") located at 422 N. Douty Street, Hanford, California (APN 010-234-020), which is more particularly described in the attached Exhibit "A," which is attached hereto and made a part hereof.

B. Seller wishes to sell and Buyer wishes to purchase the Property from Seller, in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

1. Purchase and Sale. Subject to all of the terms, conditions and provisions of this Agreement and for the consideration set forth herein, Seller agrees to sell to Buyer and Buyer agrees to buy the Property at the Closing, as defined in this Agreement. The sale and purchase of the Property shall be consummated by means of an escrow ("**Escrow**") opened at the offices of FIRST AMERICAN TITLE COMPANY ("**Escrow Holder**") located at 7110 N. Palm, Fresno, California. This Agreement shall constitute the instructions for the Escrow upon acceptance by Escrow Holder. The Parties shall also execute such additional escrow instructions as may be required by the Escrow Holder, but the same shall be consistent with this Agreement and not modify the terms hereof unless specifically approved by the Parties, such approval to be given or withheld in her/its sole discretion.

2. Purchase Price. The purchase price for the Property shall be Four Hundred Twenty Thousand and No/100 Dollars (\$420,000.00) ("**Purchase Price**"). The Purchase Price shall be paid in full on the Closing Date, as defined below in Section 23 of this Agreement.

3. Payment of Purchase Price. The Purchase Price shall be paid as follows:

(a) Upon execution of this Agreement by both Parties, Buyer shall deposit Ten Thousand and No/100 Dollars (\$10,000.00) ("**Deposit**") with Escrow Holder.

(b) At least one (1) business day before the Closing, Buyer shall deposit the balance of the Purchase Price with Escrow Holder, in cash, by wire transfer or other immediately

available funds.

4. Liquidated Damages.

LIQUIDATED DAMAGES UPON BUYER'S DEFAULT. IF THE ESCROW FAILS TO CLOSE BY THE SCHEDULED CLOSING DATE SET FORTH IN SECTION 23 OF THIS AGREEMENT AS A RESULT OF BUYER'S DEFAULT IN THE PERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT, THE DEPOSIT SHALL BE RETAINED BY SELLER AS LIQUIDATED DAMAGES AND AS SELLER'S EXCLUSIVE REMEDY AGAINST BUYER, AT LAW OR IN EQUITY OR OTHERWISE. RETENTION OF SUCH FUNDS BY SELLER AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 OR 3369, BUT INSTEAD, IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO SECTIONS 1671, 1676 AND 1677 OF THE CALIFORNIA CIVIL CODE. BECAUSE OF THE SPECIAL NATURE OF THE NEGOTIATIONS THAT PRECEDED ACCEPTANCE BY SELLER OF BUYER'S OFFER TO ACQUIRE THE PROPERTY, THE PARTIES ACKNOWLEDGE THAT THE ACTUAL DAMAGE THAT WOULD RESULT TO SELLER AS A RESULT OF SUCH FAILURE WOULD BE EXTREMELY DIFFICULT TO ESTABLISH. IN ADDITION, BUYER DESIRES TO LIMIT ITS POTENTIAL LIABILITY TO SELLER IN THE EVENT THAT THIS TRANSACTION SHALL FAIL TO CLOSE. BY SEPARATELY INITIALING BELOW, THE PARTIES HEREBY ACKNOWLEDGE THEIR AGREEMENT CONCERNING LIQUIDATED DAMAGES:

Buyer Initials

 A

Seller Initials

5. Possession. Seller shall deliver possession of the Property to Buyer at the Closing, subject to all existing leases with third party tenants.

6. Condition of Title to the Property. Seller shall convey fee title to the Property to Buyer, subject to those encumbrances, contracts, agreements, rights, easements, and rights-of-way as set forth in a preliminary report of title to the Property to be prepared by Escrow Holder ("**Title Report**") and approved by Buyer in accordance with the provisions of this Section 6. The Title Report shall be prepared by Escrow Holder and delivered to the Seller and Buyer promptly after the opening of the Escrow. Upon receipt of the Title Report, and each document shown as an exception or encumbrance in the Title Report, Buyer shall have ten (10) calendar days within which to notify Seller and Escrow Holder in writing of any exceptions to title shown therein that Buyer disapproves ("**Objectionable Exceptions**"), plus any endorsements to title Buyer requires for the subject title policy. If Buyer notifies Seller and Escrow Holder of one or more Objectionable Exceptions, Seller shall have ten (10) calendar days from receipt of such written notice to (i) remove the Objectionable Exception(s), or (ii) refuse to remove the Objectionable Exception(s), in which case Buyer may elect to waive its objection(s) and consummate this transaction, or terminate this Agreement and receive a refund of the Deposit, whereupon neither Party shall have any further obligations under this Agreement. Buyer's failure to provide Seller and Escrow Holder with written notice of Objectionable Exceptions within said ten (10) calendar

day period shall constitute Buyer's approval of the Title Report and all exceptions shown therein (collectively "**Permitted Exceptions**"). After Buyer's approval of the Title Report, Seller shall not allow, cause, or permit any additional exceptions to the condition of title to occur without Buyer's approval, other than ongoing real property taxes and assessments already of record, but is not delinquent.

7. Title Insurance. At the Closing, and as a condition to Buyer's obligation to purchase and Seller's obligation to sell the Property, Escrow Holder shall commit to issue its CLTA Owner's Policy of Title Insurance and Buyer's requested endorsements (provided, however, Buyer may elect to obtain ALTA extended coverage if Buyer so notifies Escrow Holder prior to the Closing and such election does not delay the close of Escrow) showing title to the Property vested in Buyer, subject only to the Permitted Exceptions as determined in accordance with Section 6 of this Agreement (the "**Title Policy**"). The premium for the Title Policy shall be paid as set forth in Section 22 of this Agreement, provided that if Buyer elects to obtain an extended coverage ALTA Owner's Title Policy, it shall pay the difference in premium and other costs for ALTA versus CLTA coverage.

8. Feasibility Period.

(a) Buyer shall have thirty (30) calendar days from the Effective Date ("**Feasibility Period**") to undertake, at Buyer's expense: (i) an inspection of the Property; (ii) a review of the physical condition of the Property, including (but not limited to), inspection and examination of soils, environmental factors, hazardous substances regulated by government agencies, and other information relating to the Property; (iii) a review and investigation of the effect of any zoning, maps, permits, reports, engineering data, regulations, ordinances and law affecting the Property; and (iv) any other due diligence efforts that Buyer finds appropriate. Seller shall reasonably cooperate with Buyer and Buyer's agents in providing documents in Seller's possession and access to the Property relevant to Buyer's inspection.

(b) If Buyer, in its sole and absolute discretion, and for any reason disapproves the results of any aspect of Buyer's inspection and review, Buyer shall give Seller, prior to 5:00 p.m. on the last day of the Feasibility Period notice of disapproval and termination of this Agreement ("**Disapproval Notice**"). If Buyer fails to give Seller the Disapproval Notice prior to 5:00 p.m. on the last day of the Feasibility Period, Buyer shall be deemed to have approved the results of its inspection and review of the Property. If the transaction is disapproved by Buyer, all parties hereto shall be relieved of all further obligations or liabilities hereunder except as is otherwise specifically provided in this Subparagraph 8(b) and in Subparagraph 8(c) immediately following. If Escrow terminates pursuant to this Subparagraph 8(b), the Deposit will be released by Escrow Holder to Buyer, and Buyer will provide to Seller at no charge, upon cancellation of Escrow, all reports and material regarding the Property that Buyer generates or are generated on Buyer's behalf.

(c) Buyer shall, prior to Closing, indemnify, defend and hold Seller and Seller's representatives and agents harmless from and against any and all loss, cost, damage, expense, claim or liability, including personal injury, loss of life and/or property damage resulting from the acts or omissions of Buyer or its representatives, employees, contractors, or agents in performing

any inspection and/or testing activity on or about the Property. Buyer shall promptly pay all costs, fees and expenses incurred as a result of or associated with such inspection work done or caused to be done on the Property by Buyer as permitted by this Section 8. Buyer shall keep the Property free from any and all mechanics or similar liens or charges resulting from Buyer's inspection work.

9. Condition of Property. Except for representations made in writing by the Seller prior to the Closing Date, and except as specifically set forth in the Agreement:

(a) Buyer expressly acknowledges that Buyer is buying the Property in an "AS IS AND WHERE AS" condition, and that it has not relied on any warranties, promises, understandings or representations, express or implied, of Seller or any employee, agent or representative of Seller, or any document relating to the Property, except as are specifically set forth in this Agreement or made in writing by Seller prior to the Closing Date. Buyer further acknowledges that any and all feasibility or market reports, environmental assessments, engineering studies and other information of any type that Buyer has received or may receive from Seller or her agents are furnished on the express condition that Buyer shall make an independent verification of the accuracy of any and all such information, all such information being furnished without any warranty whatsoever.

(b) Buyer acknowledges and agrees that except as specifically set forth in this Agreement or made in writing by Seller prior to the Closing Date neither Seller nor any employee, agent or representative of Seller has made any representation or warranty to Buyer concerning the Property, including, without limitation, the suitability of the Property for Buyer's intended use or its compliance with any statutes, ordinances, rules or regulations. Buyer shall perform and rely solely upon its own independent investigation concerning the Property and the Property's compliance with any applicable law. Buyer acknowledges that it is acquiring the Property subject to all existing laws, ordinances, rules and regulations, and except as specifically set forth in this Agreement, neither Seller nor any of Seller's representatives, agents or employees have made any warranties, representations or statements regarding any laws, ordinances, rules and regulations of any governmental or quasi-governmental body, entity, district or agency having authority with respect to the use, condition or occupancy of the Property.

(c) Buyer shall perform and rely solely upon its own investigation concerning Buyer's intended use of the Property, the Property's fitness therefore, and the permissibility of such intended use under applicable statutes, ordinances, rules and regulations.

(d) Except as expressly set forth in this Agreement, from and after the Closing, Buyer will indemnify, defend, and will hold Seller harmless from any and all suits, causes of action, legal, equitable or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, interest, attorneys' fees and expenses of whatever kind and nature, in law or in equity, arising out of or in any way connected with, directly or indirectly, or based upon or arising out of the condition, status, quality, nature or environmental state of the Property, that exists at Closing; provided however, such duty to indemnify, defend, and hold Seller harmless shall not apply to any Property conditions arising from or caused by Seller's negligence or intentional misconduct.

10. Existing Surveys and Reports. Within ten (10) calendar days after Seller's execution of this Agreement, Seller shall furnish Buyer with copies of all existing surveys, soil reports, engineering studies, environmental audits or reports, site plans, and all other information and documents in Seller's possession pertaining to the Property.

11. Covenants, Warranties and Representations of Seller. Seller hereby makes the following covenants, representations and warranties:

(a) Seller's execution of this Agreement and performance of her obligations hereunder will not violate any agreement, option, covenant, condition, obligation or undertaking of Seller or which is in any way related to the Property.

(b) Seller is not a "foreign person" as defined in Section 1445(f) of the Internal Revenue Code of 1986, as amended. At the Closing, Seller shall provide Buyer Affidavits of Non-Foreign Status made under penalty of perjury, if required by Escrow Holder.

(c) Except as otherwise disclosed herein or in the Title Report, there are no liens on title or actions, suits, or proceedings of any kind or nature whatsoever, legal or equitable, pending or to the best of Seller's knowledge, threatened against Seller, or the Property, and relating to or arising out of the ownership, management, or operation of the Property, in any court or before or by any federal, state, county or municipal department, commission, board, bureau, agency, or other governmental instrumentality.

(d) With the exception of Seller's leases with existing tenants, true and correct copies of which Seller will promptly provide to Buyer upon the Parties' execution of this Agreement, the Property is not subject to any other third party leases or other use rights, with the exception of those rights, if any, which may be reflected in the Title Report. Seller will cause each tenant currently occupying the Property to execute a separate Estoppel Certificate identifying any uncured Seller defaults under the tenant's lease (collectively "**Estoppel Certificates**"), the form of which Buyer will prepare and present to Seller no later than five (5) business days following the Effective Date. Seller will submit to Buyer an Estoppel Certificate bearing the original signature of each tenant no later than five business (5) business days prior to the expiration of the Feasibility Period.

(e) Seller will not market the Property for sale or disposition to any other party while this Agreement is in effect.

(f) With the exception of the Americans with Disabilities Act and equivalent State of California regulations, the Property currently is in compliance in all respects with the rules, regulations, ordinances and laws of all governmental authorities having jurisdiction over the Property to Seller's current actual knowledge.

(g) Seller shall notify Buyer immediately if Seller becomes aware of any new information or material change concerning the Property that affects the representations and warranties of Seller under this Agreement.

(h) Seller is the sole owner of the Property and has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby.

(i) All requisite action has been taken by Seller in connection with entering into this Agreement, the instruments referenced herein, and the consummation of the transaction contemplated hereby. No consent of any trustee, settlor, trustor, beneficiary, judicial or administrative body, governmental authority or other party is required.

(j) The individuals executing this Agreement and the instruments referenced herein on behalf of Seller have the legal power, right, and actual authority to bind the Seller to the terms and conditions hereof.

(k) This Agreement and all documents required hereby to be executed by Seller are and shall be valid, legally binding obligations of and enforceable against Seller in accordance with their terms subject to any limitation under applicable law.

12. Covenants, Warranties and Representations of Buyer. Buyer hereby makes the following covenants, representations and warranties:

(a) Buyer has the authority to enter into this Agreement, purchase the Property, and to otherwise perform as set forth herein. The person executing this Agreement on behalf of Buyer has the full legal authority and is duly authorized to sign this Agreement on behalf of Buyer and to bind Buyer to all of the terms and conditions of this Agreement.

(b) Buyer's execution of this Agreement and performance of its obligations hereunder will not violate any agreement, option, covenant, condition, obligation or undertaking of Buyer.

(c) There are no actions, suits, or proceedings of any kind or nature whatsoever, legal or equitable, pending or, to the best of Buyer's knowledge, threatened against Buyer, in any court or before or by any federal, state, county or municipal department, commission, board, bureau, agency, or other governmental instrumentality seeking to challenge Buyer's ability to purchase the Property.

(d) Buyer shall allow all tenants occupying the Property as of the Effective Date to remain in possession of their respective leased premises through July 31, 2016 or the expiration of their respective rental agreements, whichever is later, as long as each tenant adheres to the terms of his/her/its rental agreement. Should a tenant breach his/her/its rental agreement, Buyer may pursue any remedy, including, without limitation, termination of the rental agreement and eviction of the defaulting tenant. Furthermore, Seller may occupy through December 31, 2015 ("**Seller Occupancy Period**"), free of rent, that portion of the Property that Seller occupies as of the Effective Date; Seller shall be responsible for the payment of all fees charged for utility services used by Seller during the Seller Occupancy Period. Prior to or at Closing, Buyer and Seller will execute a Lease in a form substantially similar to the attached Exhibit "B." which is incorporated herein by reference, to memorialize Seller's right to occupy a portion of the Property during the

Occupancy Period.

13. Proration of Rent. Buyer and Seller agree that rent payable by the tenants currently occupying the Property shall be prorated through the date of Closing.

14. Survival of Warranties. The satisfaction, truth, accuracy and completeness of each of the representations, warranties and covenants of Buyer and Seller contained in this Agreement, as of the date hereof and as of the Closing, shall constitute a condition precedent to the obligations of Seller and Buyer, respectively, hereunder. All representations, warranties, covenants, obligations, responsibilities and agreements set forth herein shall survive the Closing, and Seller and Buyer each agree to indemnify, defend and hold the other harmless from any claim, demand, liability, loss or cost (including without limitation, reasonable attorneys' fees and costs) which the other may sustain arising out of any breach of any provision of this Section 14.

15. Brokerage Commissions. Buyer and Seller each represents and warrants to the other that they have not engaged the services of any real estate broker, salesperson, agent or finder, nor done any other act nor made any statement, promise or undertaking which would result in the imposition of liability for the payment of any real estate brokerage commission, finder's fee or otherwise in connection with the transaction described in this Agreement. In the event that any person or entity perfects a claim for a brokerage commission, finder's fee or otherwise, based upon any agreement, statement or act, the Party through whom such person or entity makes such claim shall be responsible therefor and shall defend, indemnify and hold the other Party and the Property harmless from and against such claim and all loss, costs and expense associated therewith, including attorneys' fees.

16. Conditions Precedent to Seller's Obligations to Perform. Seller's obligation to perform as set forth herein is hereby expressly conditioned on satisfaction of each and every one of the following conditions precedent:

(a) Buyer shall have timely performed each of the acts to be performed by it hereunder.

(b) Each of Buyer's representations and warranties set forth herein shall be true at the Closing as if affirmatively made at that time.

(c) Buyer shall not have timely exercised any right set forth in this Agreement to cancel the Escrow or terminate this Agreement.

17. Conditions Precedent to Buyer's Obligations to Perform. Buyer's obligation to perform as set forth herein is hereby expressly conditioned on satisfaction of each and every one of the following conditions precedent:

(a) Seller shall have timely performed each of the acts to be performed by it hereunder.

(b) Each of Seller's representations and warranties set forth herein shall be true

at the Closing as if affirmatively made at that time.

(c) Seller shall not have timely exercised any right set forth in this Agreement to cancel the Escrow or terminate this Agreement.

(d) Escrow Holder is committed to issue the Title Policy as set forth above in Section 7.

(e) Seller has satisfied all legal requirements for the sale of the Property in order to grant clear title to Buyer, subject to those conditions and Permitted Exceptions approved by Buyer

18. Establishment of Escrow. Upon execution of this Agreement by the Parties, a duplicate of this Agreement shall be deposited with Escrow Holder. The general provisions of Escrow Holder's escrow instructions shall not impose any additional obligations or liabilities on the parties. If any of the general provisions conflict with the provisions of this Agreement, the provisions of this Agreement shall control.

19. Deposits into Escrow. The Parties shall make the following deposits into Escrow at or prior to the Closing:

(a) Seller shall deposit an executed and acknowledged original grant deed conveying good and marketable title to the Property, subject to all Permitted Exceptions.

(b) Buyer shall deposit all funds when and as required hereby (including without limitation the Purchase Price and all amounts necessary to pay Buyer's share of the closing costs), and such other amounts as Buyer has agreed to pay under this Agreement, or as required by Escrow Holder, and a preliminary change of ownership report for Kings County.

(c) Both Parties shall execute and deliver such additional documents as Escrow Holder reasonably may deem necessary in order to effectuate the transaction set forth in this Agreement and to close the Escrow.

20. Prorations. Escrow Holder shall prorate the following items, as of the Closing, using a three hundred sixty-five (365) day year: all real and personal property taxes and all other charges or assessments relating to the Property using the latest tax bills. Seller shall pay any supplemental taxes assessed against the Property prior to the Closing. Buyer shall pay any supplemental taxes assessed pursuant to Chapter 3.5 (Section 75) of the California Revenue and Taxation Code resulting from the sale of the Property to Buyer. Escrow Holder is not responsible for utility or insurance costs and premiums, all of which shall be prorated outside the Escrow by the Parties.

21. Title Insurance. At the Closing, Escrow Holder shall issue, effective as of that date, the Title Policy described in Section 7 of this Agreement.

22. Costs and Expenses. Closing costs shall be borne by the Parties as follows:

(a) The Title Policy premium shall be paid by Seller, except that any increase in the Title Policy premium associated with Buyer's acquisition of an ALTA policy or endorsements requested by Buyer shall be paid by Buyer; provided, however, that any endorsements which are requested by Buyer as an accommodation and at the request of Seller shall be paid by Seller;

(b) Documentary transfer taxes and costs of preparing and recording the Grant Deed shall be paid by Seller; and

(c) All Escrow fees shall be shared equally between Buyer and Seller.

All other costs of closing the Escrow, including, without limitation, filing fees, other recording fees and otherwise, shall be shared by the Parties equally. Each Party shall bear its own legal fees and costs. Buyer shall deposit additional funds into Escrow in an amount equal to its share of the closing costs as determined by Escrow Holder. Escrow Holder is hereby authorized to withhold Seller's share of the closing costs from funds otherwise distributable to Seller.

23. Closing Date. Unless otherwise extended by the Parties in writing or as specified herein, the closing of Escrow for the Property shall occur on or before the fifth (5th) business day following the expiration of the Feasibility Period, subject to the prior satisfaction (or waiver) of the conditions precedent to the Closing identified in Sections 16 and 17 of this Agreement ("Closing"). The date on which Closing occurs is referred to herein as "the Closing Date." If the Escrow is not in a condition to close by the Closing Date, Escrow Holder, except as otherwise provided herein, shall cancel the Escrow upon receipt of written notice from both Parties of such cancellation; provided, however, that if Escrow is not in a condition to close by the Closing Date due to the failure of only one Party to perform, and such failure to perform constitutes a default under this Agreement, and the other Party has fully performed all of the obligations required of it in order to close the Escrow, only the performing Party shall be entitled to provide Escrow Holder with written notice of cancellation. In the absence of any written notice of cancellation, Escrow Holder shall proceed to close the Escrow as soon as possible.

24. Procedure for Closing. Escrow Holder shall close the Escrow by doing the following:

(a) Pay from funds deposited by Buyer all claims, demands and liens necessary to place title to the Property in the condition set forth in Section 6 of this Agreement;

(b) Pay Seller's share of the closing costs from funds otherwise distributable to Seller;

(c) Pay from funds deposited by Buyer (other than the Purchase Price), Buyer's share of closing costs;

(d) Prorate real and personal property taxes and all other charges or assessments as set forth in Section 20 of this Agreement;

(e) Record Seller's Grant Deed in the Official Records of Kings County and direct the County Recorder to affix the transfer tax after recording, return the recorded Grant Deed to Buyer with a conformed copy to Seller, and file Buyer's preliminary change of ownership report in Kings County, as appropriate;

(f) Unless otherwise instructed by Seller, unilaterally deliver the remaining funds held in Escrow, less payments authorized hereunder to Seller; and

25. Failure to Close. If Escrow shall fail to close as a result of Buyer's breach of any of its obligations hereunder, then, in accordance with the provisions of Section 4 hereinabove, upon demand of Seller, Escrow Holder shall terminate the Escrow, immediately deliver the Deposit, and all documents that Seller previously deposited into Escrow (collectively "**Seller's Documents**") to Seller, deliver Buyer's preliminary change of ownership report and all documents that Buyer previously deposited into Escrow (collectively, "**Buyer's Documents**") to Buyer, and charge Buyer for any cancellation charges. If the Escrow shall fail to close as a result of Seller's breach of any of her obligations hereunder, or upon Buyer's election to terminate in accordance with the provisions of this Agreement, then upon demand of Buyer, Escrow Holder shall terminate the Escrow, immediately cause to be delivered the Deposit and Buyer's Documents to Buyer, deliver Seller's Documents to Seller, deliver Buyer's preliminary change of ownership report to Buyer, and charge Seller for any cancellation charges. If the Escrow fails to close through no fault of either Buyer or Seller, upon the demand of either Party, Escrow Holder shall return Buyer's preliminary change of ownership report and Buyer's Documents to Buyer, return Seller's Documents to Seller, return the entire Deposit to Buyer, and cancel the Escrow, with all cancellation charges to be borne equally by Buyer and Seller.

26. Attorneys' Fees. Subject to Section 4 of this Agreement, in the event of any action between Buyer and Seller seeking enforcement of any of the terms and conditions of this Agreement, or in connection with the Property, the prevailing Party in such action shall be awarded, in addition to damages, injunctive or other relief, its/her reasonable costs and expenses, including, but not limited to, taxable costs and reasonable attorneys' fees. Seller and Buyer agree that any such action shall be venued in Kings County, California or in the Federal District Court in Fresno, California.

27. Indemnification of Escrow Holder. Escrow Holder shall be indemnified and held harmless by Buyer and Seller against any and all costs, damages, attorneys' fees, expenses and liabilities which it incurs or sustains in connection with the Escrow, except for such items as may be caused by Escrow Holder's misconduct or negligence.

28. Notice. Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one (1) business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or five (5) business days after being mailed by first class mail, charges and postage prepaid, properly addressed to the party to receive such notice at the last address furnished for such purpose by the party to whom notice is directed and addressed

as follows:

To Buyer: Darrel Pyle, City Manager
CITY OF HANFORD
319 N. Douty
Hanford, CA 93230
FAX: (559) 585-2595

To Buyer's Legal Counsel: Ty N. Mizote
GRISWOLD, LaSALLE, COBB, DOWD & GIN, L.L.P.
111 E. 7th St.
Hanford, CA 93230
FAX: (800) 948-2707

To Seller: Anne Fadenrecht, Successor Trustee
Daniel M. Fadenrecht and Betty Fadenrecht Trust of 12/15/1963
422 N. Douty
Hanford, CA 93230
FAX: (559) 584-7730

29. Sole and Only Agreement. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding said matters. Except as is otherwise provided herein, each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement and no other agreement, statement or promise shall be valid or binding.

30. Successors and Assigns. The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

31. Further Action. The Parties agree to perform all further acts, and to execute, acknowledge, and deliver any documents that may be reasonably necessary, appropriate or desirable to carry out the purposes of this Agreement.

32. Waiver. A waiver of any breach of this Agreement by any Party shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision of this Agreement.

33. Choice of Laws. This Agreement shall be governed by the laws of the State of California and any question arising hereunder shall be construed or determined according to such law.

34. Headings. Headings at the beginning of each numbered Section of this Agreement are solely for the convenience of the Parties and are not a part of this Agreement.

35. Survival. All of the provisions of this Agreement shall survive the Closing and shall remain binding upon the Parties.

36. Time. Time is of the essence, it being understood that each date set forth herein, particularly the Closing, and the obligations of the Parties to be satisfied by such dates have been the subject of specific negotiations by the Parties.

37. Counterparts. This Agreement may be signed by the Parties in different counterparts and the signature pages combined to create a document binding on all Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first hereinabove written.

“SELLER”

Daniel M. Fadenrecht and Betty Fadenrecht
Trust of 12/15/1963

Dated: June 2, 2015

By: Anne Fadenrecht
ANNE FADENRECHT
Successor Trustee

“BUYER”

CITY OF HANFORD, a municipal corporation

Dated: June _____, 2015

By: _____
RUSS CURRY
Mayor

EXHIBIT "A"

LEGAL DESCRIPTION

That certain parcel of real property located in the County of Kings, State of California, more particularly described as follows:

Lots 4, 5 and 6 in Block 181 of the City of Hanford, in the City of Hanford, according to map thereof recorded in Book 2, at Page 46, of Maps, Tulare County Records.

EXCEPTING THEREFROM that portion of said Lot 4, which lies Southerly of a line which commences in the center line of Douty Street (as said Douty Street is shown on that certain Map of the City of Hanford recorded in Book 1 at Page 46 of Maps, Tulare County Records) at a point 656.15 feet Northerly, measured along said center line, from the Southeast corner of the Southwest Quarter of Section 25, Township 18 South, Range 21 East, M.D.B.&M., and runs thence Westerly at right angles to said center line 244.96 feet, more or less, to the center line of that certain alley 30 feet wide which is shown on said Map as running in a Northerly and Southerly direction through said Block 181.

APN: 010-234-020

EXHIBIT "B"

LEASE

LEASE AGREEMENT

This Lease Agreement ("Lease") is made effective on the ____ day of _____, 2015 ("**Effective Date**") by and between the CITY OF HANFORD, a municipal corporation ("**Landlord**"), and ANNE FADENRECHT, Successor Trustee of the Daniel M. Fadenrecht and Betty Fadenrecht Trust of 12/15/1963 ("**Tenant**").

Landlord and Tenant agree as follows:

1. **PREMISES**

Landlord leases to Tenant the premises identified as 422 N. Douty, St., Suite ____, Hanford, California ("**Premises**").

2. **TERM OF LEASE**

The term of this Lease shall start at 12:00 a.m., _____, 20__ and will end at 12:00 a.m., January 1, 2016 ("**Expiration Date**").

3. **RENT AND PAYMENTS**

Monthly Rent. Tenant may utilize the Premises rent-free during the term of this Lease.

4. **CONDITION OF PREMISES**

A. Tenant has inspected the Premises and finds the Premises to be in good and acceptable condition. Landlord will not be required to repair or improve the Premises at the commencement of this Lease.

B. At the termination of this Lease, Tenant will vacate the Premises by removing all of Tenant's personal property and other items (collectively "**Tenant's Possessions**") and will leave the Premises in good and clean condition.

C. If Tenant's Possessions are left at the Premises following termination of this Lease, Landlord may retain or dispose of Tenant's Possessions in any manner by giving at least ten (10) calendar days notice to Tenant. Tenant waives all claims against Landlord if Landlord retains or disposes of Tenant's Possessions pursuant to this section. Tenant shall promptly reimburse Landlord for the cost of storing, removing, and disposing of Tenant's Possessions. Landlord may dispose of Tenant's Possessions in any manner, including, without limitation, public or private sale.

5. TAXES AND ASSESSMENTS

A. Property Taxes, Fees, and Charges. Tenant will promptly pay all taxes, assessments, license fees, and other charges that that may be assessed against Tenant's Possessions and are payable during the Lease's term.

B. Possessory Interest Taxes. Kings County may assess taxes against Tenant as a result of Tenant renting the Premises. Tenant will pay such taxes in a timely manner.

6. USE OF PREMISES

A. Permitted Use. Tenant shall use the Premises for professional office purposes. Tenant will follow all laws, ordinances, rules, and regulations when occupying and utilizing the Premises.

B. Prohibited Use.

(1) Tenant will not use or allow the Premises to be used for any improper, immoral, unlawful, or objectionable purpose, nor will Tenant cause or allow any nuisance to occur at the Premises.

(2) Tenant shall not do anything on the Premises that will cause damage to the Premises.

7. IMPROVEMENTS AND ALTERATIONS

A. Tenant may alter or improve the Premises at Tenant's sole cost, but Tenant must first obtain Landlord's written consent before any work occurs. Landlord may require Tenant to provide design plans and/or specifications for Tenant's alterations and/or improvements before Landlord gives its consent.

B. Tenant and Tenant's contractor will follow all laws, ordinances, rules, and regulations when altering or improving the Premises.

C. Tenant will promptly pay its contractors and suppliers and will keep the Premises free from liens.

D. All alterations and improvements made to the Premises by Tenant shall, unless Landlord decides otherwise, become the property of Landlord and will remain with the Premises at the end of this Lease. Landlord may, by written notice given to Tenant no later than thirty (30) calendar days after the end of this Lease, require Tenant to remove, at Tenant's sole cost, all alterations and improvements installed by Tenant, and Tenant will immediately repair any damage to the Premises caused by the removal of Tenant's alterations and improvements.

8. MAINTENANCE

A. Tenant will, at Tenant's sole cost, maintain in good condition all portions of the Premises.

B. Except as otherwise provided in this Lease, Landlord shall have no obligation to maintain, alter, remodel, improve, repair, decorate, or paint the Premises.

9. COMMON AREAS.

A. The term "**common areas**" means all areas shared use by tenants at 422 N. Douty Street, Hanford, California.

B. Landlord will maintain the common areas in good condition at all times. Landlord shall have the right to:

(1) Establish and enforce reasonable rules and regulations applicable to all tenants concerning the common areas;

(2) Close temporarily any of the common areas for maintenance and purposes; and

(3) Make changes to the common areas.

10. UTILITIES AND SERVICES. Tenant will be solely responsible for paying all fees and charges associated with utility services that Tenant utilizes at the Premises.

11. INSURANCE

A. Per the requirements of Landlord's insurer, Tenant will, during the term of this Lease, maintain insurance coverage which shall be at least as broad as:

- (1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence, FOUR MILLION and NO/100 DOLLARS (\$4,000,000) aggregate. Alternatively, Tenant may satisfy the CGL coverage requirement by having a CGL insurance policy and an umbrella or excess insurance policy that is as broad as Tenant's CGL policy and the total coverage provided by the two (2) policies is TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence, FOUR MILLION and NO/100 DOLLARS (\$4,000,000) aggregate

- (2) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

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

B. Tenant's deductible amounts must be approved by Landlord. Landlord may require Tenant to purchase coverage with a lower deductible.

C. Tenant's insurance policies are to contain, or be endorsed to contain, the following provisions:

- (1) Landlord and its officers, officials, employees, and volunteers are to be named as additional insureds on the CGL policy. General liability coverage can be provided in the form of an endorsement to Tenant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to Landlord and its officers, officials, employees or volunteers.
- (2) For any claims related to this Lease, Tenant's insurance coverage shall be the primary insurance with respect to Landlord and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Landlord and/or its officers, officials, employees, or volunteers shall be in excess of Tenant's insurance and shall be non-contributory.
- (3) Each insurance policy required above shall provide that coverage shall not be canceled, except with written notice to the City.

D. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

E. Tenant shall furnish Landlord with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this section. All certificates and endorsements must be received and approved by Landlord before Tenant takes possession of the Premises. However, failure to obtain the required documents prior to Tenant taking possession of the Premises shall not waive Tenant's obligation to provide them. Landlord reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by this section, at any time.

F. Tenant grants to Landlord and its officers, officials, employees, and volunteers a waiver of any right to subrogation that any insurer of Tenant may acquire against Landlord and/or its officers, officials, employees, and volunteers as a result of the payment of any loss under such insurance. Tenant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not Landlord has received a waiver of subrogation endorsement from the insurer.

G. Tenant shall obtain, at Tenant's sole cost, insurance coverage on Tenant's property and improvements at their full replacement value. Landlord will not be responsible for obtaining insurance on Tenant's property.

12. DAMAGE AND DESTRUCTION

A. No Duty on Landlord to Repair or Restore.

(1) If the Premises are damaged or destroyed due to no fault of Landlord or Tenant and the Premises become unusable by Tenant, Landlord will have no obligation to repair, restore, or improve the Premises and either party may terminate this Lease.

(2) The provisions of Section 1932, Subdivision 2, and Section 1933, Subdivision 4, of the Civil Code of the State of California are hereby waived by Tenant.

B. Tenant's Duty to Repair and Restore. If Landlord or Tenant causes any damage to or the destruction of the Premises, the party at fault shall have thirty (30) calendar days (or a longer period if repairs cannot feasibly be completed within thirty (30) calendar days) from the date that damage or destruction occurs to make the necessary repairs to fully restore the Premises; provided however, the parties may mutually agree to terminate this Lease in lieu of repair of the Premises.

13. LIABILITY

A. No Liability of Landlord. Landlord shall not be liable to Tenant for any injury, damage, or loss that may be caused by the Premises or the common area; provided however, such release from liability shall not apply to any condition caused by Landlord's gross negligence or intentional misconduct.

B. Protection of Landlord. Tenant shall indemnify, defend (by legal counsel of Landlord's choice), and hold Landlord and its officers, officials, employees, and volunteers harmless against and from any and all claims, liabilities, losses, damages, injuries, and costs (including attorneys' fees) arising from: (1) Tenant's use of the Premises; (2) Tenant's breach of this Lease, (3) the condition of the Premises and the common area; or (4) the negligence or intentional misconduct of Tenant and Tenant's employees and agents. This duty to indemnify, defend, and hold Landlord harmless shall not apply to any condition caused by Landlord's gross negligence or intentional misconduct.

C. Assumption of Risk. Tenant assumes all risk of damage to property and injury to persons in, upon, or about the Premises from any cause whatsoever; provided however, Tenant's assumption of risk will not apply to any condition caused by Landlord's gross negligence or intentional misconduct.

D. Damage to Tenant's Property. Landlord and its officers, officials, employees, and volunteers shall not be liable for loss of or damage to any of Tenant's property by reason of fire, theft, vandalism, the condition of the Premises and the common area, or any other cause; provided however, this release from liability shall not apply to Landlord's gross negligence or intentional misconduct.

E. Survival of Obligations. The provisions of this Section 13 shall survive the termination of this Lease.

14. ASSIGNMENT

A. Tenant may not voluntarily assign the Lease or sublease the Premises to any third party without Landlord's consent; provided however, no provision contained herein shall be interpreted to prohibit Tenant's agents and employees from occupying and utilizing the Premises. The consent to any assignment or sublease by Landlord shall not serve as a waiver for the need to obtain Landlord's consent to any subsequent assignment or sublease.

B. Tenant's interest in this Lease shall not be involuntarily assigned without the consent of Landlord.

15. ENTRY BY LANDLORD. Landlord and its authorized representatives will have the right to use any and all means which Landlord may deem proper to enter the Premises in case of emergency. Landlord's right to enter the Premises does not establish any obligation on Landlord to maintain, repair, or improve the Premises.

16. DEFAULT AND REMEDIES

A. Default. The failure by Tenant to satisfy any obligation under this Lease, where such failure continues for a period of ten (10) calendar days after written notice from Landlord to Tenant of Tenant's non-performance shall constitute a default. Such notice shall be in lieu of, and not in addition to, any notice required under California Code of Civil Procedure Section 1161;

B. Remedies. If Tenant commits a default, Landlord may, but will not be required to, terminate this Lease. In addition to termination of this Lease, Landlord may also pursue other remedies allowed by law in the event of Tenant's default.

C. Waiver of Damages. Tenant hereby waives all claims for damages that may be caused by Landlord re-entering and taking possession of the Premises or removing and storing Tenant's Possessions, and no re-entry by Landlord shall be a forcible entry as defined in the Code of Civil Procedure of the State of California.

17. SIGNS, ADVERTISING

A. Tenant must obtain Landlord's consent before placing on the Premises any signs or advertisement media. All advertising signs and other media must be removed by Tenant at the end of this Lease.

B. All of Tenant's signs and advertising media must comply with the Hanford Municipal Code and all other applicable legal authority.

C. Landlord may remove, at Tenant's expense, any item that does not comply with the provisions of this section.

18. NOTICE. Except as otherwise expressly provided in this Lease, any notice, consent, authorization, or other communication shall be in writing and shall be deemed duly given and received when delivered personally, one (1) business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three (3) business day after being mailed by registered mail, with return receipt requested, charges and postage prepaid, properly addressed to the party as follows:

In the case of Landlord:

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

In the case of Tenant:

Anne Fadenrecht, Successor Trustee
Daniel M. Fadenrecht and Betty Fadenrecht Trust of 12/15/1963
422 N. Douty
Hanford, CA 93230

19. WAIVER OF BREACH

A. A waiver of a particular breach or default shall not be deemed to be a waiver of the same or similar breach or default occurring in the future.

B. The receipt and acceptance by Landlord of delinquent rent shall not constitute a waiver of any default.

C. Only a written notice from Landlord to Tenant will terminate this Lease. No other act or conduct of Landlord, including without limitation, the acceptance of the keys to the Premises, will terminate this Lease.

D. Landlord's consent to or approval of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or make unnecessary Landlord's consent to or approval of any subsequent act by Tenant.

E. Any waiver by Landlord of any default must be in writing.

20. ATTORNEYS' FEES. Should either party pursue a lawsuit to enforce this Lease, the prevailing party will be entitled to its reasonable attorneys' fees and expenses, which will be paid by the losing party.

21. RELATIONSHIP OF PARTIES. This Lease does not create the relationship of principal and agent, partnership, joint venture, or any other association other than landlord and tenant.

22. TIME OF ESSENCE. Time is of the essence in the performance of each provision of this Lease.

23. SUCCESSORS. Subject to the assignment and sublease provisions above, this Lease shall be binding upon the successors and assigns of the parties hereto.

24. INVALIDITY. If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date first set forth above.

"LANDLORD"

City of Hanford

"TENANT"

**Daniel M. Fadenrecht and Betty Fadenrecht
Trust of 12/15/1963**

By: _____
DARREL PYLE
City Manager

By: _____
ANNE FADENRECHT
Successor Trustee



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. J.

SUBJECT:

Finance Department: Approve Resolution 15-26-R establishing the Fiscal Year 2015-2016 Appropriations Limit.

RECOMMENDATION:

That the City Council, by motion, adopt the resolution establishing the appropriation limits for the 2015-2016 fiscal year.

BACKGROUND:

Article XIII B of the California Constitution and its implementing legislation require the City Council annually to establish appropriation limits as to locally controlled revenues such as property taxes, sales tax, business license taxes, and unrestricted state subventions such as motor vehicle in-lieu, and homeowners property tax exemption. The annual limit is increased by population growth and cost of living factors. The change in population can be based on (a) growth in the City of Hanford or (b) growth in the Kings County total population. The cost of living change can be (a) change in California per capita personal income or (b) growth in local non-residential new construction.

The appropriation limit is \$56,522,736 and proceeds of taxes are \$20,935,310. Since the City's appropriation limit is \$35,587,426 in excess of its proceeds of taxes, it is safe to say we should not exceed our limit this year.

Schedules "A" and "B" attached to the proposed adopting resolution show how the limit was determined. The proposed resolution is attached as Exhibit "1".

The City Council must annually establish the limit and select the growth factors by resolution. The adoption of the resolution must be at a regularly scheduled meeting of the council or at a noticed special meeting. Documentation used in determining the appropriation limit must be, and was, available for public review fifteen days prior to the meeting.

FISCAL IMPACT:

Approval of the appropriation limit for fiscal year 2015-2016 has no impact on the budget.

ATTACHMENTS:

Description

- ☐ Schedule "A"
- ☐ Schedule "B"
- ☐ Exhibit "1"

Schedule "A"

CITY OF HANFORD
SCHEDULE TO ADJUST AND CALCULATE THE
FISCAL YEAR 2015-2016 APPROPRIATION LIMIT

2014-2015	Appropriation Limit	\$53,887,631
	Add Appropriations for Annexation Service Deliver Change	0
	Add Booking Fee Financial Responsibility Change	0
	Add Property Tax Administration Financial Responsibility Change	0
	Subtotal	\$53,887,631
	Apply Ratio of Change Factor (Schedule "B")	1.0489
2015-2016	Appropriation Limit	\$56,522,736

CITY OF HANFORD
WORKSHEET FOR PERMITTED GROWTH RATE IN APPROPRIATION LIMIT
2015-2016

2015-2016	Population Change – City of Hanford	1.03%
	Converted To A Ratio =	1.0103
	California Per Capita Income Change:	3.82%
	Converted To A Ratio =	1.0382
	Calculation of Factor for 2015-2016:	$1.0103 \times 1.0382 = 1.0489$

The ratio of change factor is applied to the prior fiscal year appropriation limit to establish the new fiscal year limit.

The population change and per capital income percentages are provided by the State Department Finance.

RESOLUTION NO. _____

RESOLUTION ESTABLISHING FISCAL YEAR 2016 APPROPRIATIONS LIMIT
PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION

At a regular meeting of the City Council of the City of Hanford duly called and held on June 16, 2015 at 7:00 P.M. of said day, on motion of Council Member _____, seconded by Council Member _____, and duly carried, the following resolution was adopted:

WHEREAS, Article XIII B of the Constitution of the State of California imposes a limit on the annual appropriations of "proceeds of taxes" of state and local government; and,

WHEREAS, Article XIII B of the Constitution of the State of California requires each city to annually select either (a) the percentage change in California per capita personal income or (b) the percentage change due to the addition of local nonresidential new construction; and

WHEREAS, Section 7901 of the Government Code of the State of California requires each city to annually select the percentage change in population based on:

1. the change in population within its jurisdiction, or
2. the change in population within the entire county.

WHEREAS, Section 7910 of the Government Code of the State of California requires that the governing body of each local jurisdiction, by resolution, establish its "appropriation limit" each fiscal year; and

WHEREAS, the Finance Director of the City of Hanford has calculated the appropriations limit for the City of Hanford, and said calculation is based upon the provisions of Article XIII B of the Constitution of the State of California and Division 9 commencing with Section 7900 of the Government Code of the State of California.

NOW, THEREFORE, BE IT RESOLVED, that the following annual adjustment factors are selected for the City of Hanford for 2015-2016:

- the percentage change in California per capita income, and
- the percentage change in population within the entire Kings County.

NOW, BE IT FURTHER RESOLVED, that the Appropriations Limit for Appropriation of “proceeds of taxes” for the City of Hanford for fiscal year 2016 is the sum of \$56,522,736 as detailed in Schedules “A” and “B” attached hereto and by this reference incorporated herein.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on June 16, 2015, by the following roll call vote:

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Hanford at a regular meeting thereof held on _____ by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED:

MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, **Jennifer Gomez**, 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



**AGENDA
STAFF REPORT**

MEETING DATE: 6/16/2015

AGENDA SECTION: 5. K.

SUBJECT:

Finance: Warrant Register 05/28/15-06/10/15

RECOMMENDATION:

Approve warrant register May 28, 2015 through June 10, 2015.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description

📎 Warrant Register 05/28/15-06/10/15

Check Register

City of Hanford
Department of Finance

COUNCIL MEETING: 06/16/15

	Issue Date	Check Numbers	Amount
CHECKS	05/28/15 to 06/10/15	109338 to 109515	827,161.50
			<u>827,161.50</u>

Warrant Register

Date: 6/10/2015

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	5/29/15	109338	18703	FRANK ALVISO ALVISO, FRANK	119.00		CITY COST HEALTH/JUNE	
119.00									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109339	10685	GENE BASSETT BASSETT, GENE	357.00		APR-JUNE CITY SH HLTH	
357.00									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109340	18709	BENISTAR/HARTFORD-6795 BENISTAR/HARTFORD-6795	238.00		CITY RETIRE HLTH/MAY	
238.00									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109341	18704	RICHARD BUTTS BUTTS, RICHARD	119.00		CITY SH HEALTH/JUNE	
119.00									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109342	17332	JOHN M CAIN CAIN, JOHN M	119.00		CITY SH HLTH/JUNE	
119.00									
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109343	13332	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		J LUTZ C/S PP11 5/15	
541.85									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109344	20215	TERRY CARR CARR, TERRY	119.00		CITY SH HEALTH/JUNE	
119.00									

Warrant Register

Date: 6/10/2015

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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	5/29/15	109345	13049	CLEARINGHOUSE, ATLAS# 000672914401 CLEARINGHOUSE, ATLAS# 000672914401	281.13		CASE #000672914401	
						281.13			
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	5/29/15	109346	10528	DELTA DENTAL DELTA DENTAL	10,702.91		CTY SH DNTL/JUNE	
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	5/29/15		10528	DELTA DENTAL DELTA DENTAL	3,579.63		DELTA DNTL PP10	
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	5/29/15		10528	DELTA DENTAL DELTA DENTAL	3,485.64		DELTH DNTL PP11	
511 MISC CASH DEPOSITS TRUST	3005-004 INSURANCE-RETIRED EMPLOYEE	5/29/15		10528	DELTA DENTAL DELTA DENTAL	1,147.87		RETIRES DNTL/JUNE	
						18,916.05			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109347	18833	DENISE K DORADO DORADO, DENISE K	643.08		J DORADO S/S PP11	
						643.08			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109348	18910	EDUCATIONAL CREDIT MANAGEMENT CORP EDUCATIONAL CREDIT MANAGEMENT CORP	322.28		XXX-XX-2812 PP11	
						322.28			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109349	00001881	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	292.74		ACCT #JK-140-5301	
						292.74			

Warrant Register

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Date: 6/10/2015

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	5/29/15	109350	18529	FRANCHISE TAX BOARD	291.62		#1CL354220141 PP11	
						291.62			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109351	34622	FRANCHISE TAX BOARD	443.83		FTB #111652571 PP11	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	34622	34622	FRANCHISE TAX BOARD	60.00		FTB #1210193243 PP11	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	34622	34622	FRANCHISE TAX BOARD	85.00		FTB #1213872983 PP11	
						588.83			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	5/29/15	109352	16411	G E M A	570.00		GEMA DEDUCT PP11	
						570.00			
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109353	36950	JOHN L GOMES	714.00		JAN-JUNE CTY SH HLTH	
						714.00			
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109354	00001544	DOMINGO GONZALES	357.00		APR-JUNE CTY SH HLTH	
						357.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	5/29/15	109355	00001188	H M E A	30.00		HMEA DEDUCTIONS PP11	

Warrant Register

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Date: 6/10/2015

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
30.00									
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	5/29/15	109356	38623	H P O A H P O A	2,500.00		HPOA PP11 5/2015	
2,500.00									
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	5/29/15	109357	00000832	I A F F, LOCAL 3898 I A F F, LOCAL 3898	1,214.50		IAFF PP11 5/2015	
1,214.50									
400 CITY PAYROLL REVOLVING	2071 ICMA ROTH IRA PAYABLE	5/29/15	109358	45304	IC M A RETIREMENT TRUST-ROTH IRA IC M A RETIREMENT TRUST-ROTH IRA	260.00		ROTH IRA #705196	
260.00									
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109359	45466	INTERNAL REVENUE SERVICE INTERNAL REVENUE SERVICE	37.50		CASE #*****9349 PP11	
37.50									
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109360	45464	INTERNAL REVENUE SERVICE - ASC INTERNAL REVENUE SERVICE - ASC	51.50		CASE #2667 PP11	
51.50									
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109361	48800	KINGS CO SHERIFF KINGS CO SHERIFF	88.20		CASE #14-0586 PP11	
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15		48800	KINGS CO SHERIFF KINGS CO SHERIFF	339.77		CASE #2013001155 PP11	

Warrant Register

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Date: 6/10/2015

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	5/29/15	109361...	48800	KINGS CO SHERIFF KINGS CO SHERIFF	271.42		CASE #2015000534 PP11	
699.39									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109362	52745	JOHN LOBOA LOBOA, JOHN	119.00		CITY SH HLTH/JUNE	
119.00									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109363	52920	GLORIA LOPEZ LOPEZ, GLORIA	119.00		CITY SH HLTH/JUNE	
119.00									
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109364	18407	FARRAH LUTZ LUTZ, FARRAH	237.23		J LUTZ PP11 5/2015	
237.23									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109365	18706	MANUEL MEDRANO MEDRANO, MANUEL	119.00		CITY SH HLTH/JUNE	
119.00									
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	5/29/15	109366	17061	MICHAEL H MEYER MEYER, MICHAEL H	274.62		CASE #12-18186-B-13F	
274.62									
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109367	64118	JERRY REED REED, JERRY	119.00		CITY SH HLTH/JUNE	
119.00									

Warrant Register

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Date: 6/10/2015

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	5/29/15	109368	64590	JAN REYNOLDS REYNOLDS, JAN	119.00		CITY SH HLTH/JUNE	
						119.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCS PAYABLE	5/29/15	109369	11977	SEIU LOCAL 521 SEIU LOCAL 521	3,417.40		MISC PP11 5/2015	
						3,417.40			
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109370	18708	GEORGE WATSON WATSON, GEORGE	119.00		CITY SH HLTH/JUNE	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	5/29/15	109371	10687	WES YEARY YEARY, WES	119.00		CITY SH HLTH/JUNE	
						119.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/2/15	109372	19062	ALLEN JR, CHARLES C ALLEN JR, CHARLES C	37.78	REFUND	UB REFUND	
						37.78			
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/2/15	109373	00000520	KEVIN HOTCHKISS DBA C B S DOORS	419.56	6729	HANDICAP DOOR RPR	
						419.56			
001 GENERAL FUND	5403 MISCELLANEOUS REVENUE	6/2/15	109374	19450	CALIF PARK & RECREATION SOCIETY CALIF PARK & RECREATION SOCIETY	12.00		REFUND RET CK FEE	

Warrant Register

Date: 6/10/2015

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/2/15	109374...	19450	CALIF PARK & RECREATION SOCIETY	90.00	REISSUE	REISSUE CK 107831	
1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/2/15		19450	CALIF PARK & RECREATION SOCIETY	80.00	REISSUE	REISSUE CK 107831	
1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/2/15		19450	CALIF PARK & RECREATION SOCIETY	80.00	REISSUE	REISSUE CK 107831	
1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/2/15		19450	CALIF PARK & RECREATION SOCIETY	60.00	REISSUE	REISSUE CK 107831	
						322.00			
2040 FLEET MAINTENANCE	815011 1-FLEET MGMT SFTWR 4-WAY	6/2/15	109375	18623	COLLECTIVE DATA INC	6,561.25	13871	FLEET MGMT SYSTEM	
						6,561.25			
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	6/2/15	109376	33245	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	2,470.00	540341A	CY15 QTR1 JAN-MAR 2015	
						2,470.00			
513 RENTER INSURANCE DEPOSITS	5603 RENTERS INS DEP-MARCH	6/2/15	109377	30880	HUB INTERNATIONAL OF CA INS SVC INC	100.18		03/08 6986 VICTRY OUT	
513 RENTER INSURANCE DEPOSITS	5603 RENTERS INS DEP-MARCH	6/2/15		30880	HUB INTERNATIONAL OF CA INS SVC INC	125.98		03/15 7045 MOUSID	
513 RENTER INSURANCE DEPOSITS	5603 RENTERS INS DEP-MARCH	6/2/15		30880	HUB INTERNATIONAL OF CA INS SVC INC	125.98		03/20 5817 MORALES	

Warrant Register

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Date: 6/10/2015

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
513 RENTER INSURANCE DEPOSITS	5603 RENTERS INS DEP-MARCH	6/2/15	109377...	30880	HUB INTERNATIONAL OF CA INS SVC INC HUB INTERNATIONAL INSURANCE SVC INC	148.68		0308 6985 VAZQUEZ	
500.82									
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	6/2/15	109378	10943	KINGS CO COUNCIL OF MEX/AM WOMEN KINGS CO COUNCIL OF MEX/AM WOM	1,250.00	2002327	REFUND CIVIC DEP 136	
1,250.00									
1413 CITY HFD PUBLIC HSG AUTH	7495 PROF AND SPEC SERVICES	6/2/15	109379	48705	KINGS CO RECORDER	29.00		REL/4073 KLOMP	
1450-001 CDBG ENTITLEMENT REUSE FD	7531 ADMINISTRATIVE EXPENSES	6/2/15		48705	KINGS CO RECORDER	29.00		REL/6126 RESENDEZ	
1460-001 HOME REVOLVING REUSE FUND	7495 PROF AND SPEC SERVICES	6/2/15		48705	KINGS CO RECORDER	29.00		REL/4016 BENITEZ	
1460-001 HOME REVOLVING REUSE FUND	7495 PROF AND SPEC SERVICES	6/2/15		48705	KINGS CO RECORDER	29.00		REL/4153 PEREZ	
116.00									
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	6/2/15	109380	58485	P G & E P G & E	201.18		2015-05 6359810294-3	
201.18									
1511 POLICE-SUPPORT SERVICE	7785 UTILITIES-GAS	6/2/15	109381	71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	41.72		2015-05 1505173000	

Warrant Register

Date: 6/10/2015

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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	7785 UTILITIES-GAS	6/2/15	109381...	71200	SOUTHERN CALIF GAS CO	79.40		2015-05 2601551001 #1	
1714 PARKS & REC-POOL/SKATE	7785 UTILITIES-GAS	6/2/15		71200	SOUTHERN CALIF GAS CO	15.78		2015-05 1234156900	
2040 FLEET MAINTENANCE	7785 UTILITIES-GAS	6/2/15		71200	SOUTHERN CALIF GAS CO	57.64		2015-05 1130155600	
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	6/2/15		71200	SOUTHERN CALIF GAS CO	42.25		2015-05 0961156800	
2131 COURTHOUSE SQUARE-OPERTNG	7785 UTILITIES-GAS	6/2/15		71200	SOUTHERN CALIF GAS CO	35.85		2015-05 0919156843	
						272.64			
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	6/2/15	109382	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	31.47	67117755-0	2015-05	
1111 PERSONNEL	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	26.65	67117755-0	2015-05	
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	31.98	67117755-0	2015-05	
1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	31.98	67117755-0	2015-05	
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.32	67117755-0	2015-05	

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1411 PLANNING	7320 COMMUNICATIONS	6/2/15	109382...	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.32	67117755-0	2015-05	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	58.63	67117755-0	2015-05	
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	15.99	67117755-0	2015-05	
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	565.33	67117755-0	2015-05	
1610 FIRE-ADMIN/SUPPRESS ION	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	122.59	67117755-0	2015-05	
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.32	67117755-0	2015-05	
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	10.66	67117755-0	2015-05	
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	5.33	67117755-0	2015-05	
1721 PARKS & REC-COMM PROM/EXT	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	5.33	67117755-0	2015-05	
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	10.66	67117755-0	2015-05	

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2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	6/2/15	109382...	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	95.94	67117755-0	2015-05	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	10.66	67117755-0	2015-05	
2031 REFUSE	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.32	67117755-0	2015-05	
2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	10.66	67117755-0	2015-05	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	47.97	67117755-0	2015-05	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	10.66	67117755-0	2015-05	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.32	67117755-0	2015-05	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	6/2/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	15.99	67117755-0	2015-05	
						1,215.08			
2081 WATER-OPERATIONS	7650 CHEMICALS	6/2/15	109383	17478	UNIVAR UNIVAR	269.21	F0825530	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/2/15		17478	UNIVAR UNIVAR	722.62	F0825532	WELL SITE CHLORINE	

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2081 WATER-OPERATIONS	7650 CHEMICALS	6/2/15	109383...	17478	UNIVAR	467.58	F0825533	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/2/15		17478	UNIVAR	212.54	F0825534	WELL SITE CHLORINE	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/2/15		17478	UNIVAR	410.91	F0825535	WELL SITE CHLORINE	
						2,082.86			
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	6/2/15	109384	35904	VERIZON WIRELESS	2.16	9745581880	2015-03	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	6/2/15		35904	VERIZON WIRELESS	89.06	9745581880	2015-03	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	6/2/15		35904	VERIZON WIRELESS	13.76	9745581880	2015-03	
2031 REFUSE	7320 COMMUNICATIONS	6/2/15		35904	VERIZON WIRELESS	38.85	9745581880	2015-03	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	6/2/15		35904	VERIZON WIRELESS	84.60	9745581880	2015-03	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	6/2/15		35904	VERIZON WIRELESS	42.77	9745581880	2015-03	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	6/2/15		35904	VERIZON WIRELESS	172.14	9745581880	2015-03	

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2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	6/2/15	109384	35904	VERIZON WIRELESS	32.22	9745581880	2015-03	
					VERIZON WIRELESS				
						475.56			
1610 FIRE-ADMIN/SUPPRESSION	7320 COMMUNICATIONS	6/2/15	109385	35904	VERIZON WIRELESS	287.28	9745756663	342019390 DATA PORTS	
					VERIZON WIRELESS				
						287.28			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	6/10/15	109386	11349	A T & T	366.89	0601890541	80008961114 CA DEPT OF JU	
					A T & T (11349)				
						366.89			
2020 AIRPORT - OPERATING	7320 COMMUNICATIONS	6/10/15	109387	13982	A T & T	89.36	6567796	DSL 584-8994	
					A T & T (13982)				
						89.36			
1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	6/10/15	109388	17337	A T & T MOBILITY	180.00	COH042015	2015-04 MOSAIC	
					A T & T MOBILITY - EOD				
						180.00			
1610 FIRE-ADMIN/SUPPRESSION	815049 14 HSG-HAZMAT EQUIP-FIRE	6/10/15	109389	19018	P C I PRODUCTS CO DBA ABSORBENTSONLINE.COM	81.17	40716723	3" CONICAL DRAIN PLUG	
1610 FIRE-ADMIN/SUPPRESSION	815049 14 HSG-HAZMAT EQUIP-FIRE	6/10/15		19018	P C I PRODUCTS CO DBA ABSORBENTSONLINE.COM	118.79	40716723	6" CONICAL DRAIN PLUG	
1610 FIRE-ADMIN/SUPPRESSION	815049 14 HSG-HAZMAT EQUIP-FIRE	6/10/15		19018	P C I PRODUCTS CO DBA ABSORBENTSONLINE.COM	152.12	40716723	8" CONICAL DRAIN PLUG	

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1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP. FIRE	6/10/15	109389	19018	P C I PRODUCTS CO DBA ABSORBENTSONLINE.COM	22.74	40716723	ESTIMATED SHIPPING/HANDLI	
						374.82			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	6/10/15	109390	15711	ACCLAMATION INSURANCE MGMT SVC WC ACCLAMATION INSURANCE MGMT SVC	33,579.04		FY15 REPLENISH TRUST	
						33,579.04			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109391	19075	ALL FAMILY LENDING & R.E., INC ALL FAMILY LENDING & R.E., INC	22.31	REFUND	UB REFUND	
						22.31			
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/10/15	109392	03020	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	290.25	181702	BRACKETS, MOUNTING	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/10/15		03020	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	20.00	181702	ESTIMATED SHIPPING/HANDLI	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/10/15		03020	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	1,683.45	181702	SHIELDS, LEATHER	
						1,993.70			
2131 COURTHOUSE SQUARE-OPERING	7495 PROF AND SPEC SERVICES	6/10/15	109393	00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	166.12	7032292	A/C REPAIR CRTHSE#106	
						166.12			
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15	109394	00000194	DAVID G AYERS AYERS, DAVID G	194.50	TR AYERS1	ADV/MONTEREY 6/23-26	

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194.50									
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109395	18258	RAMON BETANCOURT BETANCOURT, RAMON	190.00		PREP 05/23-24	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15		18258	RAMON BETANCOURT BETANCOURT, RAMON	80.00		UMP 05/21-28	
270.00									
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	6/10/15	109396	LIC00189	BIG ORANGE SHAVED ICE BIG ORANGE SHAVED ICE	59.37		LICENSE REFUND	
59.37									
2072 SANITARY SEWER COLLECTION	7412 EQUIPMENT MAINTENANCE	6/10/15	109397	00000944	BOGIE'S PUMP SYSTEMS, INC BOGIE'S PUMP SYSTEMS, INC	568.81	9625	NEOPRENE GASKET	
568.81									
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109398	19073	BROOKS, MEGAN E BROOKS, MEGAN E	16.62	REFUND	UB REFUND	
16.62									
1721 PARKS & REC-COMM PROMEVIT	7495 PROF AND SPEC SERVICES	6/10/15	109399	19065	JOSHUA J BROWN BROWN, JOSHUA J	500.00		CONCERT IN PARK 07/10	
500.00									
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15	109400	14934	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	350.00	VP13389	PD FIREWALL SUPP	

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1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15	109400	14934	C D W GOVERNMENT LLC	250.00	VQ79887	SONIC FIREWALL MTRLS	
1315 COMPUTER MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		14934	C D W GOVERNMENT LLC	204.25	VS06761	STORAGE SHELVING	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	6/10/15		14934	C D W GOVERNMENT LLC	620.00	VS48976	ADOBE ACROBAT LIC	
						1,424.25			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15	109401	00000667	CALIF DEPT OF INDUSTRIAL RELATIONS	225.00	E1280616SA	ELEVATOR INSP/VETS	
						225.00			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109402	18028	CALIF TURF EQUIPMENT & SUPPLY INC	1,992.06	263482	SOIL ADDITIVE/HYDRETAI N E	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		18028	CALIF TURF EQUIPMENT & SUPPLY INC	368.90	264328	SOIL ADDITIVE-HYDRETA	
						2,360.96			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15	109403	21563	CALIFORNIA BOILER INC	637.80	111449	SERVICE BOILER CIVIC	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		21563	CALIFORNIA BOILER INC	(232.80)	111449CR	CREDIT TRIP CHARGE	
						405.00			

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390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109404	19074	CAMPBELL, MORTON J CAMPBELL, MORTON J	14.92	REFUND	UB REFUND	
14.92									
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/10/15	109405	21590	CENTRAL VALLEY COMPREHENSIVE CARE CENTRAL VALLEY COMPREHENSIVE CARE	319.00		PRE-EMP ANDERSON	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/10/15		21590	CENTRAL VALLEY COMPREHENSIVE CARE CENTRAL VALLEY COMPREHENSIVE CARE	182.00		PRE-EMP KELLY	
501.00									
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/10/15	109406	10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	9.58	20180556	04/20-04/24/15	
2031 REFUSE	7560 ADVERTISING & PUBLIC REL	6/10/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	457.95	20180917	FLYER/DUMP CLEANUP	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/10/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	8.57	20181351	05/11-05/15/15	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/10/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	704.72	20181564	2015-05 DELINQ	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/10/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	63.48	20181564	2015-05 FINALS	
1210 FINANCE-UTILITY BILLING	7470 PRINTING	6/10/15		10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	140.16	20181564	2015-05 PRINTING	

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1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/10/15	109406 ..	10010	CENTRAL VALLEY PRESORT INC CENTRAL VALLEY PRESORT INC	8.99	20181631	05/18-05/22/15	
1,393.45									
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109407	21921	SUSAN CHAVEZ CHAVEZ, SUSAN	13.52		REIM/BADGE BLUE BORD	
13.52									
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109408	19071	CISNEROS, ALEX CISNEROS, ALEX	12.05	REFUND	UB REFUND	
12.05									
1721 PARKS & REC-COMM PROMEV	7611 RENAISSANCE FAIRE	6/10/15	109409	18415	KATHRYN CLOWES CLOWES, KAT	50.00	REISSUE	REISSUE CK 105645	
50.00									
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	6/10/15	109410	LIC00190	COMMERCE MORTGAGE COMMERCE MORTGAGE	76.42		LICENSE REFUND	
76.42									
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15	109411	T0000466	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	343.50	70925	2015-05 SCANNING	
343.50									
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/10/15	109412	T0000169	CORBIN & ASSOCIATES CORBIN & ASSOCIATES	385.00	TR JIMENEZ	REG/CORONA 7/5-10	

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1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/10/15	109412...	T0000169	CORBIN & ASSOCIATES CORBIN & ASSOCIATES	385.00	TR MARTINEZ	REG/CORONA 7/5-10	
						770.00			
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15	109413	17156	RUSSELL CURRY CURRY, RUSSELL	194.50	TR CURRY6	ADV/MONTEREY 6/23-26	
						194.50			
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/10/15	109414	16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	4.39	150613	FINANCE CHARGE	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/10/15		16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	36.50	156325	TASKALFA 04/23-05/22	
						40.89			
1514 POLICE-TRAFFIC ENFORCEMENT	7770 TRAINING/TRAVEL/MEETING	6/10/15	109415	10024	JEFFREY DAVIS DAVIS, JEFFREY	122.10		EXP/VISALIA 5/18-21	
						122.10			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	6/10/15	109416	00000337	DISPENSING TECHNOLOGY CORP DISPENSING TECHNOLOGY CORP	10.00	8549	ESTIMATED SHIPPING/HANDLI	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	6/10/15		00000337	DISPENSING TECHNOLOGY CORP DISPENSING TECHNOLOGY CORP	48.38	8549	SEALING DISK, 2.5, 3/4 NP	
						58.38			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15	109417	18984	SHIZUKA COIT DBA DIVINE DESIGNS	240.00	245	TOUGHUP STINCL BORDER	

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240.00									
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109418	15484	ED JONES CO	424.63	16070	CHIEF BADGE	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		15484	ED JONES CO	124.70	16070	DETECTIVE BADGE	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		15484	ED JONES CO	12.00	16070	ESTIMATED SHIPPING/HANDLI	
561.33									
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109419	16193	RAYMOND ELIZONDO	30.00		SCOREKEEPER 05/26	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15		16193	RAYMOND ELIZONDO	20.00		SCOREKEEPER 06/01	
50.00									
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109420	18257	KASSANDRA L ESCALERA	30.00		SCOREKEEPER 05/28	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15		18257	KASSANDRA L ESCALERA	20.00		SCOREKEEPER 06/01	
50.00									
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	6/10/15	109421	LIC00191	FATTE ALBERT'S PIZZA COMPANY	73.25		LICENSE REFUND	
73.25									

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1512-1 POLICE-RECORDS	7770 TRAINING/TRAVEL/MEETING	6/10/15	109422	17646	HEATHER FELEPPA FELEPPA, HEATHER	15.00		EXP/FRESNO 5/20	
						15.00			
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	6/10/15	109423	15351	FRESNO POLICE REGIONAL TRNG CTR FRESNO POLICE REGIONAL TRNG CTR	244.00	TR ALLEN1	REG/FRESNO 6/30-7/2	
						244.00			
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/10/15	109424	15351	FRESNO POLICE REGIONAL TRNG CTR FRESNO POLICE REGIONAL TRNG CTR	244.00	TR EDLUND1	REG/FRESNO 6/30-7/2	
						244.00			
1412 BUILDING INSPECTION	7300 UNIFORM EXPENSE	6/10/15	109425	12551	G & K SERVICES G & K SERVICES	43.12	34462 05/15	2015-05 34462-11	
1722 PARKS & REC-PARKS	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES G & K SERVICES	186.20	34462 05/15	2015-05 34462-10	
2010 PW-ADMINISTRATION & ENGR	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES G & K SERVICES	64.68	34462 05/15	2015-05 34462-07	
2011 PW-STREET MAINTENANCE	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES G & K SERVICES	150.00	34462 05/15	2015-05 34462-04	
2031 REFUSE	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES G & K SERVICES	340.80	34462 05/15	2015-05 34462-08	
2032 REFUSE-STREET CLEANING	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES G & K SERVICES	60.92	34462 05/15	2015-05 34462-06	

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2040 FLEET MAINTENANCE	7300 UNIFORM EXPENSE	6/10/15	109425...	12551	G & K SERVICES	179.49	34462 05/15	2015-05 34462-05	
2071 WASTEWATER TREATMENT PLNT	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES	199.84	34462 05/15	2015-05 34462-03	
2072 SANITARY SEWER COLLECTION	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES	146.08	34462 05/15	2015-05 34462-01	
2081 WATER-OPERATIONS	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES	225.48	34462 05/15	2015-05 34462-09	
2100 BUILDING MAINTENANCE	7300 UNIFORM EXPENSE	6/10/15		12551	G & K SERVICES	100.20	34462 05/15	2015-05 34462-02	
						1,696.81			
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	6/10/15	109426	00000674	G M S, INC	245.00	162015	05/15 LIC & WARRANTY	
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	6/10/15		00000674	G M S, INC	65.00	162016	05/15 SERV & SUPPORT	
						310.00			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	6/10/15	109427	06315	GARDA CL WEST INC	495.62	10107233	2015-06	
						495.62			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109428	17612	ARNOLD GARZA GARZA, ARNOLD	160.00	REISSUE	REISSUE CK 108795	

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160.00									
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/10/15	109429	00001358	GLENDALE PARADE STORE LLC	369.90	77878	FLAG CARRIERS	
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/10/15		00001358	GLENDALE PARADE STORE LLC	97.90	77878	FLAG POLE, TWO PIECE	
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/10/15		00001358	GLENDALE PARADE STORE LLC	80.25	77878	FLAG, CALIFORNIA	
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/10/15		00001358	GLENDALE PARADE STORE LLC	315.25	77878	FLAG, US	
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/10/15		00001358	GLENDALE PARADE STORE LLC	45.60	77878	GLOVES,	
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/10/15		00001358	GLENDALE PARADE STORE LLC	235.00	77878	PICK HEAD AXE	
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/10/15		00001358	GLENDALE PARADE STORE LLC	143.00	77878	PIKE POLE	
						1,286.90			
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15	109430	18374	JENNIFER GOMEZ GOMEZ, JENNIFER	41.00	TR GOMEZ4	ADV/SACTO 6/12	
						41.00			
1720 PARKS & REC-ADULT/SPCL	7495 PROF AND SPEC SERVICES	6/10/15	109431	00000940	THEODORE GOMEZ GOMEZ, THEODORE	400.00		BAND/CONCERT IN PARK	

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400.00									
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15	109432	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	4,186.30		AGENCIES/COMM	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	858.05		CITY CLERK	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	275.00		CODE ENFORCEMENT	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	7,917.55		COMMUNITY DEVELOPMENT	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	416.75		COUNCIL ADMIN	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	422.40		FINANCE	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	127.60		FIRE	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,597.55		MEETINGS	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	5,759.83		POLICE	
1300 CITY ATTORNEY\LEGAL SVCs	7490 CONTRACTED LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,347.87		PUBLIC WORKS	

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1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15	109432...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,041.90		CITY MANAGER MATTERS	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,735.15		COSTCO	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	5,256.22		DROUGHT LAWS/REGS	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	764.90		GENERAL PLAN UPDATE	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,548.85		HELENA CHEMICAL	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	115.05		LABOR FIRE CAPTAIN	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	775.20		LABOR GENERAL UNIT	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	146.25		LABOR MID MGMT	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,242.50		LABOR POLICE	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,063.56		LITIG CAMPBELL	

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1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15	109432...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	259.35		LITIG HENSLEY	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,571.35		LITIG JD JOHNS	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	933.95		LITIG OCHOA	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	33.00		LITIG PTAF	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	125.00		LITIG SERPA	
1300 CITY ATTORNEY\LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	6/10/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,314.20		PROPERTY MGMT	
						48,835.33			
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/10/15	109433	18307	RONALD DEAN GULL GULL, RONALD DEAN	175.00		REPTILE SHOW 06/11	
						175.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109434	17883	BRYAN HACKWORTH HACKWORTH, BRYAN	170.00		PREP 05/23-24	
						170.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109435	18259	CALVIN HAKKER HAKKER, CALVIN	200.00		TOURNAMENT 05/23-24	

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200.00									
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109436	39005	HANFORD AUTO & TRUCK PARTS, INC	138.21	04302015A	CR TAKEN APR S/B MAY	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		39005	HANFORD AUTO & TRUCK PARTS, INC	1,927.31	05312015	BLANKET PURCHASE ORDER	
2,065.52									
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15	109437	39800	CITY OF HANFORD PETTY CASH	11.00		MEAL/MENDES/EDC BRD	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	HANFORD PETTY CASH, CITY OF	11.00		MEAL/PYLE EDC MTG	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	CITY OF HANFORD PETTY CASH	11.00		MEAL/PYLE/EDC BRD MTG	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	HANFORD PETTY CASH, CITY OF	10.00		MEAL/PYLE/EDC EXEC MT	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	CITY OF HANFORD PETTY CASH	9.00		MEAL/PYLE/EDC EXEC MT	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	HANFORD PETTY CASH, CITY OF	11.45		MEAL/SPAIN/OB FIRE CH	
1201 FINANCE-ACCOUNTING	7455 POSTAGE AND FREIGHT	6/10/15		39800	CITY OF HANFORD PETTY CASH	0.57		POSTAGE/USPO	

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1411 PLANNING	7450 PUBLICATIONS AND DUES	6/10/15	109437...	39800	CITY OF HANFORD PETTY CASH	32.00		BLACK/KINGS CO RECORD	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	HANFORD PETTY CASH, CITY OF	1.05		LUTZ/LA JOLLA 4/15	
1721 PARKS & REC-COMM PROM/EXT	7495 PROF AND SPEC SERVICES	6/10/15		39800	HANFORD PETTY CASH, CITY OF	27.09		DASILVA/AMAZON MUSIC	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	CITY OF HANFORD PETTY CASH	20.00		MEAL/CAMARA/APWA MTG	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	HANFORD PETTY CASH, CITY OF	15.00		MEAL/DOYLE/APWA MTG	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	CITY OF HANFORD PETTY CASH	22.00		MEAL/DOYLE/APWA MTG	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	6/10/15		39800	HANFORD PETTY CASH, CITY OF	20.00		MEAL/DOYLE/APWA MTG	
2104 ACCUM CAPITAL OUTLAY	815600 DANGEROUS BLDG ABATEMENT	6/10/15		39800	CITY OF HANFORD PETTY CASH	24.00		MCRAE/KINGS CO RECORD	
						225.16			
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109438	14182	HAWKEPAKS.COM, INC	1,096.50	00012437	51-SCBA MASK BAGS	
						1,096.50			

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109439	00000437	HOME DEPOT U S A INC DBA	30.08	1021278	BLANKET PURCHASE ORDER	
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	60.47	1023707	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	6/10/15		00000437	HOME DEPOT U S A INC DBA	157.08	194740	NOZZLE/CLEANER ETC	
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	178.36	2023556	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	24.96	21380	BLANKET PURCHASE ORDER	
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	21.44	2194932	BLANKET PURCHASE ORDER	
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	(21.44)	2194933	BLANKET PURCHASE ORDER	
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	21.44	2194934	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	10.00	22479	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	25.96	3020946	BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109439...	00000437	HOME DEPOT U S A INC DBA	11.20	3020957	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	51.41	6023063	BLANKET PURCHASE ORDER	
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	28.39	6194566	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	3.03	7021681	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	54.04	8022840	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	2.73	9022672	BLANKET PURCHASE ORDER	
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00000437	HOME DEPOT U S A INC DBA	85.27	9022700	BLANKET PURCHASE ORDER	
						744.42			
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL MEETING	6/10/15	109440	11031	STEPHANIE HUDDLESTON	45.00		EXP/CLOVIS 5/27-29	
						45.00			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	6/10/15	109441	17185	INTER STATE OIL COMPANY	266.50	0318044-IN	DIESEL EXHAUST	

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2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	6/10/15	109441	17185	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	19,005.85	D176691-IN	DIESEL UNDYED #2	
						19,272.35			
1610 FIRE-ADMIN/SUPPRESS ION	7320 COMMUNICATIONS	6/10/15	109442	00001078	J ' S COMMUNICATIONS, INC J ' S COMMUNICATIONS, INC	116.10	43523	1-BATTERY HT120	
						116.10			
1210 FINANCE-UTILITY BILLING	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109443	00001059	J M P BUSINESS SYSTEMS, INC	259.70	51991	MAIL MACH/INKJET CARTRTID	
1210 FINANCE-UTILITY BILLING	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00001059	J M P BUSINESS SYSTEMS, INC J M P BUSINESS SYSTEMS, INC	28.52	51991	MAIL MACH/LABELS	
						288.22			
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15	109444	14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	366.00	1022	CLEANUP 1209 6TH ST	
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15		14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	250.00	1023	CLEANUP 404 E 9TH ST	
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15		14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	376.00	1024	CLEANUP BERKSHIRE/BER	
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15		14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	172.00	1026	CLEANUP 500 BLK GRNGV	
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15		14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	172.00	1027	CLEANUP 329 E 3RD ST	

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1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15	109444...	14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	159.00	1028	CLEANUP 121 E 3RD ST	
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15		14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	172.00	1029	CLEANUP 416 E 4TH ST	
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	6/10/15		14113	JERRY MATOS DBA JERRY MATOS DISCING SERVICE	366.00	1030	CLEANUP 529 W 7TH ST	
						2,033.00			
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/10/15	109445	00000759	GABRIEL JIMENEZ JIMENEZ, GABRIEL	390.50	TR JIMENEZ4	ADV/CORONA 7/5-10	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/10/15		00000759	GABRIEL JIMENEZ JIMENEZ, GABRIEL	522.50	TR JIMENEZ4	LDG/CORONA 7/5-10	
						913.00			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	6/10/15	109446	61655	RICHARD JOHNSON JOHNSON, RICHARD	60.00		EXP/VISALIA 5/18-21	
						60.00			
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	6/10/15	109447	46300	JORGENSEN CO INC JORGENSEN CO INC	118.38	5517294	BLANKET PURCHASE ORDER	
						118.38			
511 MISC CASH DEPOSITS TRUST	3005-121 KC-LIBRARY IMP FEES	6/10/15	109448	T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	7,090.60		2015-05 LIBRARY	

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511 MISC CASH DEPOSITS TRUST	3005-122 KC-CRIMINAL JSTC IMP FEES	6/10/15	109448...	T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	26,990.07		2015-05 CRIM JSTC	
						34,080.67			
511 MISC CASH DEPOSITS TRUST	3005-101 SCH DVL FEES-HANFORD ELEM	6/10/15	109449	48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	71,080.73		2015-05 HESD	
511 MISC CASH DEPOSITS TRUST	3005-102 SCH DVL FEES-PIONEER ELEM	6/10/15		48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	72,302.64		2015-05 PIONEER	
511 MISC CASH DEPOSITS TRUST	3005-106 SCH DVL FEES-ARMONA ELEM	6/10/15		48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	26,651.92		2015-05 ARMONA	
						170,035.29			
511 MISC CASH DEPOSITS TRUST	3005-200 KC-EL RANCHO DEBT SERVICE	6/10/15	109450	48448	KINGS CO PUBLIC WORKS KINGS CO PUBLIC WORKS	2,760.48		DEBT SVC COLL 05/15	
						2,760.48			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	6/10/15	109451	49250	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	541.87	05-182808	2015-05 COLL FIN-UB	
						541.87			
1513 POLICE-OPERATIONS	7495 PROF AND SPEC SERVICES	6/10/15	109452	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	60.00	7750	PRICE	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/10/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	7750	JOHANSSON	

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1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	6/10/15	109452...	17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR	142.00	7750	KURTZ	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	7750	FLORES	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15		17709	KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	7750	MORADO	
						359.00			
1450-014 CDBG ENTITLEMENT 2014/15	815659 CONTINUUM OF CARE	6/10/15	109453	14274	KINGS TULARE CONTINUUM OF CARE	1,849.63	1005	12/01/14-02/28/15	
						1,849.63			
2031 REFUSE	7550 OTHER CONTRACTUAL SERVICE	6/10/15	109454	48450	KINGS WASTE & RECYCLE AUTHORITY	225,478.71		2015-05 DUMP FEES	
						225,478.71			
3950 PROP 84-GRANT	814864 CONSOLIDATN-3 WTR SYSTEMS	6/10/15	109455	18516	OFELIA CHAPA PEREZ DBA LABOR CONSULTANTS OF CALIFORNIA	1,615.00	1065	2015-05 CONSULTANT	
						1,615.00			
2104 ACCUM CAPITAL OUTLAY	815608 CITY FAC-STRUCT EVALNEED	6/10/15	109456	51285	LANE ENGINEERS, INC	1,658.75	39208	2015-04 ADA BASTILLE	
2104 ACCUM CAPITAL OUTLAY	815608 CITY FAC-STRUCT EVALNEED	6/10/15		51285	LANE ENGINEERS, INC	1,268.75	39209	2015-04 ADA FIRE STAT	

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2104 ACCUM CAPITAL OUTLAY	815608 CITY FAC-STRUCT EVAL/NEED	6/10/15	109456...	51285	LANE ENGINEERS, INC	253.75	39210	2015-04 ADA CIVIC	
2104 ACCUM CAPITAL OUTLAY	815608 CITY FAC-STRUCT EVAL/NEED	6/10/15		51285	LANE ENGINEERS, INC	797.50	39211	2015-04 ADA VETS	
						3,978.75			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109457	17420	WARREN LEASURE LEASURE, WARREN	60.00		UMP 05/26/15	
						60.00			
1716 PARKS & REC-FACILITIES	4510 FM-FACILITIES-OTHER RENTS	6/10/15	109458	19066	DEBRA LEE LEE, DEBRA	30.00	2002341	RFD DEP PRK SHLTR7372	
						30.00			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/10/15	109459	52600	LIEBERT CASSIDY WHITMORE LIEBERT CASSIDY WHITMORE	32.50	1403215	INVESTIGATIONS	
						32.50			
1201 FINANCE-ACCOUNTING	7770 TRAINING/TRAVEL/MEETING	6/10/15	109460	19063	TIFFANY MAKI MAKI, TIFFANY	54.63		EXPIKERMAN 5/13	
						54.63			
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	6/10/15	109461	14252	MARLIN LEASING CORP DBA MARLIN BUSINESS BANK	610.50	13269761	LEASE-KYOCERA 401-1217419	
						610.50			

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1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/10/15	109462	13627	ANGEL MARTINEZ MARTINEZ, ANGEL	390.50	TR MARTINEZ1	ADV/CORONA 7/15-10	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/10/15		13627	ANGEL MARTINEZ MARTINEZ, ANGEL	522.50	TR MARTINEZ1	LDG/CORONA 7/15-10	
						913.00			
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	6/10/15	109463	00000041	MATSON ALARM COMPANY, INC	24.50	1267671	2015-06 PLUNGE	
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	6/10/15		00000041	MATSON ALARM COMPANY, INC	30.00	1267671	2015-06 AIRPORT	
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	6/10/15		00000041	MATSON ALARM COMPANY, INC	24.50	1267671	2015-06 WWTP	
2091 INTERMODAL-OPERATIN G	7550 OTHER CONTRACTUAL SERVICE	6/10/15		00000041	MATSON ALARM COMPANY, INC	49.00	1267671	2015-06 AMTRAK	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		00000041	MATSON ALARM COMPANY, INC	110.50	1267671	2015-06 CITY OFFICES	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		00000041	MATSON ALARM COMPANY, INC	71.00	1267671	2015-06 CIVIC AUD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		00000041	MATSON ALARM COMPANY, INC	24.50	1267671	2015-06 CORP YD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		00000041	MATSON ALARM COMPANY, INC	24.50	1267671	2015-06 LONGFIELD	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15	109463...	000000041	MATSON ALARM COMPANY, INC	48.00	1267671	2015-06 PD EVIDENCE	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		000000041	MATSON ALARM COMPANY, INC	30.00	1267671	2015-06 PD INVEST	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		000000041	MATSON ALARM COMPANY, INC	32.50	1267671	2015-06 PD RECORDS	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/10/15		000000041	MATSON ALARM COMPANY, INC	34.50	1267671	2015-06 VETS/SR CTR	
2131 COURTHOUSE SQUARE-OPRTNG	7495 PROF AND SPEC SERVICES	6/10/15		000000041	MATSON ALARM COMPANY, INC	178.00	1267671	2015-06 CRTHS	
						681.50			
1514 POLICE-TRAFFIC ENFORCEMNT	7770 TRAINING/TRAVEL/MEETING	6/10/15	109464	00001352	BRENT MC CREARY	101.40		EXP/VISALIA 5/18-21	
						101.40			
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15	109465	18636	JUSTIN MENDES MENDES, JUSTIN	194.50	TR MENDES1	ADV/MONTEREY 6/23-26	
						194.50			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109466	19070	MENDOZA, DIANA MENDOZA, DIANA	53.34	REFUND	UB REFUND	
						53.34			

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511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	6/10/15	109467	19067	CHRISTOPHER MERZ MERZ, CHRISTOPHER	250.00	2002344	RFD DEPOSIT 7108	
						250.00			
1511 POLICE-SUPPORT SERVICE	815047 25 HAND HELD RADIOS POL	6/10/15	109468	00000598	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	645.00	50103370	BATTERIES 25 @104.00	
						645.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109469	19078	NACINOPA, FRITZIE P NACINOPA, FRITZIE P	52.37	REFUND	UB REFUND	
						52.37			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109470	19072	NATIONSTAR MORTGAGE LLC NATIONSTAR MORTGAGE LLC	45.89	REFUND	UB REFUND	
						45.89			
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	6/10/15	109471	14392	NEWEGG, INC NEWEGG, INC	32.24	1201102116	STORAGE SHELIVING	
						32.24			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109472	60740	KELLY PERREIRA PERREIRA, KELLY	48.00		MAINT 05/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15		60740	KELLY PERREIRA PERREIRA, KELLY	84.00		PREP 05/25-31	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15		60740	KELLY PERREIRA PERREIRA, KELLY	96.00		TOURNAMENT 05/23	

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1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109472...	60740	KELLY PERREIRA PERREIRA, KELLY	120.00		UMP 05/26-28	
						348.00			
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109473	00001104	JOSEPH G POLLARD CO INC DBA POLLARDWATER.COM	56.48	0007100	CHLOR DPD REFILL	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00001104	JOSEPH G POLLARD CO INC DBA POLLARDWATER.COM	98.25	0007100-1	CHLOR DPD REFILL	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		00001104	JOSEPH G POLLARD CO INC DBA POLLARDWATER.COM	275.09	0009824	CHLOR DPD REFILL	
						429.82			
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109474	62927	PRECISION SUPPLY PRECISION SUPPLY	120.64	39114	ROACH & ANT SPRAY	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		62927	PRECISION SUPPLY PRECISION SUPPLY	120.64	39114	ROACH & ANT SPRAY	
						241.28			
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15	109475	17143	DARREL PYLE PYLE, DARREL	41.00	TR PYLE9	ADV/SACTO 6/12	
						41.00			
1524-001 GRANTS	814662 BIKE/PEP PLN-GEN PLN	6/10/15	109476	63730	QUAD KNOFF, INC QUAD KNOFF, INC	1,527.15	80489	04/12-05/09/15	

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2104 ACCUM CAPITAL OUTLAY	813602 GENERAL/MASTR PLAN UPDATE	6/10/15	109476...	63730	QUAD KNOFF, INC QUAD KNOFF, INC	4,804.79	80494	04/12-05/09/15	
						6,331.94			
1611 FIRE-FIRE PREVENTION	7450 PUBLICATIONS AND DUES	6/10/15	109477	T0000455	R D J SPECIALTIES, INC R D J SPECIALTIES, INC	563.46	083771	BOOKS, COLORING, FIREFIGH	
1611 FIRE-FIRE PREVENTION	7450 PUBLICATIONS AND DUES	6/10/15		T0000455	R D J SPECIALTIES, INC R D J SPECIALTIES, INC	563.22	084476	FOIL BADGES-ROLLS, FIREFI	
						1,126.68			
1516 POLICE-SCHOOL OFFICER PRG	7770 TRAINING/TRAVEL/MEETING	6/10/15	109478	14048	JOSHUA W RAGSDALE RAGSDALE, JOSHUA W	142.80		EXP/VISALIA 5/18-21	
						142.80			
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15	109479	18637	FRANCISCO RAMIREZ RAMIREZ, FRANCISCO	194.50	TR RAMIREZ1	ADV/MONTEREY 6/23-26	
						194.50			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109480	63949	WILLIAM & MARLENE RAVEN DBA RAVEN BRAND PRODUCTS & DELI	49.32	0074493	T-BALL 36PKS JERKY	
						49.32			
2072 SANITARY SEWER COLLECTION	7300 UNIFORM EXPENSE	6/10/15	109481	18385	SHARON H BIDDLE DBA RED WING SHOE STORE	169.95	2949	SHOES/RYAN KELLY	
						169.95			

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242 LAM AD90-3 T595 MANS #7&8	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109482	64704	RICHARD K GONZALES DBA RICHARD'S TREE SERVICE	2,000.00	2043	TREE REMOVAL DOUTY ST	
						2,000.00			
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	6/10/15	109483	LIC00186	DONALD A RIDDLE SR RIDDLE'S BARBER SHOP	27.00	REISSUE	REISSUE CK 109036	
						27.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109484	19076	ROBERTSON, EUGENE C ROBERTSON, EUGENE C	123.40	REFUND	UB REFUND	
						123.40			
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109485	66840	SAN DIEGO POLICE EQUIP CO SAN DIEGO POLICE EQUIP CO	5,605.21	617724	AMMUNITION	
						5,605.21			
1722 PARKS & REC-PARKS	7300 UNIFORM EXPENSE	6/10/15	109486	14501	JEANETTE SASSER DBA SASSER SPECIALTIES	223.65	13326	EMBROIDERY HATS	
2010 PW-ADMINISTRATION & ENGR	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	82.40	13326	EMBROIDERY HATS	
2011 PW-STREET MAINTENANCE	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	188.34	13326	EMBROIDERY HATS	
2031 REFUSE	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	317.83	13326	EMBROIDERY HATS	

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2032 REFUSE-STREET CLEANING	7300 UNIFORM EXPENSE	6/10/15	109486	14501	JEANETTE SASSER DBA SASSER SPECIALTIES	94.17	13326	EMBROIDERY HATS	
2040 FLEET MAINTENANCE	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	117.71	13326	EMBROIDERY HATS	
2071 WASTEWATER TREATMENT PLNT	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	176.57	13326	EMBROIDERY HATS	
2072 SANITARY SEWER COLLECTION	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	117.71	13326	EMBROIDERY HATS	
2081 WATER-OPERATIONS	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	258.97	13326	EMBROIDERY HATS	
2100 BUILDING MAINTENANCE	7300 UNIFORM EXPENSE	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	117.71	13326	EMBROIDERY HATS	
1511 POLICE-SUPPORT SERVICE	7922-503 ILLEGB EXPLORER POST MTLS	6/10/15		14501	JEANETTE SASSER DBA SASSER SPECIALTIES	41.93	13540	EXPLORER T-SHIRTS	
						1,736.99			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	6/10/15	109487	19077	SCOGGIN, LUCAS B SCOGGIN, LUCAS B	17.43	REFUND	UB REFUND	
						17.43			
2031 REFUSE	7550 OTHER CONTRACTUAL SERVICE	6/10/15	109488	18950	SIDNEY J W SHARP JR DBA SHARP PROPERTIES	12,238.00	101	TRASH ENCLOSURE	
						12,238.00			

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1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/10/15	109489	11856	SHAW'S AIR CONDITIONING & HEATING SHAW'S AIR CONDITIONING & HEATING	284.00	2284	ICE MACHINE REPR STA 1	
284.00									
1512-1 POLICE-RECORDS	7495 PROF AND SPEC SERVICES	6/10/15	109490	69530	SHRED-IT FRESNO INC SHRED-IT FRESNO INC	111.41	9405938099	DOCUMENT SHREDDING	
111.41									
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	6/10/15	109491	17940	SIERRA PACIFIC HIGH SCHOOL SIERRA PACIFIC HIGH SCHOOL	250.00	2002346	RFD DEPOSIT 7358	
250.00									
1719 PARKS & REC-YOUTH SERV	5012-203 CA-MISC PLAYGRND/TODDLER	6/10/15	109492	19011	BRITTANY SIMONSON SIMONSON, BRITTANY	45.00	2002318	REFUND T-BALL	
45.00									
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	6/10/15	109493	69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	5.00	0208337-IN	ESTIMATED SHIPPING/HANDLI	
1610 FIRE-ADMIN/SUPPRESS ION	815049 14 HSG-HAZMAT EQUIP- FIRE	6/10/15		69700	SIRCHIE FINGER PRINT LAB SIRCHIE FINGER PRINT LAB	39.24	0208337-IN	FORMS/CHAIN OF CUSTODY	
44.24									
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/10/15	109494	70200	SMART & FINAL CORP SMART & FINAL CORP	267.10	104669	TEEN CTR SNACK BAR	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/10/15		70200	SMART & FINAL CORP SMART & FINAL CORP	173.40	107923	TEEN CTR SNACK BAR	

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1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/10/15	109494...	70200	SMART & FINAL CORP	619.61	109946	TEEN CTR SNACK BAR	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15		70200	SMART & FINAL CORP	78.83	110815	COFFEE, SUGAR, CREAMR	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/10/15		70200	SMART & FINAL CORP	195.76	111936	TEEN CTR SNACK BAR	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/10/15		70200	SMART & FINAL CORP	441.72	115113	TEEN CTR SNACK BAR	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		70200	SMART & FINAL CORP	151.05	117466	BLANKET PURCHASE ORDER	
						1,927.47			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/10/15	109495	13466	STEPHEN SMITH	140.00		PREP 05/23-24	
						140.00			
2031 REFUSE	7770 TRAINING/TRAVEL/MEETING	6/10/15	109496	17644	WILL SMITH SMITH, WILL	346.15		EXP/PALM SPR 4/13-16	
						346.15			
1511 POLICE-SUPPORT SERVICE	7780 UTILITIES-ELECTRICITY	6/10/15	109498	70950	SOUTHERN CALIF EDISON CO	2,442.98		2015-05	
1610 FIRE-ADMIN/SUPPRESS ION	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	813.71		2015-05 #1	

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1610 FIRE-ADMIN/SUPPRESSION	7780 UTILITIES-ELECTRICITY	6/10/15	109498...	70950	SOUTHERN CALIF EDISON CO	575.85		2015-05 #2	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	1,339.87		2015-05 BABE RUTH	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	562.64		2015-05 BROWN	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	25.08		2015-05 CAMPUS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	534.61		2015-05 GREENFIELD	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	17.01		2015-05 HARRIS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	647.88		2015-05 LACEY	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	1,077.97		2015-05 SOFTBALL COMP	
1713 PARKS & REC-LONGFIELD	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	927.17		2015-05	
1714 PARKS & REC-POOL/SKATE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	593.38		2015-05	

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1722 PARKS & REC-PARKS	7780 UTILITIES-ELECTRICITY	6/10/15	109498...	70950	SOUTHERN CALIF EDISON CO	1,771.28		2015-05	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	98.93		2015-05	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	1,232.58		2015-05 PANELS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	170.84		2015-05 SAFETY LIGHTS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	315.28		2015-05 STREET LAMPS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	96.61		2015-05 TR CONT SIG	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	3,298.27		2015-05 TRAF SIGNALS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	31,906.21		2015-05 VINTAGE EST	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	6/10/15		70950	SOUTHERN CALIF EDISON CO	204.07		2015-05 PARKING LOTS	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	6/10/15		70950	SOUTHERN CALIF EDISON CO	75.24		2015-05 XMAS	

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2061 STORM DRAINAGE-OPERATING	7780 UTILITIES-ELECTRICITY	6/10/15	109498...	70950	SOUTHERN CALIF EDISON CO	1,837.22		2015-05	
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	2,262.33		2015-05	
2081 WATER-OPERATIONS	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	86,174.12		2015-05	
2091 INTERMODAL-OPERATING	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	235.21		2015-05	
2100 BUILDING MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	5,016.74		2015-05	
2131 COURTHOUSE SQUARE-OPERATING	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	2,979.99		2015-05	
240 LJM AD90-1 T606 PINECSTLE	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	129.43		2015-05	
241 LJM AD90-2 T610 PRK MENTRY	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	52.95		2015-05	
242 LJM AD90-3 T595 MANS #7&8	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	27.31		2015-05	
243 LJM AD90-4 T619 HYDE PARK	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	25.64		2015-05	

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245 L/M AD92-1 PORTOFINO 1&2	7780 UTILITIES-ELECTRICITY	6/10/15	109498	70950	SOUTHERN CALIF EDISON CO	24.67		2015-05	
246 L/M AD92-2 CIELO EN TIERR	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	25.64		2015-05	
247 L/M AD93-1 T634 VINTGE ES	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	43.45		2015-05	
250 L/M AD94-2 T708 STONECRST	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	193.59		2015-05	
251 L/M AD94-3 T696 QUAIL RUN	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	30.21		2015-05	
252 L/M AD97-01 T711 ROSEWOOD	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	25.64		2015-05	
255 L/M AD98-01 T747 CRYSPR	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	24.82		2015-05	
257 L/M AD01-01 T680 PC GR #1	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	51.31		2015-05	
258 L/M AD01-02 T770 CAMBR #1	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	52.36		2015-05	
259 L/M AD01-03 T771 POP HILL	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	27.31		2015-05	

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262 UM AD03-01 T789 LA PARC	7780 UTILITIES-ELECTRICITY	6/10/15	109498...	70950	SOUTHERN CALIF EDISON CO	25.67		2015-05	
264 UM AD04-02 T799 CAMBRIDG	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	102.65		2015-05	
265 UM AD04-03 T795 CAMBRIDG	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	223.89		2015-05	
268 UM AD05-02 T835 COPPER V	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	54.78		2015-05	
270 UM AD09-01 T877 VICTORY	7780 UTILITIES-ELECTRICITY	6/10/15		70950	SOUTHERN CALIF EDISON CO	25.64		2015-05	
						148,400.03			
1610 FIRE-ADMIN/SUPPRESS ION	7770 TRAINING/TRAVEL/MEETING	6/10/15	109499	12329	DENNIS SPRINGER SPRINGER, DENNIS	10.00		EXP/MODESTO 5/15	
						10.00			
1512-1 POLICE-RECORDS	7770 TRAINING/TRAVEL/MEETING	6/10/15	109500	13339	MARIBEL V STINSON STINSON, MARIBEL V	56.52		EXP/FRESNO 5/20	
1512-2 POLICE-COMMUNICATIO NS	7770 TRAINING/TRAVEL/MEETING	6/10/15		13339	MARIBEL V STINSON STINSON, MARIBEL V	52.21		MEAL/DISPATCH 4/27	
						108.73			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSMS	6/10/15	109501	74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	1,172.50	5604	COMPACTION TEST	

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1,172.50									
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	6/10/15	109502	16429	TRANSUNION RISK & ALTERNATIVE DATA TRANSUNION RISK & ALTERNATIVE DATA	50.00	47911 06/01	ACCT 47911 SEARCH/RPTS/12	
50.00									
1412 BUILDING INSPECTION	7924 VEHICLE ABATEMENT EXPENSE	6/10/15	109503	15362	U S BANCORP EQUIP FINANCE, INC U S BANK	138.56	279145338	COPIER LEASE	
1610 FIRE-ADMIN/SUPPRESS ION	7460 DUPLICATING EXPENSE	6/10/15		15362	U S BANCORP EQUIP FINANCE, INC U S BANK	172.16	279392781	COPIER LEASE	
310.72									
1100 CITY COUNCIL	7560 ADVERTISING & PUBLIC REL	6/10/15	109504	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	6.41		COUNCIL PHOTOS/TARGET	
1100 CITY COUNCIL	7560 ADVERTISING & PUBLIC REL	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	12.43		COUNCIL PHOTOS/TARGET	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	38.12		MEAL/CC DINNER	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	53.74		MEAL/CC DINNER	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	30.01		FUEL/SACTO/PYLE 402	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	52.51		MEAL/AGNDA/DWNTWN MTG	

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1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15	109504...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	27.17		MEAL/CHAMBER 4TH JULY	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	49.32		MEAL/COALINGA C/D MTG	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	9.31		MEAL/FRESNO/PYLE	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	29.90		MEAL/KINGS EDC MTG	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	5.60		MEAL/SACTO/PYLE	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	5.98		MEAL/SACTO/PYLE	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	15.00		PKNG/SACTO/PYLE	
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	345.00		AD/BATTALION CHIEF	
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	379.00		AD/LAB ASSISTANT	
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	275.00		ADMWWTP SUPERINTENDNT	

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1111 PERSONNEL	7600 SPECIAL DEPARTMENTAL EXP	6/10/15	109504...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	124.33		GIFT BASKET/LCC	
1111 PERSONNEL	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	50.01		GIFT BASKET/LCC	
1111 PERSONNEL	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	27.00		GIFT BASKET/LCC	
1111 PERSONNEL	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	46.00		GIFT BASKET/LCC	
1111 PERSONNEL	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	58.91		GIFT BASKET/LCC	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	31.89		MEAL/VERBAL JUDO TRNG	
1210 FINANCE-UTILITY BILLING	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(774.00)		5-BARCODE SCANNERS	
1310 WORKERS' COMPENSATION	7710 SAFETY AWARENESS	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	26.07		MEAL/BIOMETRIC EVENT	
1310 WORKERS' COMPENSATION	7710 SAFETY AWARENESS	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	37.81		MEAL/BIOMETRIC EVENT	
1310 WORKERS' COMPENSATION	7710 SAFETY AWARENESS	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	29.90		MEAL/BIOMETRIC EVENT	

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1310 WORKERS' COMPENSATION	7710 SAFETY AWARENESS	6/10/15	109504...	17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	81.03		PRIZES/WALKING WORKS	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	12.00		AMAZON AWS SVC CHRGS	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	0.62		AMAZON AWS SVC CHRGS	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	124.97		MEAL/OFF INV SHOOTING	
1714 PARKS & REC-POOLUSKATE	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	120.00		LIFEGUARD MANUALS	
1721 PARKS & REC-COMM PROM/EVT	7495 PROF AND SPEC SERVICES	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	105.32		CONCERT/PARK BANNER	
1721 PARKS & REC-COMM PROM/EVT	7611 RENAISSANCE FAIRE	6/10/15		17062	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	70.20		MEAL/REN FAIRE COMM	
						1,506.56			
001 GENERAL FUND	1480 REVOLVING POSTAGE	6/10/15	109505	00000181	U S POSTAL SERVICE (HASLER) UNITED STATES POSTAL SERVICE	3,000.00	68775 06/15	CMRS-METER	
						3,000.00			
375-001 2012 RFD SWR REV BD	7495 PROF AND SPEC SERVICES	6/10/15	109506	77590	URBAN FUTURES INC URBAN FUTURES INC	1,500.00	0515-060	FY15 ANNUL DISCLOSURE	

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394-005 2013 WATER REF REV BD	7495 PROF AND SPEC SERVICES	6/10/15	109506...	77590	URBAN FUTURES INC URBAN FUTURES INC	1,500.00	0515-060	FY15 ANNL DISCLOSURE	
						3,000.00			
2074 WASTEWATER CAPITAL	815684 9TH AVE SWR MN- EDA GRNT	6/10/15	109507	77820	PROVOST & PRITCHARD INC DBA V M S PROVOST	2,957.20	53459	2015-04 EDA GRANT APP	
						2,957.20			
2040 FLEET MAINTENANCE	7412 EQUIPMENT MAINTENANCE	6/10/15	109508	00001531	HERMAN L TOEWS DBA VALLEY LUBE EQUIPMENT	102.96	26727IN	REPAIR LUBE OIL PUMP	
						102.96			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/15	109509	10519	VALLEY POWER PRODUCTS, INC. VALLEY POWER PRODUCTS, INC.	3,765.00	F72425	LABOR-GENERATOR SVC/ANN	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/10/15		10519	VALLEY POWER PRODUCTS, INC. VALLEY POWER PRODUCTS, INC.	1,360.00	F72426	PARTS-GENERATOR SVC/ANN	
						5,125.00			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	6/10/15	109510	15858	MCI NETWORK SERV, INC DBA VERIZON BUSINESS SERVICE	607.13	69461827	CLETS SYSTEM SV100362	
						607.13			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	6/10/15	109511	11329	CALMART CO, INC DBA VULCAN MATERIALS CO, WESTERN DIV	201.74	70771574	ASPHALT 3.03 TONS	
						201.74			

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1514	7770 TRAINING/TRAVEL/MEETING	6/10/15	109512	16197	KEVIN WHEAT WHEAT, KEVIN	122.10		EXP/VISALIA 5/18-21	
122.10									
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	6/10/15	109513	83451	XEROX CORP	68.98	079834878	COPIES 04/21-05/21	
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	6/10/15		83451	XEROX CORP	359.86	079834878	LEASE/FINANCE	
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	6/10/15		83451	XEROX CORP	74.27	079834879	COPIES 04/21-05/21/15	
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	6/10/15		83451	XEROX CORP	257.07	079834879	LEASE/CITY MGR	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	6/10/15		83451	XEROX CORP	74.26	079834879	COPIES 04/21-05/21/15	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	6/10/15		83451	XEROX CORP	257.07	079834879	LEASE/PERS	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/10/15		83451	XEROX CORP	204.41	079834880	COPIES 04/21-05/21/15	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/10/15		83451	XEROX CORP	394.65	079834880	LEASE/PUBLIC WRKS	
						1,690.57			

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1309 LIABILITY INSURANCE	7330 LIABILITY INSURANCE	6/10/15	109514	16785	YORK RISK SERVICES GROUP, INC-LIAB YORK RISK SERVICES GROUP, INC	1,398.30	6207 05/15	2015-05 SVC FEES	
						1,398.30			
						827,161.50			



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 6. A.

SUBJECT:

Community Development: Introduce and waive the 1st reading of Ordinance 15-07 approving Municipal Code Amendment 2015-01 amending Title 17 [Section 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code.

RECOMMENDATION:

The Planning Commission recommended that the City Council deny Municipal Code Amendment 2015-01 (3-4 vote). The City Council can accept the Planning Commission's recommendation, modify the recommendation, or approve the request.

Alternative Motions:

Denial: I move to accept the Planning Commission's recommendation of denial of Municipal Code Amendment 2015-01 and deny Ordinance 15-07. (roll call vote).

Approval: I move to disapprove the Planning Commission's recommendation of denial and introduce and waive the 1st reading of Ordinance 15-07 approving Municipal Code Amendment 2015-01 amending Title 17 [Section 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to permit or conditionally permit hotels/motels, inns and apartment hotels in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development, and "DC" Downtown Commercial zone districts and to remove the size restrictions of medical facilities in the "DC" Downtown Commercial Zone District as follows:

A amend section 17.04.030 by combining and revising the definition of "hotels/motels, inns, and apartment hotels" into a single definition.

B amend sections 17.28.060 C.1 and E.1, by removing the size restrictions of medical facilities for the "DC" Downtown Commercial zone district, no longer requiring a Conditional Use Permit for medical facilities larger than 6,000 square feet.

BACKGROUND:

At their regularly scheduled meeting on May 26, 2015, the Planning Commission recommended that the City Council deny Municipal Code Amendment 2015-01 (3-4 vote). A full analysis of Municipal Code Amendment 2015-01 appears in the Planning Commission Staff Report, attached as "Exhibit A" for Council's review.

On February 24, 2015 the City Council held a Town Hall Meeting and had a forum for the public to comment on several proposed amendments to the Municipal Code. The topics included secondary/ancillary uses, medical offices in Downtown, furniture stores, theaters, full-service hotels, and bank branches.

Following public comments, the City Council directed staff to start the process to amend the Municipal Code to combine the definitions of "hotels/motels, inns, and apartment hotels" and to remove the size restrictions of medical facilities in the Downtown Commercial district.

Hotels/Motels, Inns and Apartment Hotels

The current definition for "Hotel/Motel" and "Motel" came about as part of the 1994 General Plan Update and subsequent Zoning Ordinance was incorporated into the 2002 General Plan Update and Zoning Ordinance, as well. The separate definitions serve to restrict full-service hotels to the "DC" Downtown Commercial District.

In 2002, "hotels/motels, inns and apartment hotels", as defined by the current code, were permitted in the "DC" Downtown Commercial Zone District. "Motels," as defined by the current code, are permitted in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development (with a Conditional Use Permit), and "DC" Downtown Commercial Zone Districts.

Over the past several years, the City has received numerous requests to construct full-service hotels with meeting rooms and amenities in districts other than "DC" Downtown Commercial. Due to the current limitations and restrictions of the Code, the City has denied plans for hotels of this nature. For that reason, the City proposes that the definition of "hotels/motels, inns, and apartment hotels" be combined into a single, interchangeable definition under Section 17.03.040.

The definition of "hotel/motel, and inn" in Section 17.03.040 is proposed as follows:

~~"Hotel/motel/inn" (a lodging establishment located in the downtown commercial zone district) means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged where the on-site facilities may include any of the following services: coffee shop; dining room; lounge; a pool and/or exercise equipment; maid, mail and room service; convenience shops; valet laundry; full banquet and meeting facilities; central telephone service; and facilities for safeguarding of personal property (fire proof safety deposit box). (Apartment hotels are further defined as long term or extended stay facilities, but excludes long term apartments) Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a hotel. (also see "Motel" definition).~~

~~"Motel" (a limited service lodging establishment including auto courts, tourist courts, motor lodges, inns, motor inns and motor hotels located in the service commercial, community commercial and regional commercial zone districts) means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee shop/restaurant and no bar, no banquet and no meeting room facility on-site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines. Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a motel.~~

Wherever, "motels, as defined by Section 17.04.030," appears in the Municipal Code, this definition shall apply. Therefore, "hotels/motels, inns, and apartment hotels" are permitted in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development (with a Conditional Use Permit), and "DC" Downtown Commercial Zone Districts.

Medical Facilities Greater than 6,000 Square Feet in the Downtown Commercial District

Medical Facilities in the "DC" Downtown Commercial Zone District are currently limited to 6,000 square feet; offices exceeding 6,000 square feet require a conditional use permit. Under the 1994 General Plan and subsequent Zoning Ordinance, the size restriction did not exist and "Medical buildings, clinics and

hospitals," were a permitted use in the "DC" Downtown Commercial Zone District. The restriction may be an impediment to the location of large medical uses in the "DC" Downtown Commercial Zone District.

The removal of the size restriction was presented in the joint meeting of the City Council and Planning Commission on February 24, 2015; many were in favor of the change so as to encourage unimpeded development in the Downtown.

The City is requesting the Municipal Code be amended in the following manner:

Section 17.28.060 C.1:

C. Permitted Uses. Permitted uses include:

1. The following uses permitted subject to applicable site plan review and CEQA procedures:

Medical facilities ~~no larger than 6,000 square feet;~~

Section 17.28.060 E.1:

E. Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of Chapter 17.58 subject to applicable site plan review and CEQA procedures:

- ~~1. Medical facilities greater than 6,000 square feet;~~

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

- ▣ Ordinance 15-07
- ▣ Exhibit A: Planning Commission Staff Report
- ▣ Exhibit B: Signed Planning Commission Resolution

ORDINANCE NO. 15-07

MUNICIPAL CODE AMENDMENT 2015-01 A and B

AN ORDINANCE OF THE CITY OF HANFORD AMEND TITLE 17 [SECTIONS 17.04.030 AND SECTION 17.28.060 C.1 AND E.1] OF THE HANFORD MUNICIPAL CODE BY ADDING, REVISING, AND/OR DELETING SECTIONS IN ORDER TO PERMIT OR CONDITIONALLY PERMIT HOTELS/MOTELS, INNS AND APARTMENT HOTELS IN THE “CC” COMMUNITY COMMERCIAL, “PC” PLANNED COMMERCIAL, “SC” SERVICE COMMERCIAL, “PHD” PLANNED HIGHWAY DEVELOPMENT, AND “DC” DOWNTOWN COMMERCIAL ZONE DISTRICTS AND TO REMOVE THE SIZE RESTRICTIONS OF MEDICAL FACILITIES IN THE “DC” DOWNTOWN COMMERCIAL ZONE DISTRICT.

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

Section 1: Section 17.03.040 of the Hanford Municipal Code is amended as follows:

Municipal Code Amendment 2015-01 A (Hotels/Motels and Inns):

~~“Hotel/motel/inn” (a lodging establishment located in the downtown commercial zone district)~~ means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged where the on-site facilities may include any of the following services: coffee shop; dining room; lounge; a pool and/or exercise equipment; maid, mail and room service; convenience shops; valet laundry; full banquet and meeting facilities; central telephone service; and facilities for safeguarding of personal property (fire proof safety deposit box). (Apartment hotels are further defined as long term or extended stay facilities, but excludes long term apartments) ~~Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a hotel. (also see “Motel” definition).~~

~~“Motel” (a limited service lodging establishment including auto courts, tourist courts, motor lodges, inns, motor inns and motor hotels located in the service commercial, community commercial and regional commercial zone districts) means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee~~

~~shop/restaurant and no bar, no banquet and no meeting room facility on site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines. Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a motel.~~

Section 2: Section 17.28.060 of the Hanford Municipal Code is amended as follows:

Municipal Code Amendment 2015-01 B (Medical Facilities in the Downtown Commercial Zone District):

Section 17.28.060 C.1:

C. Permitted Uses. Permitted uses include:

1. The following uses permitted subject to applicable site plan review and CEQA procedures:

Medical facilities ~~no larger than 6,000 square feet;~~

Section 17.28.060 E.1:

E. Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of Chapter [17.58](#) subject to applicable site plan review and CEQA procedures:

- ~~1. Medical facilities greater than 6,000 square feet;~~

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

Section 4: The City Council hereby finds that the proposed amendment is consistent with the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 16th day of June, 2015, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

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

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

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 16th day of June, by the following roll call vote:

Council Members

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

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 _____, _____, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____, _____.

Dated: _____

Jennifer Gomez
City Clerk

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: **May 26, 2015**

PROJECT: **MUNICIPAL CODE AMENDMENT NO. 2015** is a request to amend Title 17 [Sections 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to permit or conditionally permit hotels/motels, inns and apartment hotels in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development, and "DC" Downtown Commercial zone districts and to remove the size restrictions of medical facilities in the "DC" Downtown Commercial Zone District as follows:

A amend section 17.04.030 by combining and revising the definition of "Hotels/motels, inns, and apartment hotels" into a single definition.

B amend Sections 17.28.060 C.1 and E.1, by removing the size restrictions of medical facilities for the "DC" Downtown Commercial zone district, no longer requiring a Conditional Use Permit for medical facilities larger than 6,000 square feet.

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2015-13 recommending approval of Municipal Code Amendment No. 2015-01 to the City Council.

RECOMMENDED MOTION

1. I move to adopt Resolution 2015-13 recommending approval of Municipal Code Amendment No. 2015-01 to the City Council.

BACKGROUND INFORMATION

On February 24, 2015 the City Council held a Town Hall Meeting and had a forum for the public to comment on several proposed amendments to the Municipal Code. The topics included secondary/ancillary uses, medical offices in Downtown, furniture stores, theaters, full service hotels, and bank branches.

Following public comments, the City Council directed staff to start the process to amend the Municipal Code to combine the definition of “hotels/motels, inns, and apartment hotels” and to remove the size restrictions of medical facilities in the Downtown Commercial district.

PROJECT DESCRIPTION

Hotels/Motels, Inns, and Apartment Hotels

The Municipal Code Section 17.04.030 defines “hotels/motels” and “motels” as follows:

“Hotel/motel” (a lodging establishment located in the downtown commercial zone district) means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged where the on-site facilities may include any of the following services: coffee shop; dining room; lounge; a pool and/or exercise equipment; maid, mail and room service; convenience shops; valet laundry; full banquet and meeting facilities; central telephone service; and facilities for safeguarding of personal property (fire proof safety deposit box). Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a hotel. (also see “Motel” definition)

“Motel” (a limited service lodging establishment including auto courts, tourist courts, motor lodges, inns, motor inns and motor hotels located in the service commercial, community commercial and regional commercial zone districts) means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee shop/restaurant and no bar, no banquet and no meeting room facility on-site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines. Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a motel.

The current definition for “Hotel/Motel” and “Motel” came about as part of the 1994 General Plan Update and subsequent Zoning Ordinance was incorporated into the 2002

General Plan Update and Zoning Ordinance, as well. The separate definitions serve to restrict full-service hotels to the "DC" Downtown Commercial District.

In 2002, "hotels/motels, inns and apartment hotels", as defined by the current code, were permitted in the "DC" Downtown Commercial Zone District. "Motels," as defined by the current code, are permitted in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development (with a Conditional Use Permit), and "DC" Downtown Commercial Zone Districts.

Over the past several years, the City has received numerous requests to construct full-service hotels with meeting rooms and amenities in districts other than "DC" Downtown Commercial. Due to the current limitations and restrictions of the Code, the City has denied plans for hotels of this nature. For that reason, the City proposes that the definition of "hotels/motels, inns, and apartment hotels" be combined into a single, interchangeable definition under Section 17.03.040.

The definition of "hotel/motel, inn, and apartment hotel" in Section 17.03.040 is proposed as follows:

~~"Hotel/motel/inn" (a lodging establishment located in the downtown commercial zone district) means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged where the on-site facilities may include any of the following services: coffee shop; dining room; lounge; a pool and/or exercise equipment; maid, mail and room service; convenience shops; valet laundry; full banquet and meeting facilities; central telephone service; and facilities for safeguarding of personal property (fire proof safety deposit box). (Apartment hotels are further defined as long term or extended stay facilities, but excludes long term apartments) Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a hotel. (also see "Motel" definition).~~

~~"Motel" (a limited service lodging establishment including auto courts, tourist courts, motor lodges, inns, motor inns and motor hotels located in the service commercial, community commercial and regional commercial zone districts) means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee shop/restaurant and no bar, no banquet and no meeting room facility on-site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines. Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a motel.~~

Wherever, “motels, as defined by Section 17.04.030,” appears in the Municipal Code, this definition shall apply. Therefore, “hotels/motels, inns, and apartment hotels” are permitted in the “CC” Community Commercial, “PC” Planned Commercial, “SC” Service Commercial, “PHD” Planned Highway Development (with a Conditional Use Permit), and “DC” Downtown Commercial Zone Districts.

Medical Facilities Greater than 6,000 Square Feet in the Downtown Commercial District

Medical Facilities in the “DC” Downtown Commercial Zone District are currently limited to 6,000 square feet; offices exceeding 6,000 square feet require a conditional use permit. Under the 1994 General Plan and subsequent Zoning Ordinance, the size restriction did not exist and “Medical buildings, clinics and hospitals,” were a permitted use in the “DC” Downtown Commercial Zone District. The restriction may be an impediment to the location of large medical uses in the “DC” Downtown Commercial Zone District.

The removal of the size restriction was presented in the joint meeting of the City Council and Planning Commission on February 24, 2015; many were in favor of the change so as to encourage unimpeded development in the Downtown.

The City is requesting the Municipal Code be amended in the following manner:

Section 17.28.060 C.1:

C. Permitted Uses. Permitted uses include:

1. The following uses permitted subject to applicable site plan review and CEQA procedures:

~~Medical facilities no larger than 6,000 square feet;~~

Section 17.28.060 E.1:

E. Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of Chapter 17.58 subject to applicable site plan review and CEQA procedures:

- ~~1. Medical facilities greater than 6,000 square feet;~~

FINDINGS FOR APPROVAL

The Planning Commission must find that the proposed amendment is consistent with the purpose and objectives of the Zoning Ordinance as set forth in Section 17.02.020 and consistent with the General Plan. The purpose and objectives of the City of Hanford

zoning regulations are to preserve, protect, and promote the public health, safety, comfort, convenience, prosperity and general welfare of the residents of the City of Hanford.

A. Purpose and Objective Finding:

The proposed change will achieve the purpose and objectives of the zoning regulations adopted to preserve, protect, and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare based on the following:

1. That the proposed amendment does not conflict with the objectives as set forth in Zoning Ordinance Section 17.02.020 and will not result in impacts to public health, safety, peace, comfort, convenience, prosperity or general welfare.

B. Consistency Finding:

The proposed Municipal Code Amendment is compatible, integrated, and internally consistent with the General Plan.

1. The General Plan has been reviewed by Staff and it has been determined that that the proposed Municipal Code Amendment would be compatible and internally consistent with the Plan by:
 - a. Achieving the goal of providing a balance of housing, public service and facilities, and jobs for all who choose to live in Hanford.
 - b. Supporting the viability of Downtown Hanford and encouraging the adoption of flexible zoning for the area, as addressed in General Plan Policy LU 14.2.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15061 (b) (3) 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 (**Exhibit "E"**).

PUBLIC COMMENTS

Noticing of the Municipal Code Amendment was published in the newspaper on May 15, 2015. The Community Development Department has not received comments on the project as of the preparation of this report.

Applicant

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

ATTACHMENTS:

- **Exhibit A: Notice of Exemption**
- **RESOLUTION 2015-12**

EXHIBIT A
Notice of Exemption

NOTICE OF EXEMPTION

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

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

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

Project Title: Municipal Code Amendment No. 2014-01

Project Location: City Wide

Description of Project: **MUNICIPAL CODE AMENDMENT NO. 2015-01 A and B** is a request to amend Title 17 [Sections 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to permit or conditionally permit hotels/motels, inns and apartment hotels in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development, and "DC" Downtown Commercial zone districts and to remove the size restrictions of medical facilities in the "DC" Downtown Commercial Zone District.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status (check one)

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

Reasons why project is exempt: When it can be seen with certainty that a project will not have an impact on the environment, the project is exempt. Adding this use to the Municipal Code has no effect on the environment.

Lead Agency

Contact Person: Gabrielle de Silva **Area Code./Telephone/ext** (559) 585-2578

Signature: _____ **Date:** May 26, 2015 **Title:** Assistant Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: **N/A**

RESOLUTION NO. 2015-12

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL OF MUNICIPAL CODE AMENDMENT NO. 2015-01 A
REQUEST BY THE CITY OF HANFORD TO AMEND TITLE 17 [SECTIONS 17.04.030
AND SECTION 17.28.060 C.1 AND E.1] OF THE HANFORD MUNICIPAL CODE BY
ADDING, REVISING, AND/OR DELETING SECTIONS IN ORDER TO PERMIT OR
CONDITIONALLY PERMIT HOTELS/MOTELS, INNS AND APARTMENT HOTELS IN
THE "CC" COMMUNITY COMMERCIAL, "PC" PLANNED COMMERCIAL, "SC"
SERVICE COMMERCIAL, "PHD" PLANNED HIGHWAY DEVELOPMENT, AND "DC"
DOWNTOWN COMMERCIAL ZONE DISTRICTS AND TO REMOVE THE SIZE
RESTRICTIONS OF MEDICAL FACILITIES IN THE "DC" DOWNTOWN
COMMERCIAL ZONE DISTRICT**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on May 26, 2015, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 17 [Sections 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to permit or conditionally permit hotels/motels, inns and apartment hotels in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development, and "DC" Downtown Commercial zone districts and to remove the size restrictions of medical facilities in the "DC" Downtown Commercial Zone District was presented to the Hanford Planning Commission as follows (New language in bold, deleted language in strikethrough):

- A. Amend section 17.04.030 by combining and revising the definition of "Hotels/motels, inns, and apartment hotels" into a single definition.

~~"Hotel/motel/inn" (a lodging establishment located in the downtown commercial zone district)~~ means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged where the on-site facilities may include any of the following services: coffee shop; dining room; lounge; a pool and/or exercise equipment; maid, mail and room service; convenience shops; valet laundry; full banquet and meeting facilities; central telephone service; and facilities for safeguarding of personal property (fire proof safety deposit box). (Apartment hotels are further defined as long term or extended stay facilities, but excludes long term apartments) ~~Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a hotel. (also see "Motel" definition).~~

~~"Motel" (a limited service lodging establishment including auto courts, tourist courts, motor lodges, inns, motor inns and motor hotels located in the service commercial, community commercial and regional commercial zone districts)~~

~~means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee shop/restaurant and no bar, no banquet and no meeting room facility on-site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines. Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a motel.~~

- B. Amend Sections 17.28.060 C.1 and E.1, by removing the size restrictions of medical facilities for the "DC" Downtown Commercial zone district, no longer requiring a Conditional Use Permit for medical facilities larger than 6,000 square feet.

Section 17.28.060 C.1:

C. Permitted Uses. Permitted uses include:

1. The following uses permitted subject to applicable site plan review and CEQA procedures:

~~Medical facilities no larger than 6,000 square feet;~~

Section 17.28.060 E.1:

E. Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of Chapter 17.58 subject to applicable site plan review and CEQA procedures:

- ~~1. Medical facilities greater than 6,000 square feet;~~

WHEREAS, the Hanford Planning Commission, at its regularly scheduled meeting on May 26, 2015, held a public hearing and received testimony and evidence regarding the proposed Municipal Code Amendment; and

WHEREAS, Pursuant to Section 15061(b)(3) 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; and

NOW THEREFORE BE IT RESOLVED, on the basis of the application for the Municipal Code Amendment, the documentation and information provided by the staff report, and evidence and testimony submitted at the public hearing, the Planning Commission for the City of Hanford hereby makes the following findings:

- A. Purpose and Objective Finding:

The proposed change will achieve the purpose and objectives of the zoning regulations adopted to preserve, protect, and promote the public health, safety,

peace, comfort, convenience, prosperity and general welfare based on the following:

1. That the proposed amendment does not conflict with the objectives as set forth in Zoning Ordinance Section 17.02.020 and will not result in impacts to public health, safety, peace, comfort, convenience, prosperity or general welfare.

B. Consistency Finding:

The proposed Municipal Code Amendment is compatible, integrated, and internally consistent with the General Plan.

1. The General Plan has been reviewed by Staff and it has been determined that that the proposed Municipal Code Amendment would be compatible and internally consistent with the Plan by:
 - a. Achieving the goal of providing a balance of housing, public service and facilities, and jobs for all who choose to live in Hanford.
 - b. Supporting the viability of Downtown Hanford and encouraging the adoption of flexible zoning for the area, as addressed in General Plan Policy LU 14.2.

BE IT FURTHER RESOLVED that pursuant to Section 17.66.060 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Municipal Code Amendment No. 2015-01 be approved.

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

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

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

I, **DARLENE MATA**, Secretary of the City of Hanford Planning Commission, 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 26th day of May, 2015.

RESOLUTION NO. 2015-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL OF MUNICIPAL CODE AMENDMENT NO. 2015-01 A
REQUEST BY THE CITY OF HANFORD TO AMEND TITLE 17 [SECTIONS 17.04.030
AND SECTION 17.28.060 C.1 AND E.1] OF THE HANFORD MUNICIPAL CODE BY
ADDING, REVISING, AND/OR DELETING SECTIONS IN ORDER TO PERMIT OR
CONDITIONALLY PERMIT HOTELS/MOTELS, INNS AND APARTMENT HOTELS IN
THE "CC" COMMUNITY COMMERCIAL, "PC" PLANNED COMMERCIAL, "SC"
SERVICE COMMERCIAL, "PHD" PLANNED HIGHWAY DEVELOPMENT, AND "DC"
DOWNTOWN COMMERCIAL ZONE DISTRICTS AND TO REMOVE THE SIZE
RESTRICTIONS OF MEDICAL FACILITIES IN THE "DC" DOWNTOWN
COMMERCIAL ZONE DISTRICT**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on May 26, 2015, on motion of Commissioner **FERNANDES**, seconded by Commissioner **DOUGLAS**, the following resolution was denied:

WHEREAS, a proposal to amend Title 17 [Sections 17.04.030 and Section 17.28.060 C.1 and E.1] of the Hanford Municipal Code by adding, revising, and/or deleting sections in order to permit or conditionally permit hotels/motels, inns and apartment hotels in the "CC" Community Commercial, "PC" Planned Commercial, "SC" Service Commercial, "PHD" Planned Highway Development, and "DC" Downtown Commercial zone districts and to remove the size restrictions of medical facilities in the "DC" Downtown Commercial Zone District was presented to the Hanford Planning Commission as follows (New language in bold, deleted language in strikethrough):

- A.** Amend section 17.04.030 by combining and revising the definition of "Hotels/motels, inns, and apartment hotels" into a single definition.

~~"Hotel/motel/inn" (a lodging establishment located in the downtown commercial zone district)~~ means a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged where the on-site facilities may include any of the following services: coffee shop; dining room; lounge; a pool and/or exercise equipment; maid, mail and room service; convenience shops; valet laundry; full banquet and meeting facilities; central telephone service; and facilities for safeguarding of personal property (fire proof safety deposit box). (Apartment hotels are further defined as long term or extended stay facilities, but excludes long term apartments) ~~Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a hotel. (also see "Motel" definition).~~

~~"Motel" (a limited service lodging establishment including auto courts, tourist courts, motor lodges, inns, motor inns and motor hotels located in the service commercial, community commercial and regional commercial zone districts)~~ means a building or group of buildings consisting of six (6) or more guest rooms,

~~intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee shop/restaurant and no bar, no banquet and no meeting room facility on-site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines. Trailer courts or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint are not considered a motel.~~

- B. Amend Sections 17.28.060 C.1 and E.1, by removing the size restrictions of medical facilities for the "DC" Downtown Commercial zone district, no longer requiring a Conditional Use Permit for medical facilities larger than 6,000 square feet.

Section 17.28.060 C.1:

C. Permitted Uses. Permitted uses include:

1. The following uses permitted subject to applicable site plan review and CEQA procedures:

~~Medical facilities no larger than 6,000 square feet;~~

Section 17.28.060 E.1:

E. Conditional Uses—Planning Commission Approval. The following conditional uses may be permitted in accordance with the provisions of Chapter 17.58 subject to applicable site plan review and CEQA procedures:

- ~~1. Medical facilities greater than 6,000 square feet;~~

WHEREAS, the Hanford Planning Commission, at its regularly scheduled meeting on May 26, 2015, held a public hearing and received testimony and evidence regarding the proposed Municipal Code Amendment; and

WHEREAS, Pursuant to Section 15061(b)(3) 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; and

NOW THEREFORE BE IT RESOLVED, on the basis of the application for the Municipal Code Amendment, the documentation and information provided by the staff report, and evidence and testimony submitted at the public hearing, the Planning Commission for the City of Hanford hereby makes the following findings:

A. Purpose and Objective Finding:

The proposed change will achieve the purpose and objectives of the zoning regulations adopted to preserve, protect, and promote the public health, safety,

peace, comfort, convenience, prosperity and general welfare based on the following:

1. That the proposed amendment does not conflict with the objectives as set forth in Zoning Ordinance Section 17.02.020 and will not result in impacts to public health, safety, peace, comfort, convenience, prosperity or general welfare.

B. Consistency Finding:

The proposed Municipal Code Amendment is compatible, integrated, and internally consistent with the General Plan.

1. The General Plan has been reviewed by Staff and it has been determined that that the proposed Municipal Code Amendment would be compatible and internally consistent with the Plan by:
 - a. Achieving the goal of providing a balance of housing, public service and facilities, and jobs for all who choose to live in Hanford.
 - b. Supporting the viability of Downtown Hanford and encouraging the adoption of flexible zoning for the area, as addressed in General Plan Policy LU 14.2.

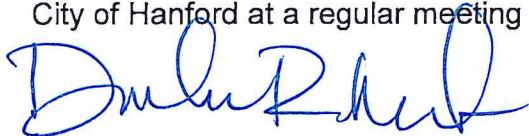
BE IT FURTHER RESOLVED that pursuant to Section 17.66.060 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Municipal Code Amendment No. 2015-01 be approved.

FAILED at a regular meeting of the Hanford City Planning Commission by the following votes:

AYES: Commissioners **FERNANDES, DOUGLAS, JOHNSTON**
NOES: Commissioners **HAM, NAHAL, PADEN, FROBERG**
ABSTAIN: Commissioners **NONE**
ABSENT: Commissioners **NONE**

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

I, **DARLENE MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was denied by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of May, 2015.



Darlene R. Mata, Secretary



AGENDA STAFF REPORT

MEETING DATE: 6/16/2015

AGENDA SECTION: 7. A.

SUBJECT:

City Manager: Designation of voting delegate and alternates for the League of California Cities Annual Conference.

RECOMMENDATION:

City Council designate a voting delegate and alternates for the League of California Cities Annual Conference, and authorize the City Clerk to complete and submit the Voting Delegate Form.

BACKGROUND:

The League's 2015 Annual Conference is scheduled for September 30-October 2 in San Jose. An important part of the Annual Conference is the Annual Business Meeting (at the General Assembly) scheduled for noon on Friday, October 2, at the San Jose Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

The City Council must choose a Voting Delegate in order to vote in the Annual Business Meeting. The League also encourages each City Council to choose up to two alternates in the event that the designated Voting Delegate is for some reason unable to attend the meeting.

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

- 📎 League Letter
- 📎 Voting Delegate Form



1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Council Action Advised by July 31, 2015
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May 29, 2015

TO: Mayors, City Managers and City Clerks

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference – September 30 – October 2, San Jose

The League's 2015 Annual Conference is scheduled for September 30 – October 2 in San Jose. An important part of the Annual Conference is the Annual Business Meeting (*at the General Assembly*), scheduled for noon on Friday, October 2, at the San Jose Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, September 18, 2015. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates must be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one voter must be present at the

-over-

Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the San Jose Convention Center, will be open at the following times: Wednesday, September 30, 8:00 a.m. – 6:00 p.m.; Thursday, October 1, 7:00 a.m. – 4:00 p.m.; and Friday, October 2, 7:30–10:00 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League office by Friday, September 18. If you have questions, please call Kayla Gibson at (916) 658-8247.

Attachments:

- 2015 Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

Annual Conference Voting Procedures 2015 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

**2015 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to the League office by Friday, September 18, 2015. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ E-mail: _____

Mayor or City Clerk _____ Phone: _____
(circle one) (signature)

Date: _____

Please complete and return by Friday, September 18, 2015

League of California Cities
ATTN: Kayla Gibson
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Sacramento, CA 95814

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(916) 658-8247